



1012 MUNICIPAL DRIVE CONTRIBUTING ZONE PLAN

Submitted to:

**Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
12100 Park 35 Circle, Bldg. A, Rm 179
Austin TX 78753**

Submitted by / Agent:

**Eli Engineering, PLLC
700 Theresa Cove
Cedar Park, TX 78613
Office: (512) 658-8095
Attn: Gary Eli Jones, P.E.**

Owner / Applicant:

**BAGDADCORNER, LLC
7 SKYTOP ROAD
EDISON, NJ 08820
Voice: 973-723-4862
Attn: Mr. PRAVEEN GUDURU**



A handwritten signature in black ink, appearing to read "Gary Eli Jones".

9/3/2024

Registration No. F-17877

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: S Bagdad Blueline Site Plan					2. Regulated Entity No.:				
3. Customer Name: Bagdadcorner, LLC					4. Customer No.:				
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	Modification			Extension		Exception		
6. Plan Type: (Please circle/check one)	<input type="radio"/> WPAP	<input checked="" type="radio"/> CZP	<input type="radio"/> SCS	<input type="radio"/> UST	<input type="radio"/> AST	<input type="radio"/> EXP	<input type="radio"/> EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	<input type="radio"/> Residential		<input checked="" type="radio"/> Non-residential			8. Site (acres):		3.22 Ac	
9. Application Fee:	\$4,000		10. Permanent BMP(s):			Batch Detention			
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			N/A			
13. County:	Williamson		14. Watersheds:			Mason Creek			

Application Distribution

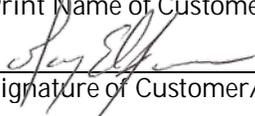
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

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

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Trinity-Glen Rose	<input type="checkbox"/> Edwards Aquifer Authority	<input type="checkbox"/> Kinney	<input type="checkbox"/> EAA <input type="checkbox"/> Medina	<input type="checkbox"/> EAA <input type="checkbox"/> Uvalde
City(ies) Jurisdiction	<input type="checkbox"/> Castle Hills <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Helotes <input type="checkbox"/> Hill Country Village <input type="checkbox"/> Hollywood Park <input type="checkbox"/> San Antonio (SAWS) <input type="checkbox"/> Shavano Park	<input type="checkbox"/> Bulverde <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Garden Ridge <input type="checkbox"/> New Braunfels <input type="checkbox"/> Schertz	NA	<input type="checkbox"/> 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.	
Gary Eli Jones, P.E.	
Print Name of Customer/Authorized Agent	
	9/3/2024
Signature of Customer/Authorized Agent	Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

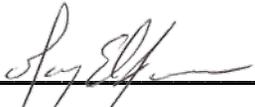
Signature

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

Print Name of Customer/Agent: Gary Eli Jones, P.E.

Date: 08/26/2024

Signature of Customer/Agent:



Regulated Entity Name: 1012 Municipal Dr

Project Information

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

Contact Person: Praveen Guduru

Entity: Bagdadcorner, LLC

Mailing Address: 44330 Mercure Cir, Suite 259

City, State: Sterling, VA

Telephone: 973-723-4862

Email Address: pguduru@yahoo.com

Zip: 20166

Fax: N/A

5. Agent/Representative (If any):

Contact Person: Gary Eli Jones, P.E.

Entity: Eli Engineeing, PLLC

Mailing Address: 700 Theresa Cove

City, State: Cedar Park, TX

Telephone: 512-658-8095

Email Address: gejtexas@gmail.com

Zip: 78613

Fax: N/A

6. Project Location:

- The project site is located inside the city limits of Leander.
- The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
- The project site is not located within any city's limits or ETJ.

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

NE corner of S Bagdad Road and Municipal Drive.

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

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

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

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

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

11. Existing project site conditions are noted below:

- Existing commercial site
- Existing industrial site
- Existing residential site

- Existing paved and/or unpaved roads
- Undeveloped (Cleared)
- Undeveloped (Undisturbed/Not cleared)
- Other: _____

12. The type of project is:

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

13. Total project area (size of site): 3.22 Acres

Total disturbed area: 3.22 Acres

14. Estimated projected population: Commercial

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

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	31,880	÷ 43,560 =	0.73
Parking	70,286	÷ 43,560 =	1.61
Other paved surfaces	7841(Offsite)	÷ 43,560 =	0.18
Total Impervious Cover	105,930	÷ 43,560 =	2.52

Total Impervious Cover 2.52 ÷ Total Acreage 3.22 X 100 = 78% Impervious Cover

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

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

For Road Projects Only

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

N/A

18. Type of project:

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

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

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

Length of R.O.W.: _____ feet.

Width of R.O.W.: _____ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

Pavement area _____ acres \div R.O.W. area _____ acres $\times 100 = \text{_____ \%}$ impervious cover.

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

A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

N/A

26. Wastewater will be disposed of by:

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

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

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

Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the City of Leander (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

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

34. The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = 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 FIRM Map / 48491C0435F 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

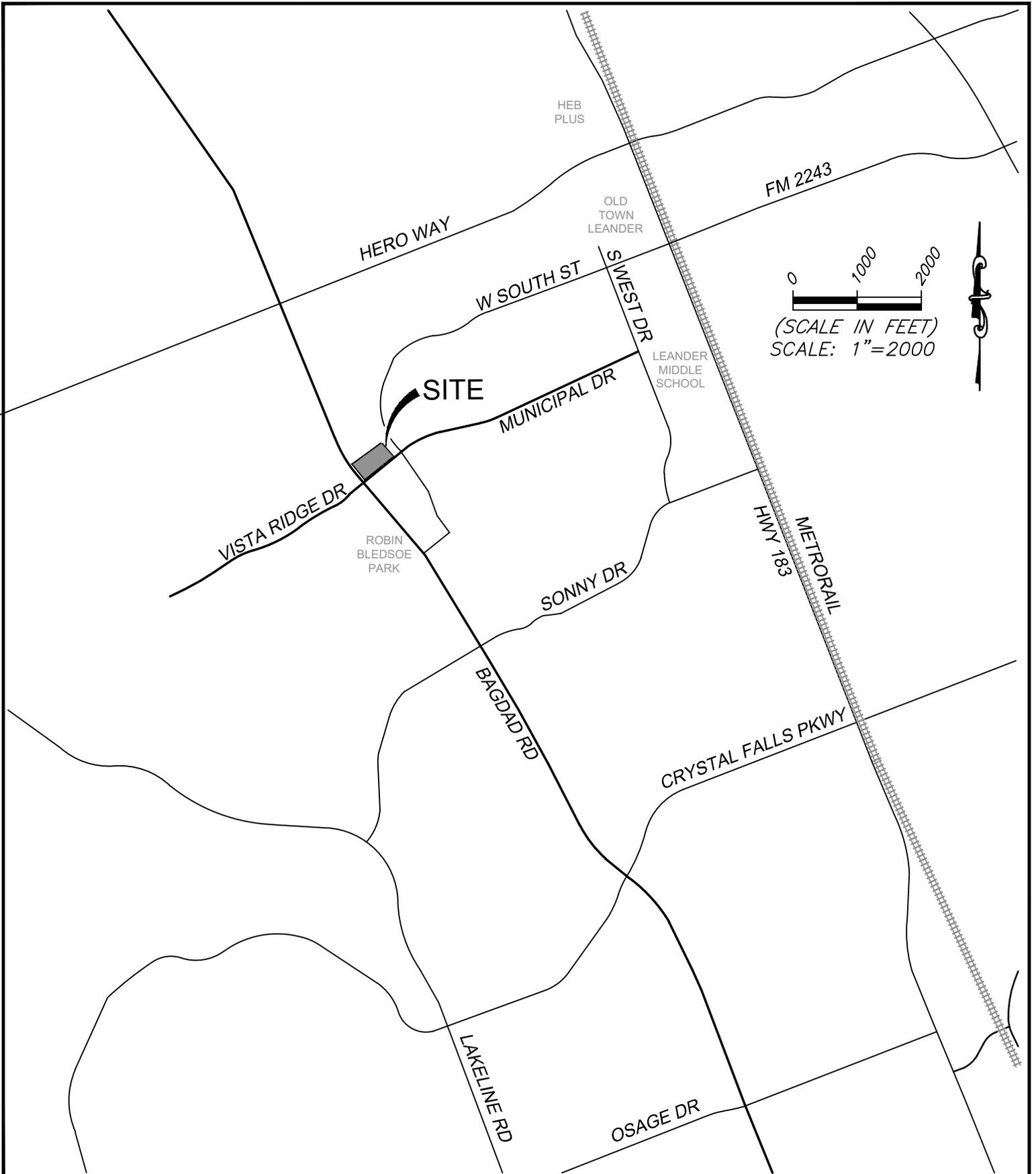
Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

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.



HEB PLUS

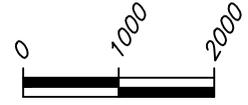
OLD TOWN LEANDER

FM 2243

HERO WAY

W SOUTH ST

S WEST DR



(SCALE IN FEET)
SCALE: 1"=2000



SITE

LEANDER MIDDLE SCHOOL

MUNICIPAL DR

VISTA RIDGE DR

ROBIN BLEDSOE PARK

HMV 183 METRO RAIL

SONNY DR

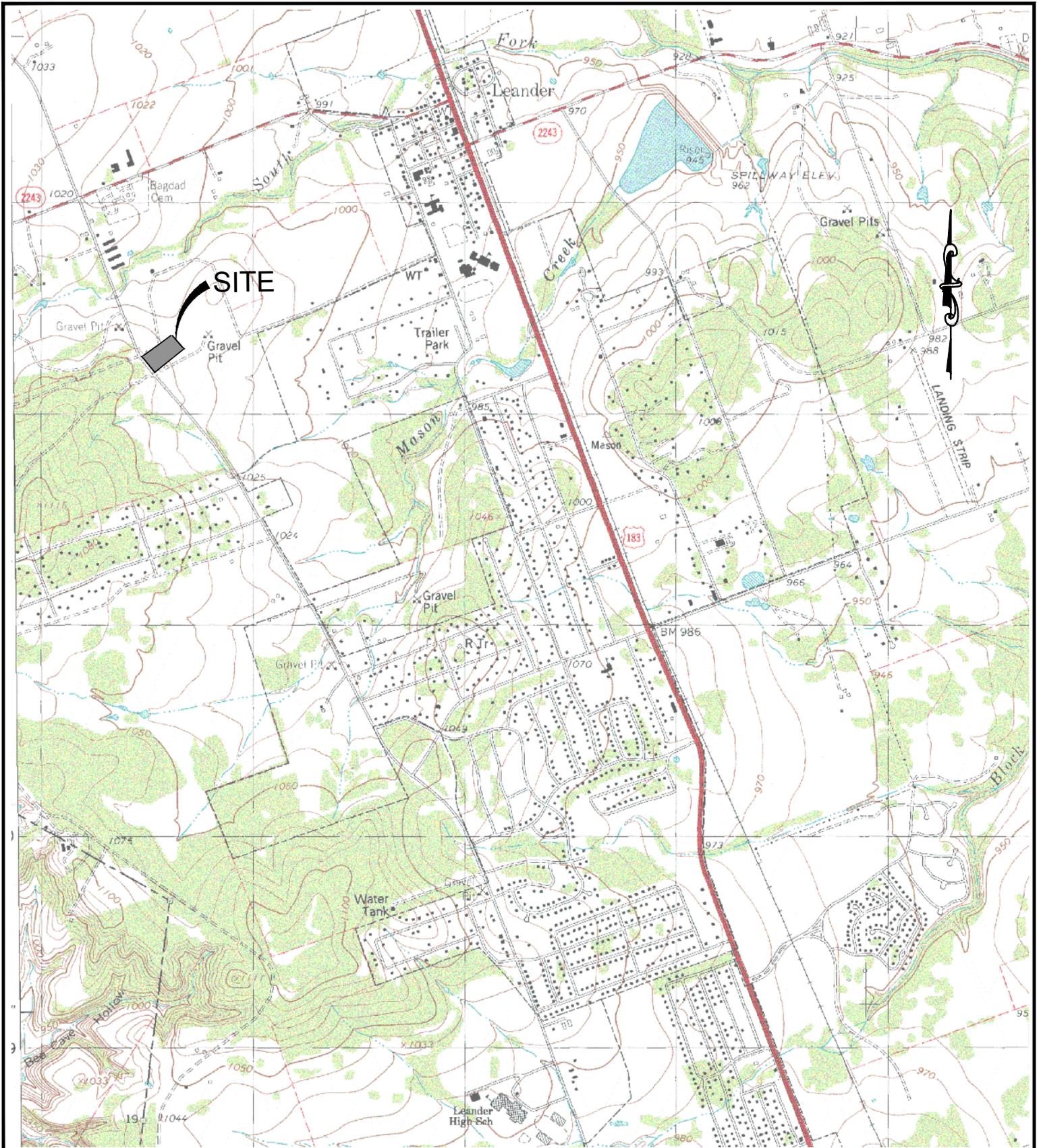
BAGDAD RD

CRYSTAL FALLS PKWY

LAKELINE RD

OSAGE DR

<p>ATTACHMENT 'A' ROAD MAP</p>	<p>BAGDAD MUNICIPAL</p>	<p>SHEET 1 of 1</p>	
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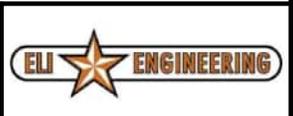


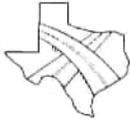

 (SCALE IN FEET)
 SCALE: 1"=2000

ATTACHMENT 'B'
USGS QUAD MAP

BAGDAD
MUNICIPAL

SHEET
1 of 1





Firm # 17877

August 26, 2024

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

**Re: 1012 Municipal Dr
Contributing Zone Plan Permit
Attachment C-Project Narrative**

To Whom It May Concern:

Eli Engineering, PLLC is pleased to submit this Project Narrative accompanying the Contributing Zone application for the 1012 Municipal project. This project, located at the NE intersection of S Bagdad Road and Municipal Drive in the Leander city limits. The property has just been platted as a 3.22 acre tract to establish legal lot status. The project consists of four (4) buildings comprising a total of 31,880 SF of office/retail uses with associated parking, paving, building, sidewalk, drainage, and utility improvements, all to be completed in one phase.

The site is currently vacant, undeveloped property. The project is located inside of the Edwards Aquifer Contributing Zone, and is part of a common development larger than 5 acres which will require a Contributing Zone Plan (CZP) to be submitted to TCEQ. City of Leander water and wastewater exists along the property frontage. Pedernales Electric Cooperative (PEC) will provide electric service to the property. The entire property drains to the southeast boundary where it will discharge to an existing storm drain system construction with the Westview Meadows subdivision in 2002. Drainage from the site will be routed to a batch detention pond in the NE corner of the property. The outlet will be discharged to a storm drain and conveyed to the Storm Drain in Municipal Drive 30" RCP. The water quality volume will be below grade and a sump pump used to drain the water quality after the requisite 12-hour hold time for batch detention. The total impervious cover for the site is 2.52 ac (78%). The total impervious cover includes the Bagdad Road frontage and ½ the existing Bagdad Road pavement which is 0.18 acre of the total impervious cover. A 0.21 ac portion of the property that does not flow to the batch detention pond will be released direct to the Municipal Dr storm drain and bypass the pond. The 3.35 acre area routed to the pond will treat the entire 2037 lbs required to be treated which results in a total 9318 CF of water quality volume required for the site. The proposed pond provides 12,480 CF of storage for water quality in the

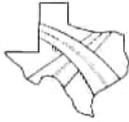
NE corner pond. Full details of the calculations and proposed pond are included in the Site Plan Construction set.

If you have any questions or need further assistance, please call me at 512-658-8095.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Eli Jones". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gary Eli Jones, P.E.
Authorized Agent



Firm # 17877

September 3, 2024

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

**Re: 1012 Municipal Dr
Contributing Zone Plan Permit
Attachment D-Factors Affecting Surface Water Quality**

To Whom It May Concern:

Other factors that could affect surface water quality include construction vehicles on site, spills, trash, grease and dust from the site. All these factors will be controlled with temporary BMP's until the permanent BMP can be constructed and operational.

The proposed 3.22 acre property includes proposed impervious cover of 78% when fully developed. The majority of the site plus the offsite Bagdad Road frontage (3.35 acres) is routed to a batch detention pond in the NE corner of the property. A small 0.21 acre area bypasses the pond and is released to Municipal Drive. The proposed outlet for the pond will be a series of weirs that discharge to a 30" pipe and conveyed to the stormwater system in Municipal Drive. The 12,480 CF of water quality volume is controlled by a sump pump lift station that pumps into the 30" pipe after the mandatory 12 hour retention time.

If you have any questions or need further assistance, please call me at 512-658-8095.

Sincerely,

Gary Eli Jones, P.E.
Authorized Agent



Firm # 17877

September 3, 2024

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

**Re: 1012 Municipal Drive
Attachment E-Volume and Character of Stormwater**

To Whom It May Concern:

The development of the site will Change the volume and character of the stormwater from the site. The site is currently undeveloped with natural vegetation and predominantly cedar trees. The drainage area map is divided into two drainage areas to account for the total property. The entire site drains to the SE corner of the property where it flows into the storm drain system in Municipal Dr. All but 0.21 ac of the proposed drainage area is routed to the batch detention pond in the NE corner of the property. The summary of existing and proposed flows at the analysis point may be seen below:

EXISTING

Analysis Point 1: North West Property Line		
2 YR	11.52	CFS
10 YR	20.51	CFS
25 YR	26.60	CFS
100 YR	36.97	CFS

PROPOSED

Analysis Point 1:North West Property Line				
	Existing Flows		Proposed Flows	
2 YR	11.52	CFS	11.48	CFS
10 YR	20.51	CFS	19.28	CFS
25 YR	26.60	CFS	24.74	CFS
100 YR	36.97	CFS	36.30	CFS
NOTE: ALL PROPOSED FLOWS LEAVING THE PROPERTY ARE LESS THAN OR EQUAL TO EXISTING CONDITION FLOWS				

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent



Firm # 17877

September 3, 2024

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

**Re: 1012 Municipal Drive
Contributing Zone Plan Permit
Attachment J-BMPs for Upgradient Stormwater**

To Whom It May Concern:

There is a small offsite area consisting of the Bagdad Road frontage flows onto the property and is conveyed through the property to the proposed batch detention pond.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent



Firm # 17877

September 3, 2024

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

**Re: Bagdad Blueline
Contributing Zone Plan Permit
Attachment K-BMPs for On-site Stormwater**

To Whom It May Concern:

The proposed BMP for new on-site impervious cover is a batch detention pond. This BMP has a TSS removal efficiency of 91%. The water quality volume for this project will be pumped using a grinder pump station with float controls for the operation of the pumps. The logic for the pumps is designed so that the drawdown time of each basin does not exceed 48 hours. Based on the TCEQ Spreadsheet, 80% of the total annual mass loading of total suspended solids generated by regulated activity on the site is 2037 lbs. The BMP catchment area is 3.35 acres with 2.43 ac of impervious cover routed to the pond. A small 0.21 acre area with 0.094 acres of impervious cover bypasses the pond and is discharged direct to the Municipal Drive storm drain. The TSS load removal from this catchment by the batch detention system is 2,037 lbs which results in a total volume required of 9,318 CF. The proposed water quality volume in the pond is 12,480 CF.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent



Firm # 17877

September 3, 2024

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

**Re: 1012 Municipal Drive
Contributing Zone Plan Permit
Attachment L-BMP's for Surface Streams**

To Whom It May Concern:

There are no BMP's or measures needed to prevent pollutants from entering surface streams on this project due to there not being surface streams on or adjacent to the property.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent



Firm # 17877

September 3, 2024

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

**Re: 1012 Municipal Drive
Contributing Zone Plan Permit
Attachment M-Construction Plans**

To Whom It May Concern:

Construction plans and design calculations for the proposed permanent BMP 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 BMP and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent

PROJECT INFORMATION:

PROPERTY OWNER:
 BAGDADCORNER, LLC
 7 SKYTOP ROAD
 EDISON, NJ 08820
 PRAVEEN GUDURU
 973-72304862

ENGINEER AND AGENT:
 GARY ELI JONES, P.E.
 ELI ENGINEERING, INC.
 700 THERESA COVE
 CEDAR PARK, TX 78613
 512-918-0819
 GEJTEXAS@GMAIL.COM

SURVEYOR:
 LONE WOLF LAND SURVEYING LLC
 163 COOL WATER DRIVE BASTROP, TX 78602
 MATTHEW LEE TAYLOR, RPLS
 512-718-5868

SUBMITTAL DATE: 6/13/2023

LAND USE SUMMARY:
 ZONING: LOCAL COMMERCIAL (LC-2-B)
 PROPOSED USE: MIXED USE

TOTAL ACREAGE: 3.22 Ac

TOTAL IMPERVIOUS COVER: 2.35 Ac-102,390.00 SF (73.0%)

BUILDING IMPERVIOUS COVER: 23%

FUTURE LAND USE CATEGORY: MULTI USE CORRIDOR
 DEVELOPMENT AGREEMENT: _____

DEVELOPER:
 BAGDADCORNER, LLC
 7 SKYTOP ROAD
 EDISON, NJ 08820

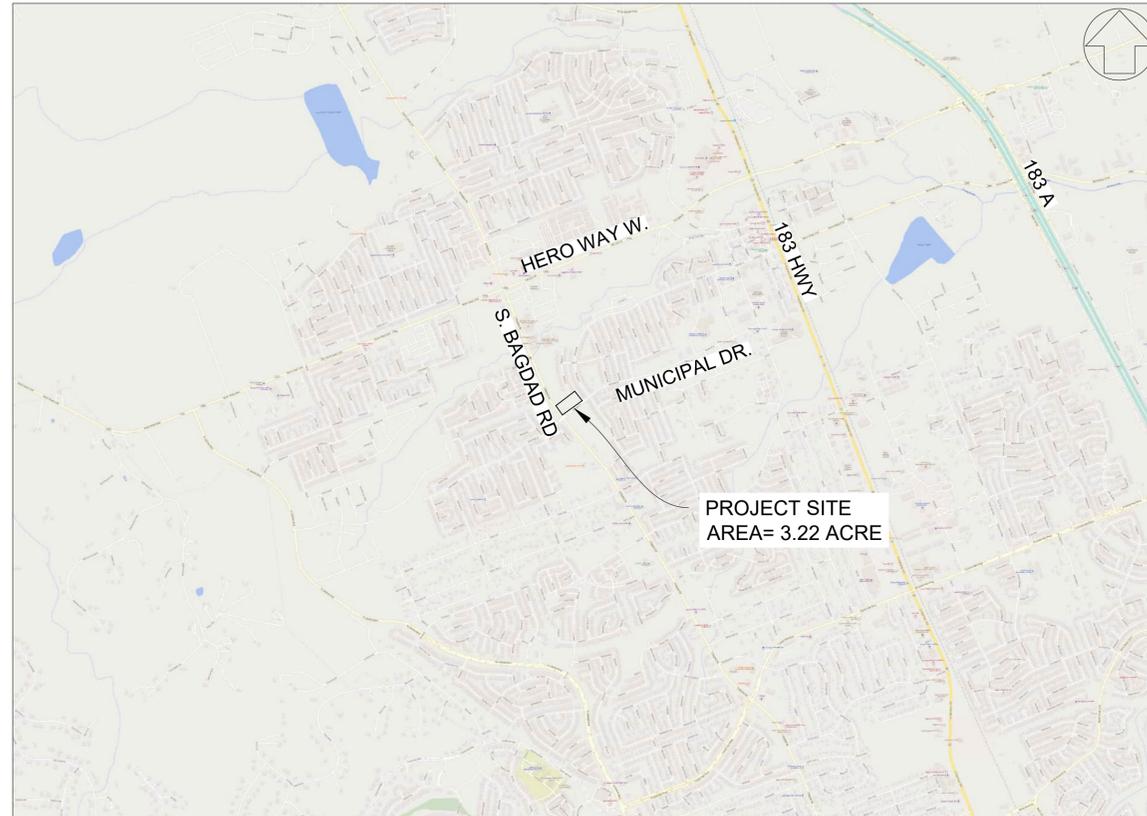
PROPERTY INFORMATION:

ADDRESS:
 1012 MUNICIPAL DR
 LEANDER, TX 78642

LEGAL:
 3.22 ACRES OF LAND OUT OF THE ELIJAH D. HARMOND SURVEY,
 ABSTRACT NO. 6, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION
 OF THAT CERTAIN 167.02 ACRE TRACT RECORDED IN VOLUME 2569, PAGE
 10, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

REVISION #	DESCRIPTION	APPROVAL

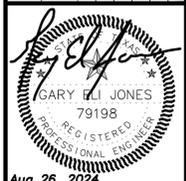
1012 MUNICIPAL DR SITE DEVELOPMENT PLANS SD-23-0112



SITE MAP
 SCALE= 1"=2000'

SHEET INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	GENERAL NOTES SHEET
3	GENERAL NOTES SHEET
4	PLAT SHEET
5	EXISTING CONDITIONS AND DEMOLITION PLAN
6	EROSION AND SEDIMENTATION CONTROL PLAN
7	GRADING PLAN
8	EMERGENCY ACCESS PLAN
9	DIMENSIONAL SITE PLAN
10	ADDRESS PLAN
11	WATER AND WASTEWATER PLAN
12	ROAD & SIDEWALK CLOSURE PLAN
13	DETENTION POND PLAN
14	WATER QUALITY DETAILS
15	WATER QUALITY CALCULATIONS
16	DRAINAGE AREA MAP, EXHIBITS & CALCULATIONS
17	STORM DRAIN CONTRIBUTING AREA MAP
18	STORM DRAIN PROFILES
19	DETAIL SHEET
20	DETAIL SHEET
21	DETAIL SHEET
22	DETAIL SHEET
23	DETAIL SHEET
24	DETAIL SHEET
25	LANDSCAPE PLAN SHEET 1 OF 3
26	LANDSCAPE PLAN SHEET 2 OF 3
27	LANDSCAPE PLAN SHEET 3 OF 3
28	MAJOR CORRIDOR STREETScape PLAN

C.E.I.	C.E.I.	DATE	NO.	REVISION	BY



Aug 26, 2024

TBPELS FIRM No. 17817

ELI ENGINEERING

ELI ENGINEERING, PLLC.
 700 THERESA COVE, CEDAR PARK, TX 78613
 512-656-8605

BAGDAD MUNICIPALITY
 COVER SHEET

ROBIN GRIFFIN, AICP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES DATE _____

EMILY TRUMAN PE, CFM, CITY ENGINEER DATE _____

MARK TUMMONS, CPRP, DIRECTOR OF PARKS AND RECREATION DATE _____

CHIEF JOSHUA DAVIS, FIRE MARSHAL DATE _____

THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS,
 ACCURACY, REGULATORY COMPLIANCE AND ADEQUACY OF THESE PLANS
 AND/OR SPECIFICATIONS WHETHER THE PLANS AND/OR SPECIFICATIONS WERE
 REVIEWED BY THE CITY ENGINEERS.

THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

HORIZ. #	VERT. #
DRAWING SCALE:	
SURVEYED:	
FILE NAME:	
DATE:	
DRAWN:	EEL
DESIGNED:	EEL

SHEET
1
 OF
28

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GENERAL NOTES FOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS

REVISED March 27, 2023

CITY CONTACTS:
ENGINEERING MAIN LINE: 512-528-2721
PLANNING DEPARTMENT: 512-528-2750
PUBLIC WORKS MAIN LINE: 512-259-2640
STORMWATER INSPECTIONS: 512-285-0055
UTILITIES MAIN LINE: 512-259-1142
UTILITIES ON-CALL: 512-690-4760

GENERAL:

- 1. CONTRACTORS SHALL HAVE AN APPROVED SET OF PLANS WITH APPROVED REVISIONS ON SITE AT ALL TIMES. FAILURE TO HAVE APPROVED PLANS ON SITE MAY RESULT IN ISSUANCE OF WORK STOPPAGE.
2. CONTACT 811 SYSTEM FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
a. REFRESH ALL LOCATES BEFORE 14 DAYS - LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.
b. REPORT PIPELINE DAMAGE IMMEDIATELY - IF YOU WITNESS OR EXPERIENCE PIPELINE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-259-2640.
3. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR 48 HOURS BEFORE:
a. BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
b. ANY TESTING. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION.
c. PROOF ROLLING SUB-GRADE AND EVERY LIFT OF ROADWAY EMBANKMENT, IN-PLACE DENSITY TESTING OF EVERY BASE COURSE, AND ASPHALT CORES. ALL OF THIS TESTING MUST BE WITNESSED BY A CITY OF LEANDER REPRESENTATIVE.
d. CONNECTING TO THE EXISTING WATER LINES.
e. THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET ROW. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S ROW MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
5. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF LEANDER IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.

- 6. BURNING IS PROHIBITED.
7. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. OR WEEKENDS. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION.
8. CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK FOR APPROVAL TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
9. NO BLASTING IS ALLOWED.
10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS AND CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLE MARKERS AND NUMBERS SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MUST BE REMOVED. REVISION INFORMATION SHALL BE UPDATED ON COVER SHEET AND AFFECTED PLAN SHEET TITLE BLOCK.
11. THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER ACCURATE "RECORD DRAWINGS" FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE "RECORD DRAWINGS" SHALL MEET THE SATISFACTION OF THE ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL REPAIR AND/OR COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY PUBLIC INFRASTRUCTURE WITHIN CITY EASEMENT OR PUBLIC RIGHT-OF-WAY, REGARDLESS OF THESE PLANS.
13. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER OF RECORD AND CITY.
14. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO THE PROPERTY OWNER.
15. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR. SUITE 375, AUSTIN, TEXAS 78752-3832.
16. ALL MANHOLE FRAMES/COVERS AND WATER VALVE/METER BOXES MUST BE ADJUSTED TO FINISHED GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR FOR CITY CONSTRUCTION INSPECTOR INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND VALVE BOXES WITH CLASS A CONCRETE.

- 17. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD SPECIFICATIONS.
18. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
20. THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. THE CONTRACTOR SHALL KEEP THE SITE AREA CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION (OR SITE) WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
22. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

CONSTRUCTION SEQUENCE NOTES

NOTE: BELOW IS GENERAL SEQUENCE OF CONSTRUCTION. THE ENGINEER OF RECORD SHALL UPDATE BELOW WITH NOTES SPECIFIC TO THE PROJECT.

- 1. INSTALL E/S CONTROLS AND TREE PROTECTION
2. EROSION CONTROL MUST BE INSPECTED AND APPROVED BY PATRICK WELLS. OR ASSIGN PRIOR TO SCHEDULING PRE-CONSTRUCTION MEETING.
3. SUBMIT REQUEST TO SCHEDULE PRE CONSTRUCTION MEETING.
4. SET UP TEMPORARY TRAFFIC CONTROLS.
5. CONSTRUCT THE DRAINAGE PONDS AND STORM WATER FEATURES.
6. START UTILITY, ROAD, GRADING, FRANCHISE UTILITY AND ALL NECESSARY INFRASTRUCTURE CONSTRUCTION. [NOTE: PLEASE UPDATE AS PER THE PROJECT]
7. REQUEST FINAL WALKTHROUGH AND CONDUCT WALKTHROUGH WITH ENGINEER OF RECORD AND CITY DEPARTMENT.
8. ENGINEER OF RECORD IS RESPONSIBLE TO PREPARE AND SUBMIT CLOSEOUT DOCUMENTS FOR PROJECT CLOSEOUT.

EROSION CONTROL NOTES

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

- 3. ANY ON-SITE SPOILS DISPOSAL SHALL BE REMOVED PRIOR TO ACCEPTANCE UNLESS SPECIFICALLY SHOWN ON THE PLANS. THE DEPTH OF SPOIL SHALL NOT EXCEED 10 FEET IN ANY AREA.
4. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AND COMPOST BLEND. TOPSOIL ON SINGLE FAMILY LOTS MAY BE INSTALLED WITH HOME CONSTRUCTION. THE TOPSOIL AND COMPOST BLEND SHALL CONSIST OF 75% TOPSOIL AND 25% COMPOST.
5. SEEDING FOR REESTABLISHING VEGETATION SHALL COMPLY WITH THE AUSTIN GROW GREEN GUIDE OR WILLIAMSON COUNTY'S PROTOCOL FOR SUSTAINABLE ROADSIDES (SPEC 164-WC001 SEEDING FOR EROSION CONTROL). RESEEDING VARIETIES OF BERMUDA SHALL NOT BE USED.
6. STABILIZED CONSTRUCTION ENTRANCE IS REQUIRED AT ALL POINTS WHERE CONSTRUCTION TRAFFIC IS EXITING THE PROJECT ONTO EXISTING PAVEMENT. LINEAR CONSTRUCTION PROJECTS MAY REQUIRE SPECIAL CONSIDERATION. ROADWAYS SHALL REMAIN CLEAR OF SILT AND MUD.
7. TEMPORARY STOP SIGNS SHOULD BE INSTALLED AT ALL CONSTRUCTION ENTRANCES WHERE A STOP CONDITION DOES NOT ALREADY EXIST.
8. IN THE EVENT OF INCLEMENT WEATHER THAT MAY RESULT IN A FLOODING SITUATION, THE CONTRACTOR SHALL REMOVE INLET PROTECTION MEASURES UNTIL SUCH TIME AS THE WEATHER EVENT HAS PASSED.

Table with 2 columns: Sieve Size, Percent Retained by Weight. Values: 1/2" 0, 3/8" 0-2, #4 40-85, #10 95-100

WATER

- 1. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTORS' REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY.
2. CITY PERSONNEL WILL OPERATE OR AUTHORIZE THE CONTRACTOR TO OPERATE ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY BE FINED \$500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
3. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM AFTER COORDINATING WITH CITY CONSTRUCTION INSPECTORS AND INFORMING AFFECTED PROPERTIES.
4. PRESSURE TAPS OR HOT TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS SHALL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE THRUST BLOCKS SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILL.
5. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
6. THRUST BLOCKS OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKS AND RESTRAINTS.
7. ALL DEAD END WATER MAINS SHALL HAVE "FIRE HYDRANT ASSEMBLY" OR "BLOW-OFF VALVE AND THRUST BLOCK" OR "BLOW-OFF VALVE AND THRUST RESTRAINTS". THRUST RESTRAINTS SHALL BE INSTALLED ON THE MINIMUM LAST THREE PIPE LENGTHS (STANDARD 20' LAYING LENGTH). ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURERS RECOMMENDATION AND/OR ENGINEER'S DESIGN.

WATER AND WASTEWATER NOTES

WATER AND WASTEWATER GENERAL NOTES

- 1. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI.
2. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS:
WATER SERVICE "W" ON TOP OF CURB
WASTEWATER SERVICE "S" ON TOP OF CURB
VALVE "V" ON TOP OF CURB
3. OPEN UTILITIES SHALL NOT BE PERMITTED ACROSS THE EXISTING PAVED SURFACES. WATER AND WASTEWATER LINES ACROSS THE EXISTING PAVED SURFACES SHALL BE BORED AND INSTALLED IN STEEL ENCASUREMENT PIPES. BELL RESTRAINTS SHALL BE PROVIDED AT JOINTS.
4. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
5. SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM S10 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

Table with 2 columns: Sieve Size, Percent Retained by Weight

THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

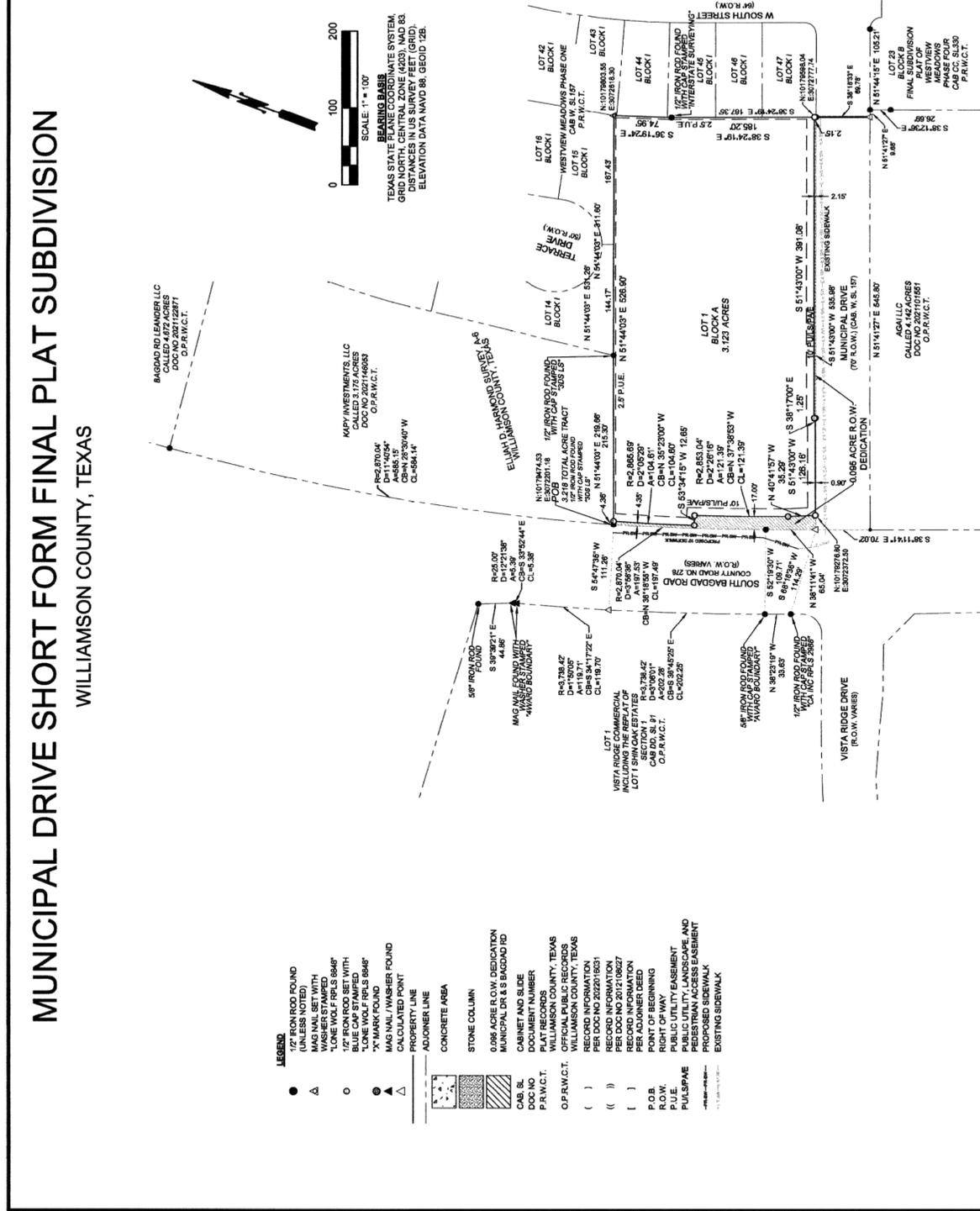
Professional Engineer Stamp for Gary Eli Jones, Registered Professional Engineer, No. 79198, State of Texas. Includes contact information for Eli Engineering, PLLC.

BAGDAD MUNICIPALITY
NOTES SHEET

Table for drawing metadata: DRAWING SCALE, SURVEYED, FILE NAME, DATE, DRAWN, DESIGNED.

MUNICIPAL DRIVE SHORT FORM FINAL PLAT SUBDIVISION

WILLIAMSON COUNTY, TEXAS



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - ▲ MAG NAIL SET WITH "LONE WOLF RLS 8848"
 - 1/2" IRON ROD SET WITH BLUE CAP STAMPED "LONE WOLF RLS 8848"
 - ⊙ MAG NAIL W/ASER FOUND
 - ▲ CALCULATED POINT
 - PROPERTY LINE
 - ADJOINER LINE
 - CONCRETE AREA
 - STONE COLUMN
 - 0.086 ACRE R.O.W. DEDICATION MUNICIPAL DR & S BAGDAD RD
 - CABINET AND SLIDE
 - DOCUMENT NUMBER
 - PLAT RECORDS
 - WILLIAMSON COUNTY, TEXAS
 - WILLIAMSON COUNTY, TEXAS
 - () RECORD INFORMATION PER DOC NO 202201931
 - (()) RECORD INFORMATION PER ADJOINER DEED
 - [] RECORD INFORMATION PER ADJOINER DEED
 - P.O.B. POINT OF BEGINNING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - PUE PUBLIC UTILITY EASEMENT AND PEDESTRIAN ACCESS EASEMENT PROPOSED SIDEWALK
 - EXISTING SIDEWALK

BEING A 3.218 ACRE TRACT OF LAND OUT OF THE ELIJAH D. HARMOND SURVEY, ABSTRACT NO. 6, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 3.218 ACRE TRACT BEING ALL OF THAT CALLED 3.218 ACRE TRACT OF LAND CONVEYED TO BAGDADCORNER LLC AS RECORDED IN DOCUMENT NO. 202201931, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF SAID 3.218 ACRE TRACT, THE SAME BEING THE SOUTH CORNER OF A CALLED 3.175 ACRE TRACT, BEARS ALONG SAID CURVE TO THE RIGHT, WITH AN ARC DISTANCE OF 88.15 FEET, WITH A RADIUS OF 2870.04 FEET, A CHORD BEARING OF N 28°30'40" W, AND A CHORD DISTANCE OF 386.14 FEET.

THENCE, LEAVING THE NORTHEAST CORNER OF SAID BLOCK 1, THE SAME BEING THE NORTHEAST CORNER OF SAID 3.218 ACRE BAGDADCORNER LLC TRACT AND SAID 3.22 ACRE MOVER TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING TWO (2) COURSES:

1. S 38°19'24" E, A DISTANCE OF 74.88 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "INTERSTATE SURVEYING" FOUND IN THE SOUTHWEST LINE OF SAID LOT 45.
2. S 87°24'19" E, A DISTANCE OF 187.35 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF MUNICIPAL DRIVE (70 FEET WIDE RIGHT-OF-WAY), FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, THE SAME BEING THE SOUTH CORNER OF SAID 3.218 ACRE BAGDADCORNER LLC TRACT AND SAID 3.22 ACRE MOVER TRACT, THE SAME ALSO BEING THE SOUTH CORNER OF SAID LOT 47.

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF MUNICIPAL DRIVE, THE SAME BEING THE SOUTHEAST LINE OF SAID 3.218 ACRE BAGDADCORNER LLC TRACT AND SAID 3.22 ACRE MOVER TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING TWO (2) COURSES:

1. IRON ROD WITH BLUE CAP STAMPED "LONE WOLF RLS 8848" SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH BAGDAD ROAD, FOR THE SOUTH CORNER OF SAID 3.218 ACRE BAGDADCORNER LLC TRACT AND SAID 3.22 ACRE MOVER TRACT, THE SAME ALSO BEING THE WEST CORNER OF SAID MUNICIPAL DRIVE RIGHT-OF-WAY, FROM WHICH AN "X" MARK FOUND FOR THE SOUTH CORNER OF SAID MUNICIPAL DRIVE RIGHT-OF-WAY, THE SAME BEING THE WEST CORNER OF A CALLED 4.142 ACRE TRACT OF LAND CONVEYED TO AGAL LLC, RECORDED IN DOCUMENT NO. 2021101951, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS S 88°11'14" E, A DISTANCE OF 70.02 FEET.
2. THENCE, LEAVING THE NORTHWEST RIGHT-OF-WAY LINE OF MUNICIPAL DRIVE, WITH THE NORTHWEST CORNER OF SAID 3.218 ACRE BAGDADCORNER LLC TRACT AND SAID 3.22 ACRE MOVER TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING TWO (2) COURSES:

3. N 38°11'14" W, A DISTANCE OF 86.64 FEET TO A 1/2" IRON ROD FOUND AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TURNING TO THE RIGHT;
4. THENCE, WITH SAID NON-TANGENT CURVE TURNING TO THE RIGHT, WITH A RADIUS OF 2870.04 FEET, WITH A DELTA ANGLE OF 03°56'28", WITH AN ARC LENGTH OF 197.83 FEET, WITH A CHORD BEARING OF N 38°19'55" W, WITH A CHORD LENGTH OF 197.48 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 3.218 ACRES, OR 140,168 SQUARE FEET.

MUNICIPAL DRIVE SHORT FORM FINAL PLAT SUBDIVISION

FILE: 2023-024 Municipal Drive sf plat3

DATE: 4-20-2024

SCALE: 1" = 100'

JOB#: 2023-024

DRAWN BY: MLT

FIELD CREW: MLT/JS

NO.	REVISION	BY	DATE

LONE WOLF
 LAND SURVEYING, LLC
 10000 Highway 100, Suite 100
 Baytown, TX 77602
 512-716-5888, Fms #F0194675
 LoneWolfLandSurveying.com

Doc# 202406231

SHEET 2 OF 3

THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

DRAWING SCALE: HORIZ. = VERT. =		SHEET 4 OF 28	
SURVEYED:		DATE:	
FILE NAME:		DRAWN:	EEI
DESIGNED:		DATE:	
HORIZ. =		NO.	
VERT. =		DATE	
FILE NAME:		REVISION	
DATE:		BY	
DRAWN:		NO.	
DESIGNED:		DATE	

BAGDAD MUNICIPALITY

PLAT SHEET

TPBELS FIRM No. 17877

ELI ENGINEERING
 ELI ENGINEERING, PLLC.
 700 THERESA COVE, CEDAR PARK, TX 78613
 512-656-8005

GARY ELI JONES
 79198
 REGISTERED PROFESSIONAL ENGINEER
 Aug 26, 2024

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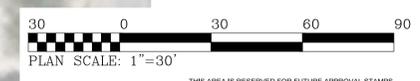
TREE TABLE

TAG NO.	SIZE (IN)	SPECIE
101	16 (8/8)	LIVE OAK
102	11	LIVE OAK
103	15	LIVE OAK
104	10	LIVE OAK
106	8	OAK
107	8	BRADFORD PEAR
108	8	BRADFORD PEAR
109	9	BRADFORD PEAR (O/S)
110	9	BRADFORD PEAR (O/S)
111	11	LIVE OAK
112	8	LIVE OAK (DEAD)

TREE SURVEY DATED 4/19/2023

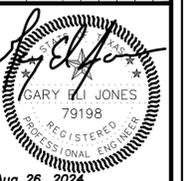
AGAII LLC
CALLED 4.142 ACRES
DOC NO 2021101551
O.P.R.W.C.T.

MODIFICATION OF THE
MEDIAN IS PROVIDED WITH
PICP 24-0126 PLAN SET



- ### LINEWORK LEGEND
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINES
 - EX ST — EXS. STORM DRAIN LINE
 - EX SS — EXS. WASTE WATER LINE
 - OHE — EXS. OVERHEAD ELECTRICITY
 - EX W — EXS. WATER LINE
 - UGTEL — EXS. UG TEL. LINE
- ### SYMBOL LEGEND (EXISTING SERVICES)
- ⊕ = FIRE HYDRANT
 - ⊙ = WATER VALVE
 - ⊚ = IRRIGATION CONTROL VALVE
 - ⊚ = WATER METER
 - ⊚ = WATER MANHOLE
 - ⊚ = BLOWOFF VALVE
 - ⊚ = SANITARY MANHOLE
 - ⊚ = STORM MANHOLE
 - ⊚ = AREA/GRATE INLET
 - ⊚ = FOUND IRON ROD
 - ⊚ = BENCHMARK
 - ⊚ = BOLLARD
 - ⊚ = POWER POLE
 - ⊚ = SERVICE POLE
 - ⊚ = ELECTRIC BOX
 - ⊚ = LIGHT POLE
 - ⊚ = SIGN
 - ⊚ = CABLE BOX
 - ⊚ = TELEPHONE PEDESTAL
 - ⊚ = ELECTRIC MANHOLE
 - ⊚ = TELEPHONE MANHOLE

C.E.I.	C.E.I.	NO.	DATE	REVISION	BY
1	2				



Aug 26, 2024

TBPELS FIRM No. 17877

ELI ENGINEERING

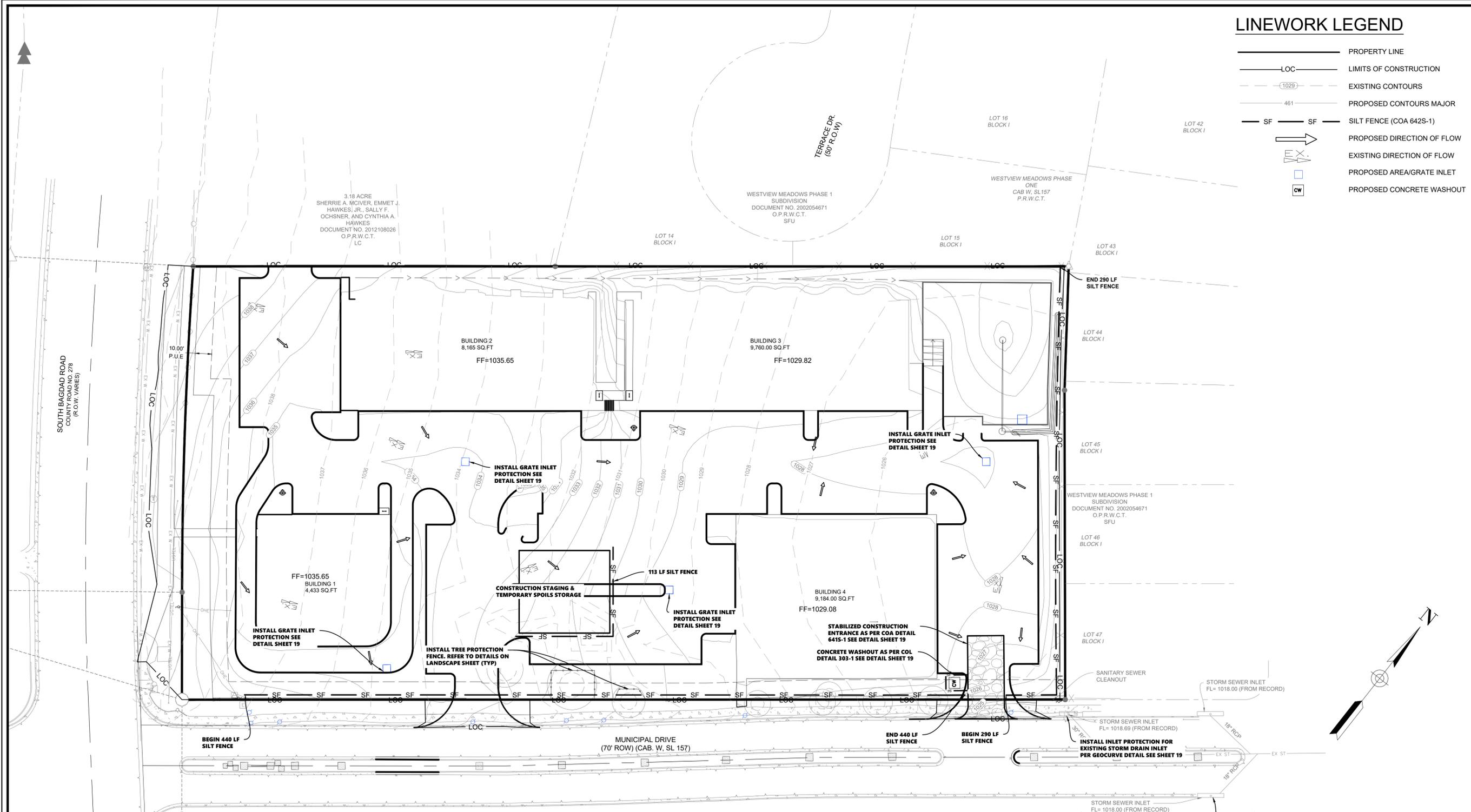
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-656-8605

BAGDAD MUNICIPALITY
EXISTING CONDITIONS
AND DEMOLITION PLAN

DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:	FILE NAME:	
DATE:	DRAWN:	EEL
DESIGNED:	EEL	

LINework LEGEND

- PROPERTY LINE
- LOC LIMITS OF CONSTRUCTION
- EXISTING CONTOURS
- PROPOSED CONTOURS MAJOR
- SILT FENCE (COA 642S-1)
- PROPOSED DIRECTION OF FLOW
- EXISTING DIRECTION OF FLOW
- PROPOSED AREA/GRATE INLET
- PROPOSED CONCRETE WASHOUT



EROSION CONTROL PHASING:
 PHASE 1 - INSTALL ALL EROSION CONTROL EXCEPT FOR GRATE INLET PROTECTION
 PHASE 2 - INSTALL GRATE INLET PROTECTION AFTER INLETS INSTALLED. MAINTAIN PROTECTION THROUGHOUT CONSTRUCTION UNTIL SITE IS PAVED AND RESTORED.
 PHASE 3 - REMOVE EROSION CONTROL AFTER SITE IS RESTORED AND LANDSCAPE INSTALLED.

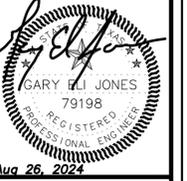
REFER TO EROSION CONTROL NOTE 5 IN SHEET 2 FOR RESTORATION OF ALL AREAS DISTURBED DURING CONSTRUCTION. THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

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



THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

NO.	DATE	REVISION	BY
1			
2			



Aug 26, 2024

ELI ENGINEERING
 700 THERESA COVE, CEDAR PARK, TX 78613
 512-658-8605

BAGDAD MUNICIPALITY
 EROSION AND
 SEDIMENTATION CONTROL
 PLAN

DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:		
FILE NAME:		
DATE:		
DRAWN:	EEL	
DESIGNED:	EEL	

SHEET
6
 OF
28

LINework LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINES
	EXS. STORM DRAIN LINE
	EXS. WASTE WATER LINE
	EXS. OVERHEAD ELECTRICITY
	EXS. WATER LINE
	4 BIKE RACK
	STORMWATER INLET

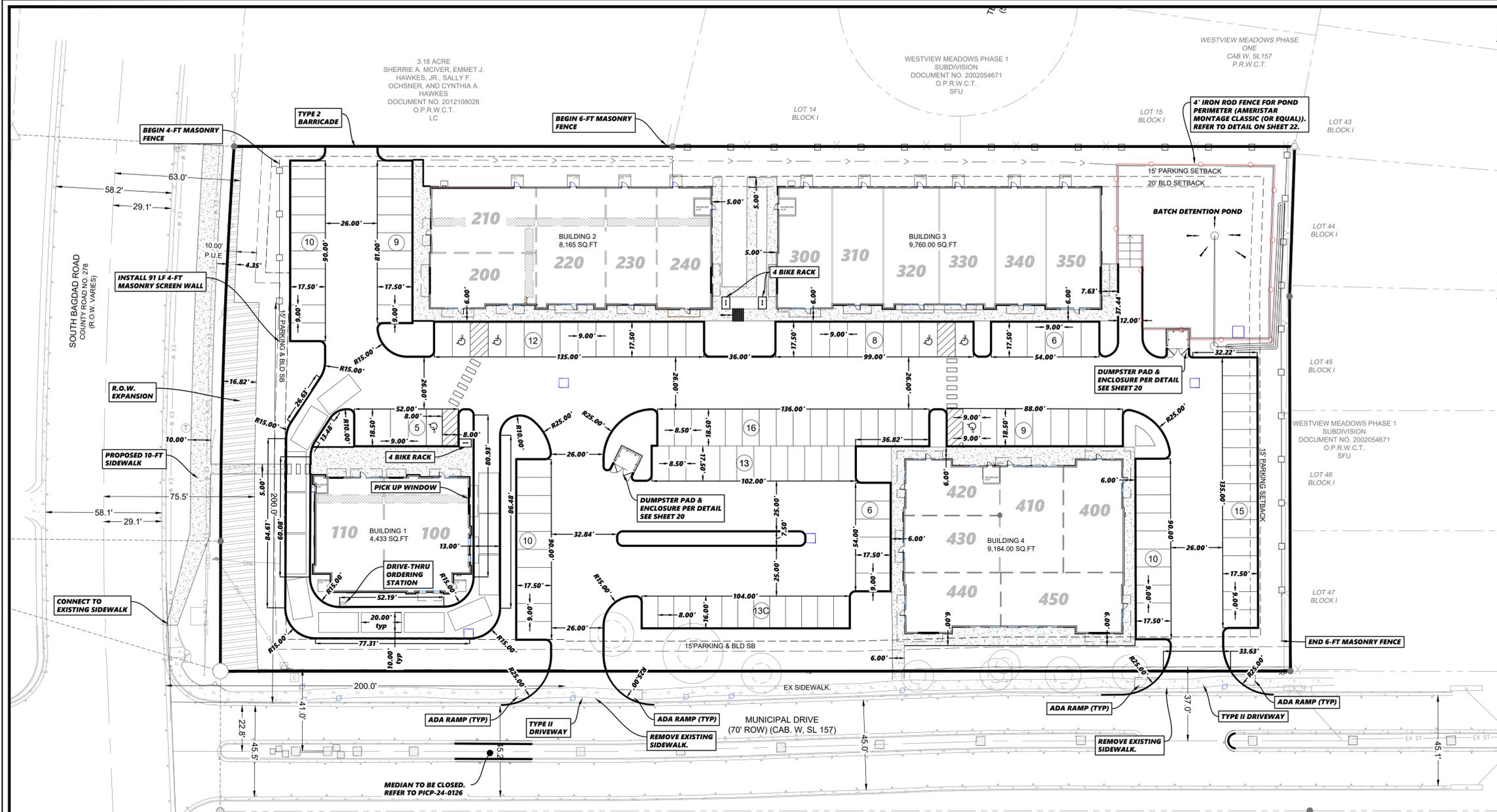
SYMBOL LEGEND (EXISTING SERVICES)

	= FIRE HYDRANT
	= WATER VALVE
	= IRRIGATION CONTROL VALVE
	= WATER METER
	= WATER MANHOLE
	= BLOWOFF VALVE
	= SANITARY MANHOLE
	= STORM MANHOLE
	= AREA/GRATE INLET
	= FOUND IRON ROD
	= BENCHMARK
	= BOLLARD
	= POWER POLE
	= SERVICE POLE
	= ELECTRIC BOX
	= LIGHT POLE
	= SIGN
	= CABLE BOX
	= TELEPHONE PEDESTAL
	= ELECTRIC MANHOLE
	= TELEPHONE MANHOLE

C.E.I. GARY E. JONES
 REGISTERED PROFESSIONAL ENGINEER
 79198
 Aug 26, 2024
 TPBELS FIRM No. 17877
ELI ENGINEERING
 ELI ENGINEERING, PLLC.
 700 THERESA COVE, CEDAR PARK, TX 78613
 512-658-8605

BAGDAD MUNICIPALITY DIMENSIONAL SITE PLAN

DRAWING SCALE: HORIZ. = VERT. =
 SURVEYED: FILE NAME: DATE: DRAWN: EEI DESIGNED: EEI
 SHEET
9
 OF
28



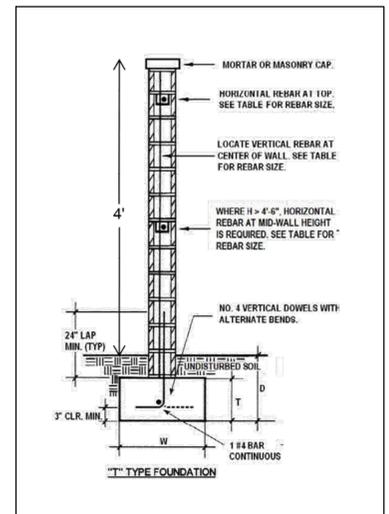
PARKING COUNT SUMMARY

REQUIRED (MIXED USE):
 31,880 SF @ 1:225 = 142 SPACES

PROPOSED	REGULAR	123
	COMPACT	13
	HANDICAP	6
TOTAL	142 SPACES	
	12 BYCYCLE SPACES	

- NOTES:
- SEE THE E&S PLAN AND THE LANDSCAPE PLAN FOR ALL TREES TO REMAIN OR REMOVE FROM THIS SITE.
 - NO PORTION OF THIS SITE IS IN THE 100 YEAR FLOOD PLAIN PER FEMA MAP NO. 48491C0455F, EFF. 12/20/19.
 - THE LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION AND SEDIMENTATION SHEET(S).
 - ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS SPECIFIED OR SHOWN OTHERWISE.
 - UNDER NO CIRCUMSTANCE, REGARDLESS OF WHAT IS SHOWN IN THESE PLANS, IS THE CONTRACTOR RELIEVED OF HIS SOLE RESPONSIBILITY FOR COMPLIANCE WITH ALL ACCESSIBILITY LAWS AND/OR RULES BY THE ADA, TAS/TDLR OR OTHER REGULATORY AGENCY. SEE NOTES SHEET AND COVER SHEET FOR ADDITIONAL INFO.
 - THE BOUNDARY (PROPERTY LINES / ROW) IS SHOWN "AS-IS" ONLY; AS CREATED BY THE SURVEYOR. THE ENGINEER HAS NOT VERIFIED THE BOUNDARY AS SHOWN AND ONLY INDICATES RECORD / DEED OR PLAT INFORMATION ROTATED AS BEST AS POSSIBLE TO THE LOCATED FIELD MONUMENTS AND BOUNDARY LINES SHOWN BY THE SURVEYOR. THE CONTRACTOR HAS THE SOLE RESPONSIBILITY TO CONSTRUCT THESE IMPROVEMENTS OUTSIDE OF EASEMENTS AND SETBACKS AS SHOWN ON THESE PLANS. LIKEWISE, THE CONTRACTOR SHOULD TAKE IN CONSIDERATION PERFORMING A BOUNDARY SURVEY BY A TX RPLS.
 - ALL GUTTER IS "SPILL" TYPE UNLESS SPECIFIED OTHERWISE.
 - ADJACENT ROADWAYS ARE TO BE KEPT CLEAN AND CLEAR AT ALL TIMES FROM CONSTRUCTION DEBRIS.
 - THE OVER-HEAD CLEARANCE ALONG ALL FIRE LANES SHALL BE 14' (MIN.). PRUNE TREES AS NECESSARY. NO TREE, SIGN, OR STRUCTURE MAY OBSTRUCT 14' CLEARANCE ABOVE ANY FIRE LANE.
 - ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED NOVEMBER 3, 2021, CONDUCTED BY STEWERT TITLE GROUP. FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
 - ALL SITE UTILITY LINES SHALL BE LOCATED UNDERGROUND.
 - EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICT OR USES AT THE PROPERTY LINE.

- UNSHIELDED WALL PACK LIGHTING IS NOT PROPOSED.
 - AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDINGS.
 - 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.
 - IF 90 GALLON ROLL OUT CONTAINERS ARE STORED OUTSIDE, THEY ARE REQUIRED TO BE ENCLOSED BY A PRIVACY FENCE.
 - USES FOR THE PROPOSED BUILDING(S) MIXED USE LANDSCAPE MUST COMPLY WITH THE ZONING DOCUMENT & ORDINANCE. SEE LANDSCAPE PLAN FOR DETAILS.
 - AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE AFTER CONSTRUCTION.
- 6-FT MASONRY WALL:
 SUCH WALL IS REQUIRED TO BE CONSTRUCTED OF ONE OR MORE OF THE FOLLOWING MATERIALS:
- TEXTURED PRE-CAST CONCRETE THAT IS CONSTRUCTED TO APPEAR AS BRICK, STONE OR CAST STONE AS APPROVED BY THE DIRECTOR OF PLANNING
 - MASONRY UNIT
 - GRANITE
 - TILE
 - ANY SIMILAR MATERIAL APPROVED BY THE DIRECTOR OF PLANNING



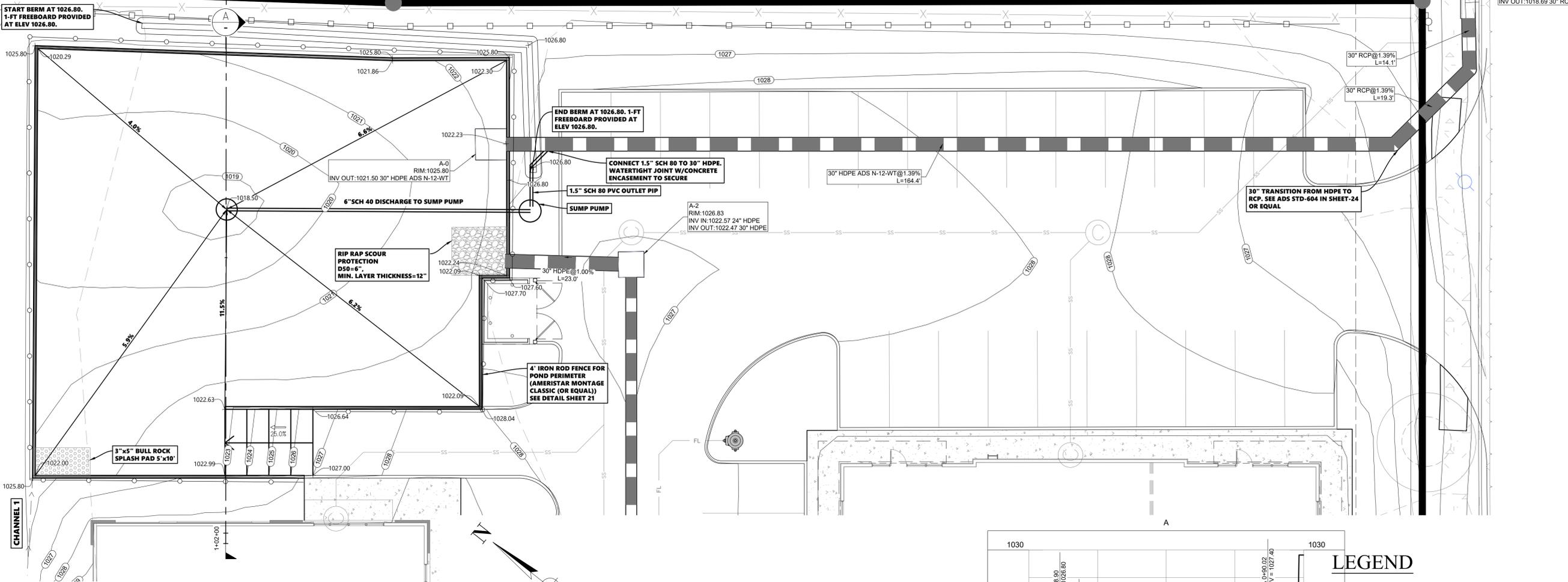
WALL HEIGHT	"T" TYPE FOUNDATION			VERTICAL REBAR	HORIZ REBAR
	W	D	T		
3' - 6"	14"	12"	6"	#4 REBAR # 48" O.C.	#4 REBAR
4' - 0"	16"	12"	6"	#4 REBAR # 48" O.C.	#4 REBAR
4' - 6"	18"	12"	6"	#4 REBAR # 48" O.C.	#4 REBAR

Concrete:	Min. 2,500 psi strength in 28 days. Mix for concrete footing to be 1 part cement to 2-1/2 parts sand to 3-1/2 parts gravel with a max. of 7-1/2 gallons of water per sack of cement.
Block:	Grade "N" ASTM C 90-03. Nominal width of units shall be a min. 6".
Reinforcement:	Deformed steel bar conforming to ASTM A-615 Grade 40 or Grade 60.
Mortar (Type "S"):	Mix to be 1 part cement to 3 parts sand to max. 1/10 part lime. Sufficient water should be added to produce consistency for pouring without segregation of the constituents. May contain 2 parts pea gravel (max. size 3/8").
Grout:	

EXPOSED CONCRETE:
 ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS.



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NOTES:
REFER TO 1012 MUNICIPAL DRIVE DRAINAGE REPORT FOR FULL DETAILS ON THE HMS ANALYSIS FOR THIS PROJECT. THE INFORMATION BELOW HAS BEEN GENERATED FROM THE RESULTS OF THE HMS MODEL.

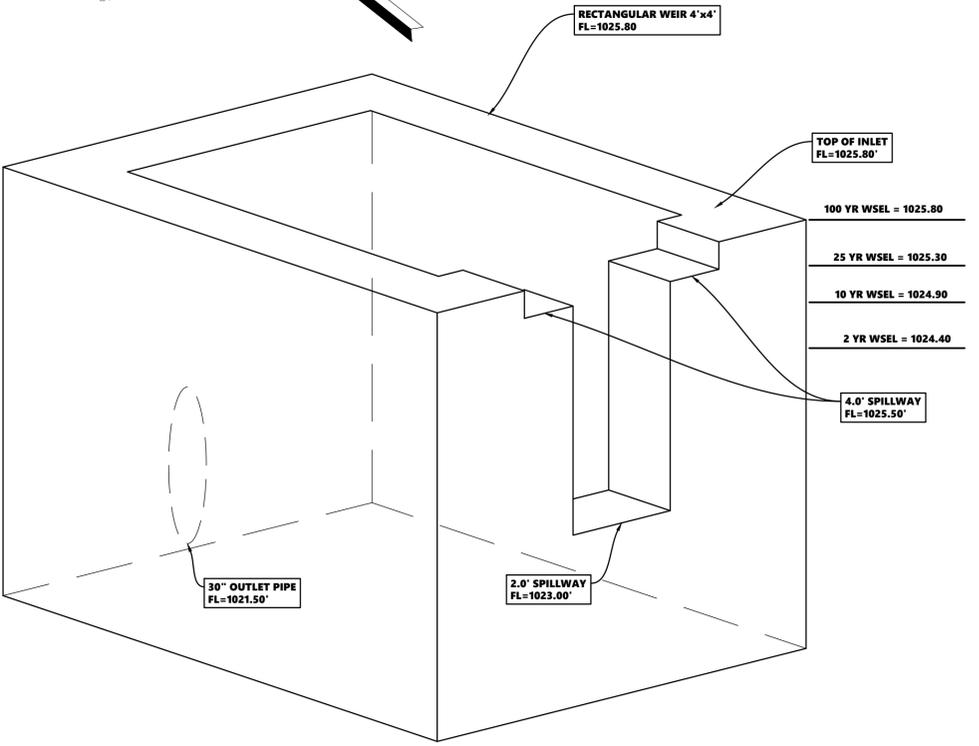
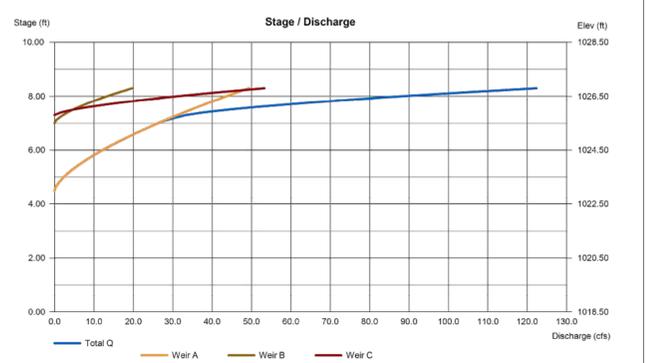
Pond Report
Hydrflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Monday, 02/15/2024

Pond No. 1 - POND-1
Pond Data
Contours - User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 1018.50 ft

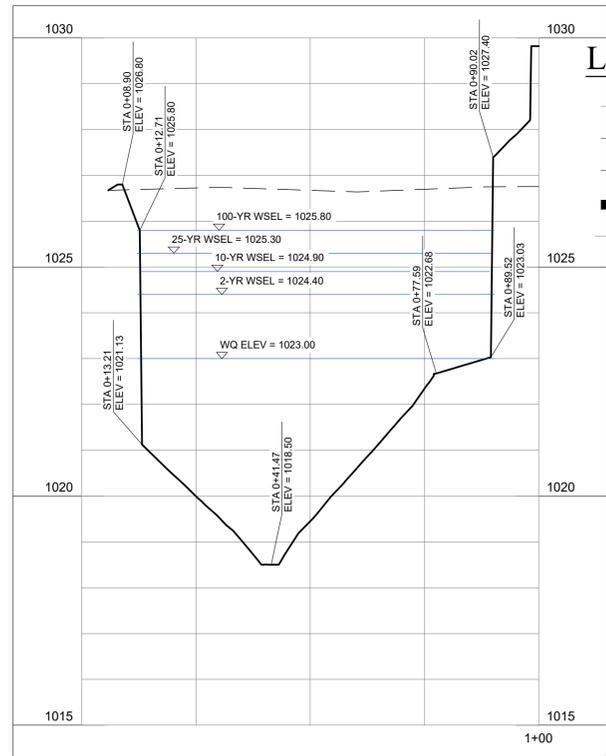
Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1018.50	00	0	0
0.50	1019.00	100	25	25
1.00	1020.00	1400	750	775
1.50	1021.00	3100	2,250	3,025
2.00	1022.00	5,000	4,050	7,075
2.50	1023.00	5,810	5,405	12,480
3.00	1024.00	5,800	5,655	18,135
3.50	1025.00	6,000	5,950	24,085
4.00	1026.00	6,050	6,028	30,113
4.50	1026.80	7,400	5,382	35,495

Culvert / Orifice Structures				Weir Structures					
	[A]	[B]	[C]	[Pr/Rsr]	[A]	[B]	[C]	[D]	
Rise (in)	Inactive	Inactive	Inactive	0.00	Crest Len (ft)	2.00	4.00	16.00	0.00
Span (in)	= 30.00	10.00	10.00	0.00	Crest El. (ft)	= 1023.00	1025.50	1025.80	0.00
No. Barrels	= 1	3	3	0	Weir Coeff.	= 3.23	3.33	3.33	3.33
Invert El. (ft)	= 1021.50	1021.50	1023.50	0.00	Weir Type	= Broad	Broad	Rect	---
Length (ft)	= 165.00	0.00	0.00	0.00	Multi-Stage	= No	No	No	No
Slope (%)	= 1.45	0.00	0.00	n/a					
N-Value	= 0.11	0.12	0.12	n/a	Exfil. (in/hr)	= 0.000	(by Contour)		
Orifice Coeff.	= 0.60	0.60	0.60	0.60	TW Elev. (ft)	= 0.00			
Multi-Stage	= n/a	Yes	Yes	No					

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (cc) and submergence (h).



DETENTION POND OUTLET
SCALE: NTS



SECTION - A
SCALE: AS SHOWN

LEGEND

- - - 461 - - - EXISTING CONTOURS
- - - 461 - - - PROPOSED CONTOURS MAJOR
- - - < - - - PROPOSED SWALE OR VALLEY
- — — — — PROPERTY LINE
- - - - - EXS. OVERHEAD ELECTRICITY

Stage	Outfall Structure & Discharges (cfs)		
	2ft Spillway @ 1023.00	4ft Spillway @ 1025.50	16ft Spillway @ 1025.80
1,018.50	0.00	0.00	0.00
1,019.00	0.00	0.00	0.00
1,020.00	0.00	0.00	0.00
1,021.00	0.00	0.00	0.00
1,022.00	0.00	0.00	0.00
1,023.00	0.00	0.00	0.00
1,024.00	6.66	0.00	0.00
1,025.00	18.84	0.00	0.00
1,026.00	34.61	4.71	4.76
1,026.80	49.34	19.74	53.28

NOTE:
-C= 0.60 for orifices
-C= 3.33 for broad crested weir



G.E.U. | G.E.U. | BY

1 | 2 | NO. | DATE | REVISION

GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER
Aug 26, 2024

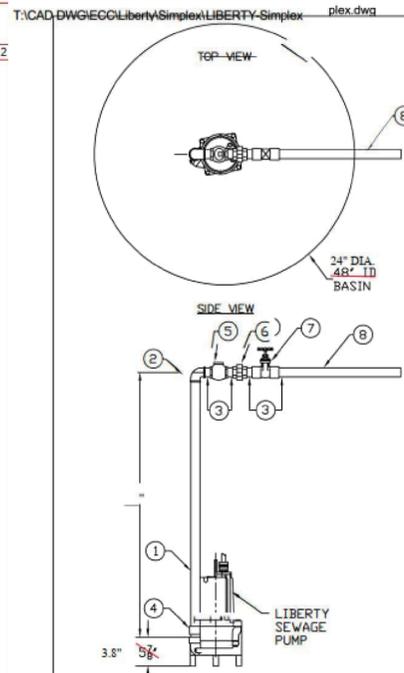
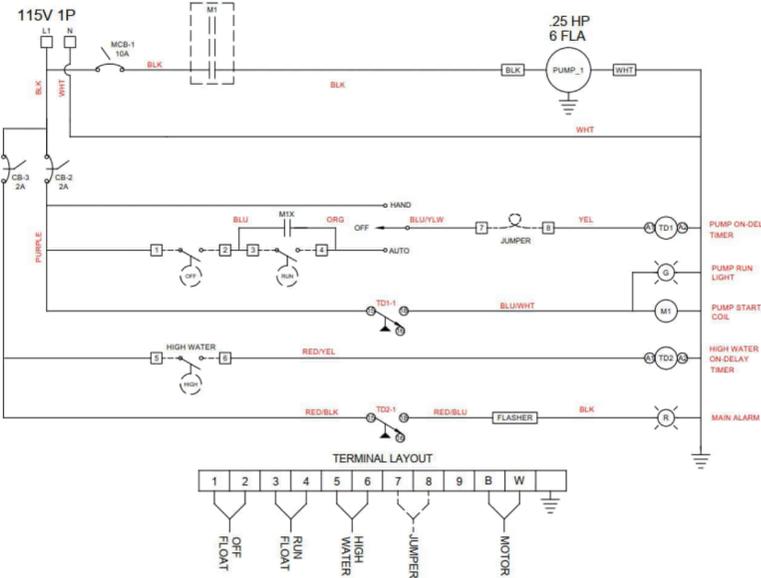
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-656-8605

TPELS FIRM No. 17877
gajones@gmail.com

BAGDAD MUNICIPALITY
DETENTION POND PLAN

DRAWING SCALE: HORIZ. = VERT. =

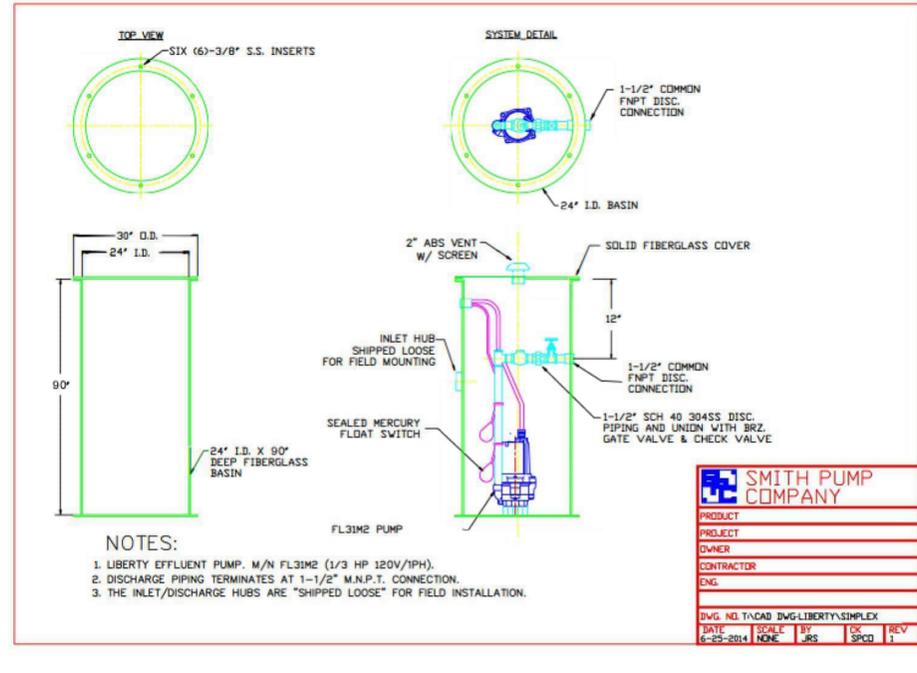
SURVEYED: FILE NAME: DATE: DRAWN: EEI DESIGNED: EEI



ITEM	QTY.	DESCRIPTION
1	1	1.5" X 18" SCH 80 PVC PIPE (FIELD CUT TO LENGTH)
2	1	SCH 80 PVC ELBOW SXS
3	4	1.5" X 4" SCH 80 PVC PIPE
4	1	1.5" SCH 80 PVC MALE ADAPTOR
5	1	1.5" PVC CHECK VALVE SXS
6	1	1.5" SCH 80 PVC UNION SXS
7	1	1.5" INDUSTRIAL GRADE PVC BALL VALVE SXS
8	1	1.5" X 18" SCH 80 PVC PIPE (FIELD CUT TO LENGTH)

- NOTES:**
- LIBERTY EFFLUENT PUMP, M/N FL31M-2 (1/3 HP, 115V, 1PH)
 - DISCHARGE PIPING TERMINATES AT (1) 1.5" SCH 80 PE PIPE, 18" BELOW TOP OF BASIN
 - BASIN 24" DIA. X 90" DEEP.

SMITH PUMP COMPANY
PRODUCT: LIBERTY SEWAGE EJECTOR
PROJECT: SIMPLEX SEWAGE LIFT STATION
OWNER:
CONTRACTOR:
DATE: 6-22-2023 SCALE: NONE BY: PJW CK: JDS REV: 2

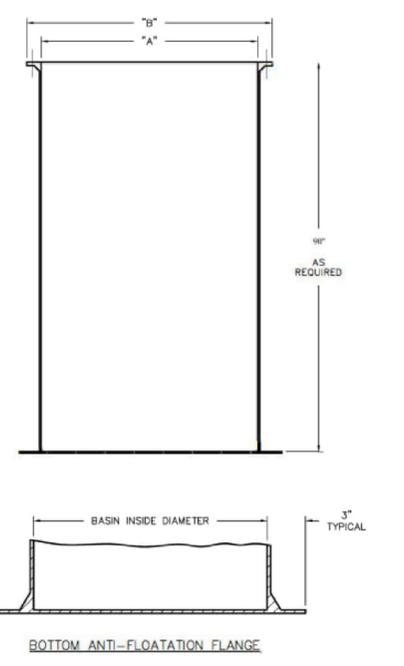
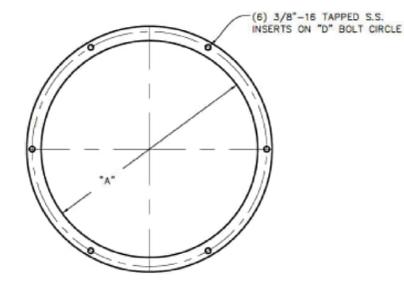


- NOTES:**
- LIBERTY EFFLUENT PUMP, M/N FL31M2 (1/3 HP 120V/1PH)
 - DISCHARGE PIPING TERMINATES AT 1-1/2" M.N.P.T. CONNECTION.
 - THE INLET/DISCHARGE HUBS ARE "SHIPPED LOOSE" FOR FIELD INSTALLATION.

SMITH PUMP COMPANY
PROJECT: SIMPLEX SEWAGE LIFT STATION
OWNER:
CONTRACTOR:
DATE: 6-22-2023 SCALE: NONE BY: PJW CK: JDS REV: 2

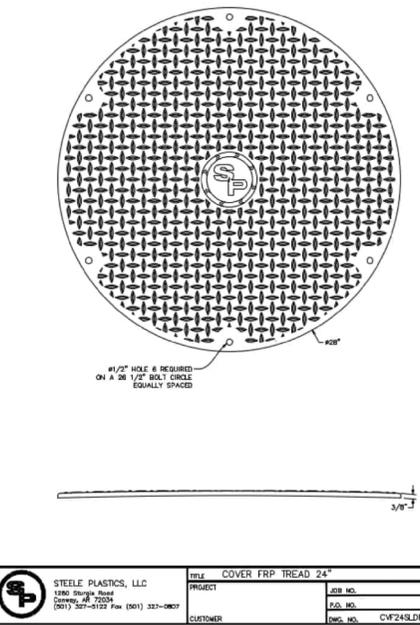
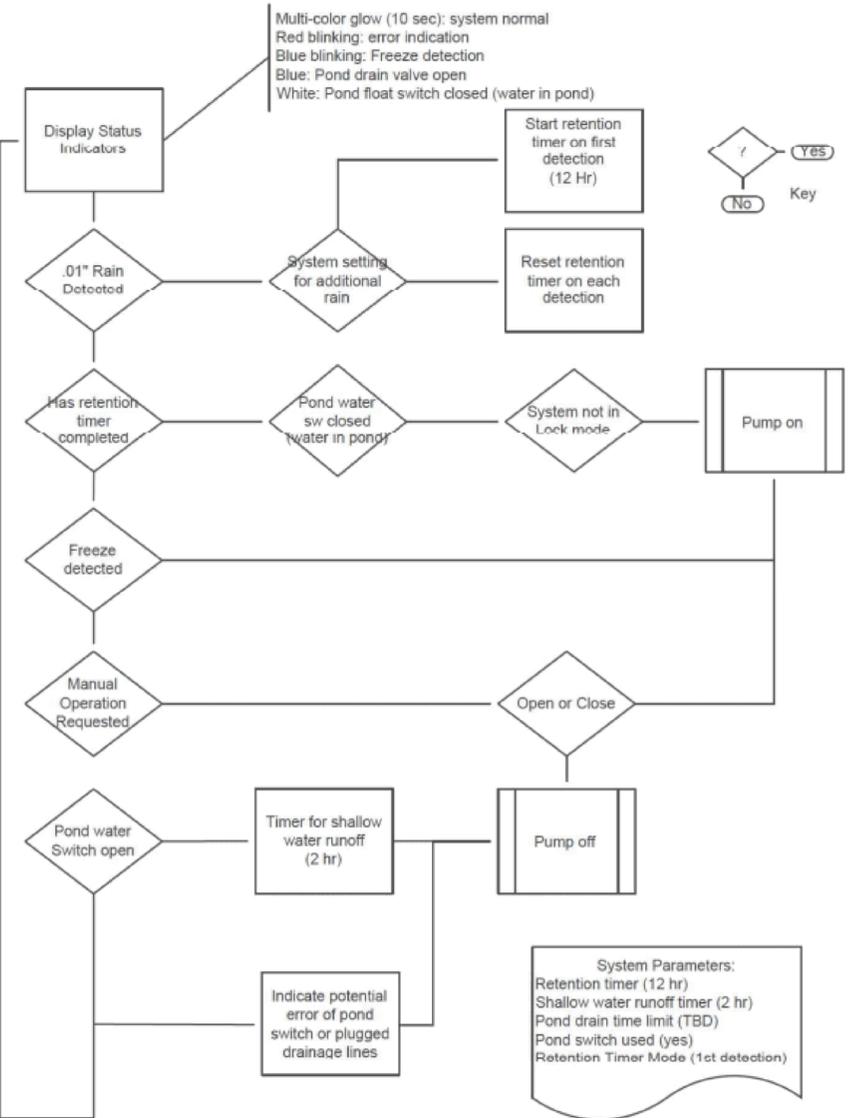
G.E.U. 1 2
G.E.U. 1 2
NO. 1
DATE
REVISION
BY

GARY ELI JONES
REGISTERED PROFESSIONAL ENGINEER
79198
Aug 26, 2024



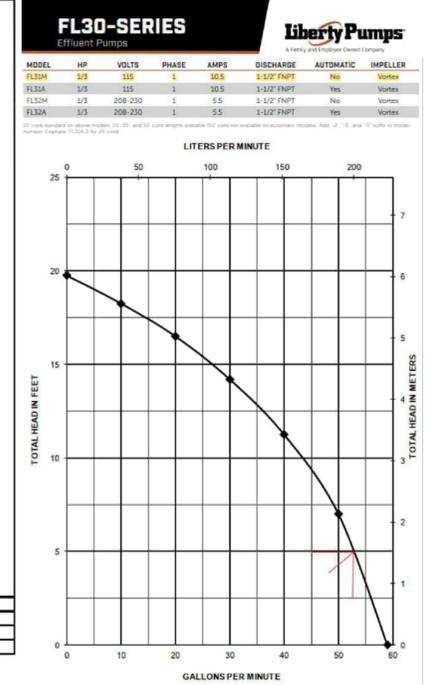
DIMENSIONAL DATA

"A"	"B"	"D"
24"	28"	26 1/2"
30"	34"	32 1/2"
36"	40"	38 1/2"
42"	48"	44 1/2"
48"	54"	51"
54"	60"	57"
60"	66"	63"
72"	78"	75"



STEELE PLASTICS, LLC
1280 Sturgis Road
Conway, AR 72033
(501) 327-5122 Fax (501) 327-0807

TITLE: COVER FRP TREAD 24"
PROJECT:
JOB NO.:
P.O. NO.:
CUSTOMER: CVF24SLDRT



STEELE PLASTICS, LLC
1280 Sturgis Road
Conway, AR 72033
(501) 327-5122 Fax (501) 327-0807

TITLE: FIBERGLASS STRAIGHT WALL BASIN
PROJECT:
JOB NO.:
P.O. NO.:
CUSTOMER: 404S

PROGRAMMABLE LOGIC FLOW CHART

TPELPS FIRM No. 17817

ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-656-8005

BAGDAD MUNICIPALITY
WATER QUALITY DETAILS

HORIZ. =
VERT. =
DRAWING SCALE:
SURVEYED:
FILE NAME:
DATE:
DRAWN: EEI
DESIGNED: EEI

SHEET
14
OF
28

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

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

Characters shown in red are data entry fields.

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

1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

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

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

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

County =	Williamson
Total project area included in plan *	3.56 acres
Predevelopment impervious area within the limits of the plan *	0.18 acres
Total post-development impervious area within the limits of the plan *	2.52 acres
Total post-development impervious cover fraction *	0.71
P =	32 inches

L_M TOTAL PROJECT = **2037** 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. = **PR-DA-1** PR-DA-1

Total drainage basin/outfall area =	3.35 acres
Predevelopment impervious area within drainage basin/outfall area =	0.18 acres
Post-development impervious area within drainage basin/outfall area =	2.43 acres
Post-development impervious fraction within drainage basin/outfall area =	0.73
L_M THIS BASIN =	1958 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: $L_R = (BMP \text{ efficiency}) \times P \times (A_i \times 34.6 + A_p \times 0.54)$

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

A_C =	3.35 acres
A_i =	2.43 acres
A_p =	0.92 acres
L_R =	2463 lbs

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

Desired L_M THIS BASIN = **2037** lbs.

F = **0.83**

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

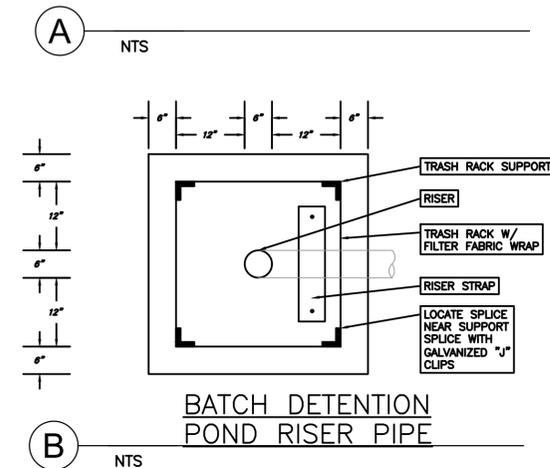
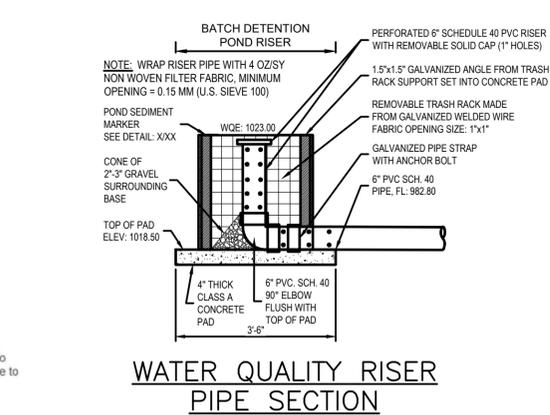
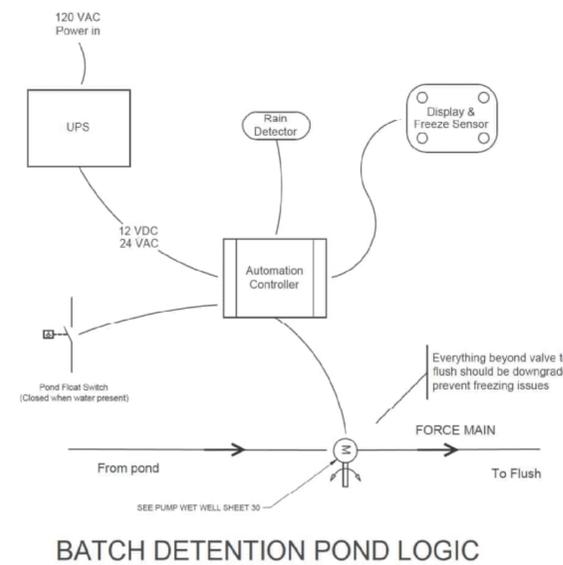
Rainfall Depth =	1.20 inches
Post Development Runoff Coefficient =	0.53
On-site Water Quality Volume =	7765 cubic feet

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 = **1553** cubic feet
Total Capture Volume (required water quality volume(s) x 1.20) = **9318** cubic feet

Contributing Drainage Area =	PR-DA-1
Total Drainage Area =	3.56 acre
Pre-Development I.C. =	0.18 acre
Post-Development I.C. =	2.52 acre
Post-Development I.C. Fraction =	0.71
L_M TOTAL PROJECT =	2037 lbs
A_C =	3.35 acre
A_i =	2.43 acre
A_p =	0.92 acre
L_R =	2463 lbs
Desired L_M this basin =	2037 lbs
Fraction of Annual Runoff (F) =	0.83
Rainfall Depth =	1.20 inch
Post Development Runoff Coefficient =	0.53
On-site Water Quality Volume =	7765 cubic ft
Off-site area draining to BMP =	0.00 acre
Off-site Impervious cover draining to BMP =	0.00 acre
Impervious fraction of off-site area =	-
Off-site Runoff Coefficient =	-
Off-site Water Quality Volume =	0 cubic ft
Storage for Sediment =	1553 cubic ft
Total Capture Volume Required =	9318 cubic ft
Total Capture Volume Provided =	12480 cubic ft

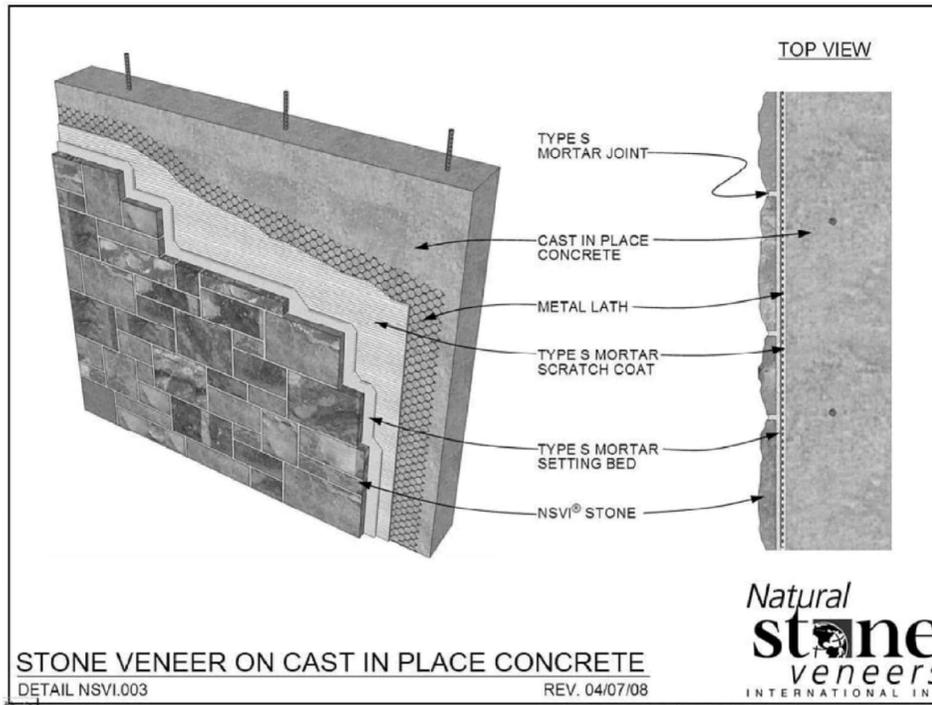
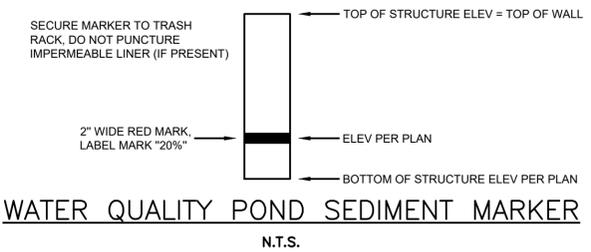


NOTES:

- POST THE FOLLOWING SIGN UNDER THE VISIBLE ALARM FOR EMERGENCY CONTACT:

EMERGENCY CONTACT:
OWNER: XXX-XXX-XXXX
TCEQ: 512-339-2929

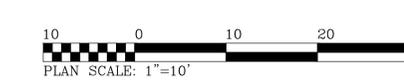
- POND BOTTOM SHALL BE VEGETATED PER THE SEEDING SPECIFICATION ON THE EROSION CONTROL PLAN SHEET.



STONE VENEER ON CAST IN PLACE CONCRETE
DETAIL NSVI.003
REV. 04/07/08
© 2008 NATURAL STONE VENEERS INTERNATIONAL INC. www.nsvi.com

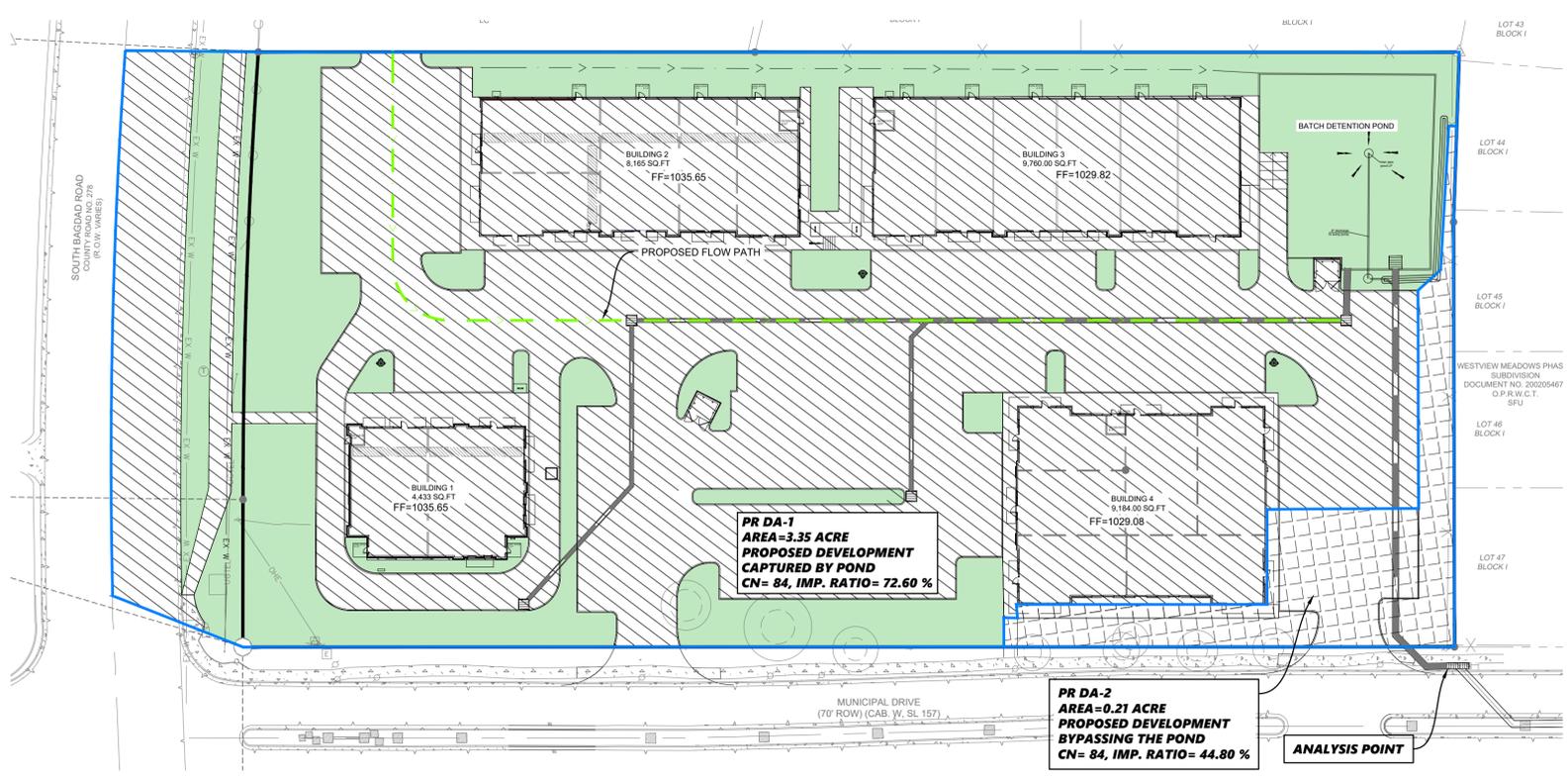
D EXPOSED CONCRETE MASONRY DETAIL
NTS (OR EQUAL)

C WATER QUALITY POND SEDIMENT MARKER
NTS

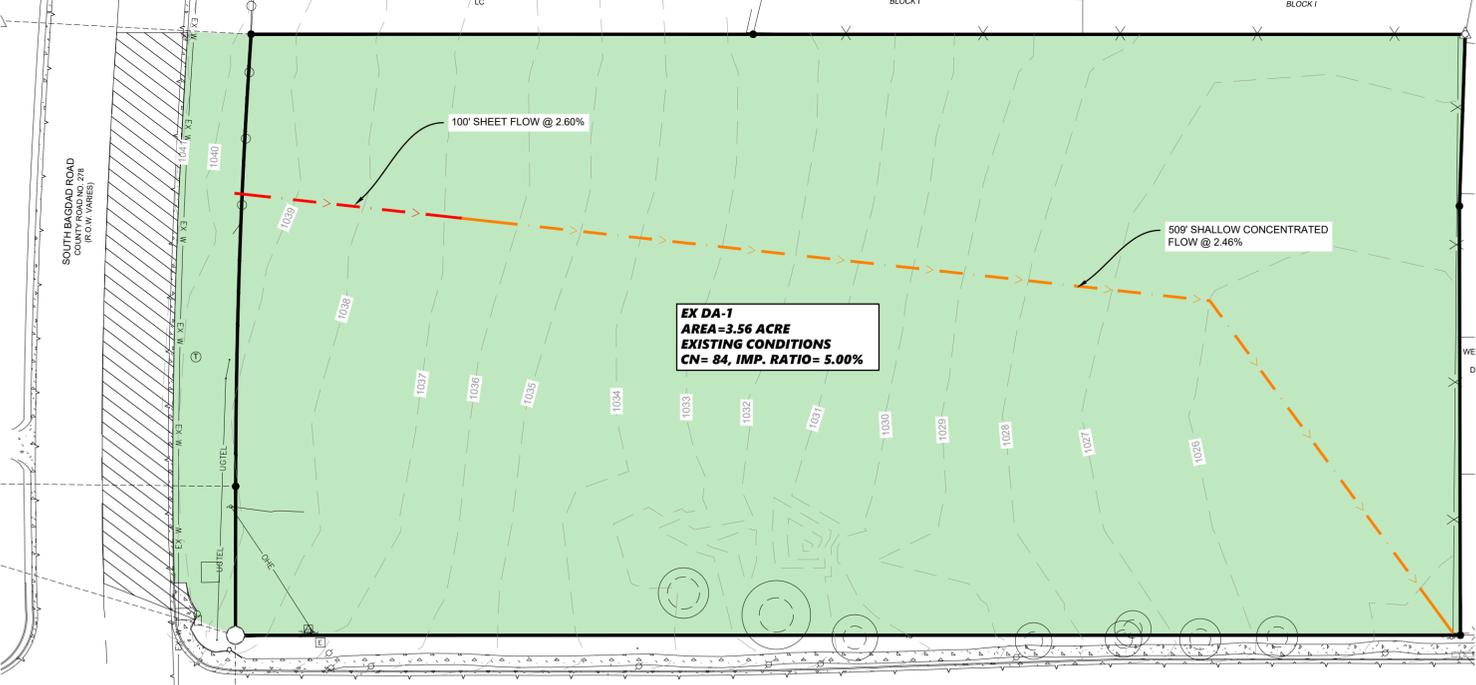


C.E.U.	C.E.U.	BY
1	2	NO.
		DATE
		REVISION
TBPELS FIRM No. 17877 ELI ENGINEERING, PLLC. 700 THERESA COVE, CEDAR PARK, TX 78613 512-656-8605		DATE
BAGDAD MUNICIPALITY WATER QUALITY CALCULATIONS		NO.
DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:	FILE NAME:	DATE:
DRAWN:	EEL	EEL
DESIGNED:	EEL	EEL
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PROPOSED CONDITIONS
SCALE= 1:40



EXISTING CONDITIONS
SCALE= 1:40

LEGEND

- PERVIOUS AREAS
- IMPERVIOUS AREAS
- BYPASS AREAS

Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
EX DA-1	3.56	5.0%	84	11.32	11.52	20.51	26.60	36.97

Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
PR DA-1	3.35	72.59%	84	5.00	17.25	26.95	33.61	45.12
PR DA-2	0.21	44.79%	84	5.00	1.20	1.97	2.50	3.40

EXISTING			PROPOSED		
Analysis Point 1: North West Property Line			Analysis Point 1:North West Property Line		
2 YR	11.52	CFS	2 YR	11.52	CFS
10 YR	20.51	CFS	10 YR	20.51	CFS
25 YR	26.60	CFS	25 YR	26.60	CFS
100 YR	36.97	CFS	100 YR	36.97	CFS

NOTE: ALL PROPOSED FLOWS LEAVING THE PROPERTY ARE LESS THAN OR EQUAL TO EXISTING CONDITION FLOWS

Analysis Point	Peak Pre-Dev Flows(cfs)		Peak Post-Dev Flows(cfs)		Peak Flow Entering Pond (cfs)	Peak Flow Leaving Pond (cfs)	Peak Elevation (m.s.l.)	Freeboard (ft)
	2-YR	10-YR	2-YR	10-YR				
2-YR	11.52	11.48	17.25	10.70	1024.4	2.4		
10-YR	20.51	19.28	26.95	17.92	1024.9	1.9		
25-YR	26.60	24.74	33.61	23.02	1025.3	1.5		
100-YR	36.97	36.30	45.12	33.62	1025.8	1.0		

TOP OF POND=1026.80 FREEBOARD>1'

Stage	2ft Spillway @ 1023.00		4ft Spillway @ 1025.50		16ft Spillway @ 1025.80	
	Flow	Discharge	Flow	Discharge	Flow	Discharge
1,018.50	0.00	0.00	0.00	0.00	0.00	0.00
1,019.00	0.00	0.00	0.00	0.00	0.00	0.00
1,020.00	0.00	0.00	0.00	0.00	0.00	0.00
1,021.00	0.00	0.00	0.00	0.00	0.00	0.00
1,022.00	0.00	0.00	0.00	0.00	0.00	0.00
1,023.00	0.00	0.00	0.00	0.00	0.00	0.00
1,024.00	6.66	0.00	0.00	0.00	0.00	0.00
1,025.00	18.84	0.00	0.00	0.00	0.00	0.00
1,026.00	34.61	4.71	4.71	4.76	4.76	4.76
1,026.80	49.34	19.74	19.74	53.28	53.28	53.28

NOTE:
-C= 0.60 for orifices
-C= 3.33 for broad crested weir

ELEV	CONTOUR AREA SQ.FT	STORAGE CU.FT	STORAGE ACRE FT
1,018.50	0.00	0.00	0.00
1,019.00	100.00	25	0.000573923
1,020.00	1,400.00	775	0.017791598
1,021.00	3,100.00	3025	0.069444623
1,022.00	5,000.00	7075	0.162420068
1,023.00	5,810.00	12,480.00	0.286502112
1,023.00	5,810.00	12,480.00	0.286502112
1,024.00	5,900.00	18335	0.420914762
1,025.00	6,000.00	24285	0.557508317
1,026.00	6,055.00	30313	0.69589251
1,026.80	7,400.00	35695	0.819446548

NOTE: CITY OF LEANDER DRAINAGE CRITERIA WAS USED FOR ALL CALCULATIONS

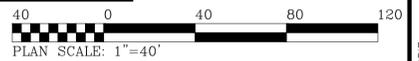
Existing Flows				Sheet Flow				Shallow Conc. Flow				Total
From	To	Area (Ac)	Area (sf)	L (ft)	n	S (ft/ft)	T _t (min)	L (ft)	Surface Type	S (ft/ft)	T _t (min)	T _c (min)
EX DA-1	SOUTH EAST PROPERTY CORNER	3.56	154,895	100	0.150	0.026	7.97	509	Unpaved	0.0246	3.35	11.32

"n" = "short grass, prairie, from CoA DCM Table 2-2"

Proposed Flows				Sheet Flow				Shallow Conc. Flow				Total
From	To	Area (Ac)	Area (sf)	L (ft)	n	S (ft/ft)	T _t (min)	L (ft)	Surface Type	S (ft/ft)	T _t (min)	T _c (min)
PR DA-1	SOUTH EAST PROPERTY CORNER	3.35	145,793	100	0.012	0.035	0.94	436	Paved	0.0100	3.57	5.00
PR DA-2	AREAS BYPASSING POND	0.21	9,102									5.00

Drainage Area	EXISTING		IMPERVIOUS			GRASS		
	Total Area (Ac)	Total Area (sf)	Area Impervious (sf)	Area Impervious (Ac)	Area Impervious (%)	Area Grass (sf)	Area Grass (Ac)	Area Grass (%)
EX DA-1	3.556	154,894	7,739	0.18	5.0%	147,155	3.38	95.0%

Drainage Area	PROPOSED		IMPERVIOUS			GRASS		
	Total Area (Ac)	Total Area (sf)	Area Impervious (sf)	Area Impervious (Ac)	Area Impervious (%)	Area Grass (sf)	Area Grass (Ac)	Area Grass (%)
PR DA-1	3.347	145,792	105,828	2.43	72.6%	39,964	0.92	27.4%
PR DA-2	0.209	9,102	4,077	0.09	44.8%	5,025	0.12	55.2%

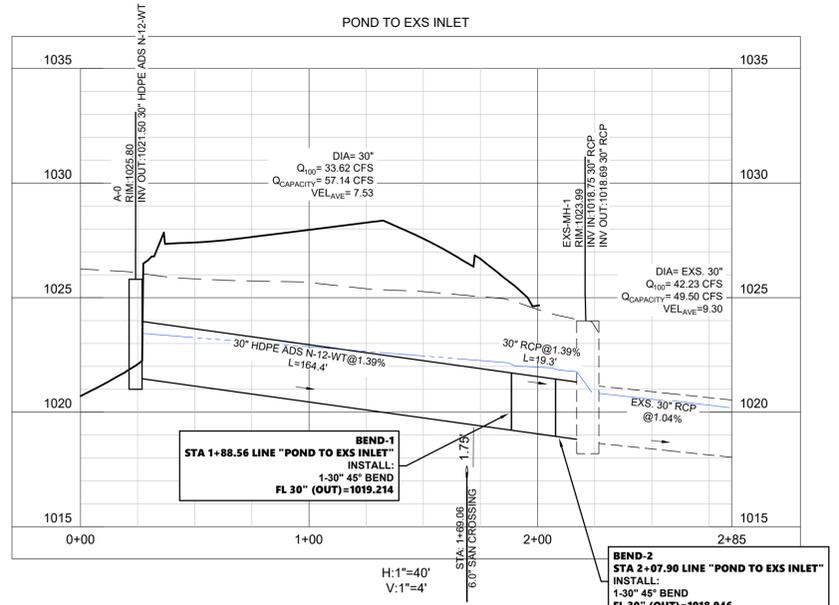
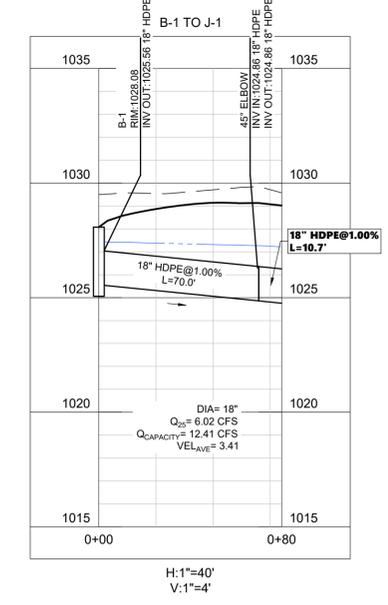
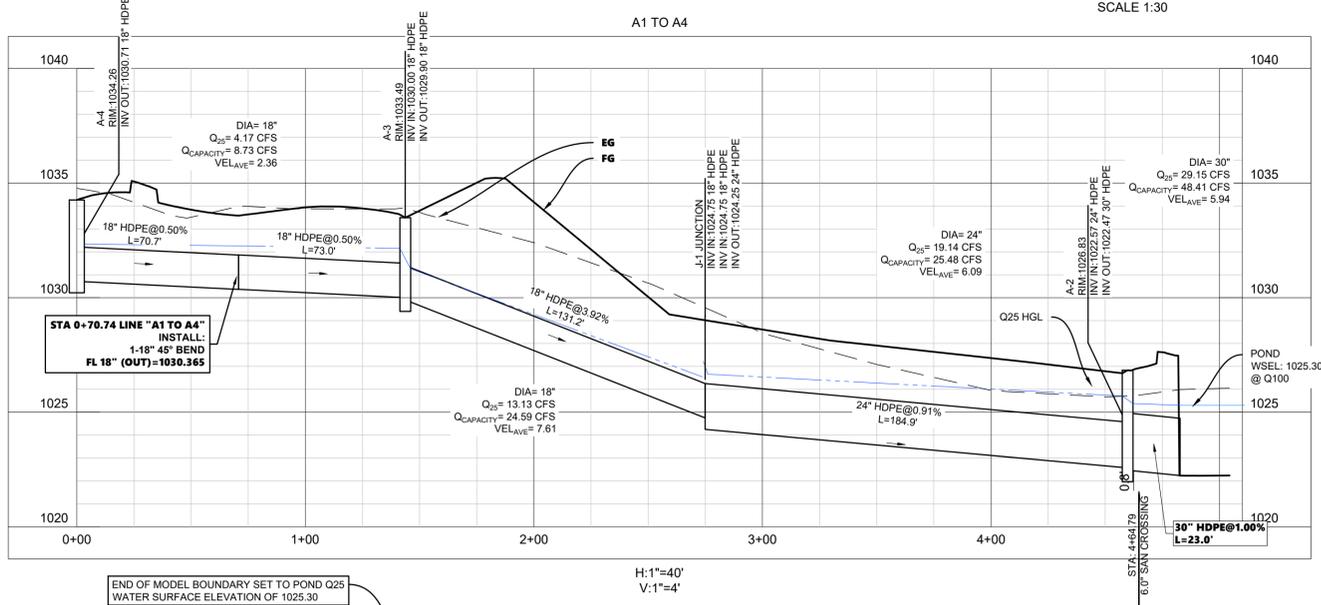
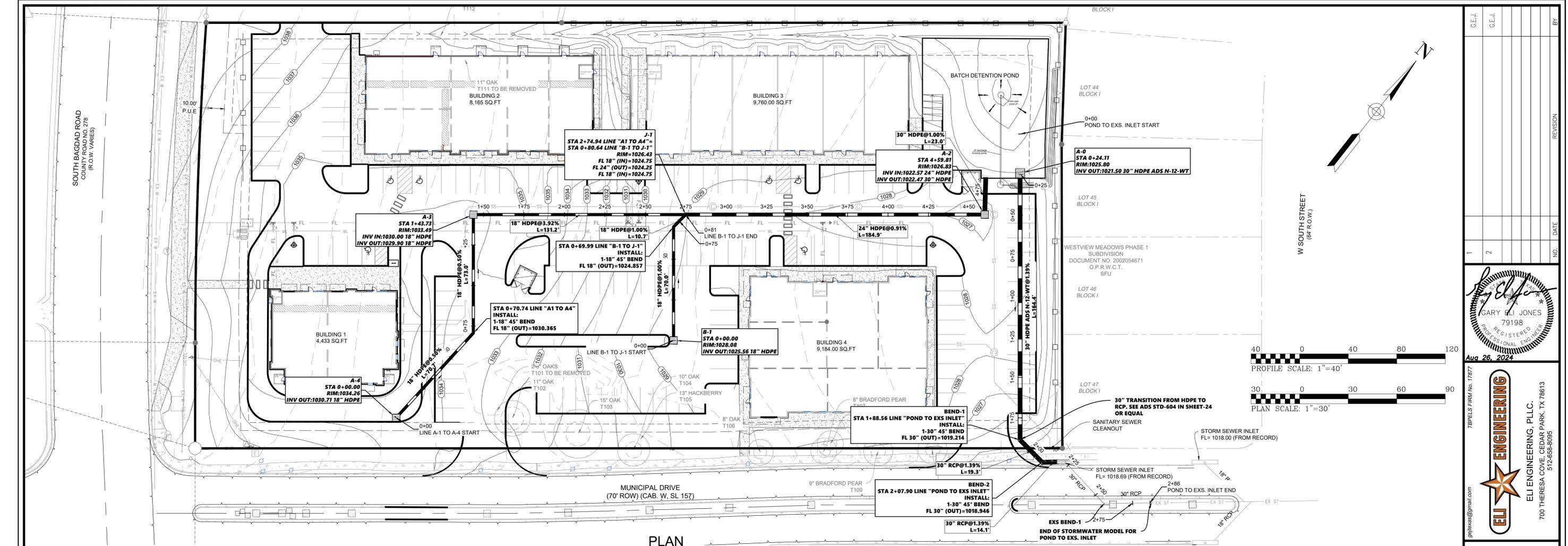


GARY ELI JONES
 REGISTERED PROFESSIONAL ENGINEER
 Aug 26, 2024
 TPELS FIRM No. 17877
 ELI ENGINEERING
 700 THERESA COVE, CEDAR PARK, TX 78613
 512-658-8605

BAGDAD MUNICIPALITY
DRAINAGE AREA MAP EXHIBITS & CALCULATIONS

DRAWING SCALE:	HORIZ. =	VERT. =
SURVEYED:	FILE NAME:	DATE:
DRAWN:	EEI	EEI
DESIGNED:	EEI	EEI

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PIPE FLOW CALCULATION TABLE - Q25

Line ID	Line Size (in)	Line Q (cfs)	Line Full Cap. (cfs)	Line Invert Elev (ft)	Line Depth (ft)	Line Area (sqft)	Downstream					Upstream					Pipe nValue	Pipe Energy Loss (ft)		
							HGL Elev (ft)	Vel (ft/s)	Vel Head (ft)	EGLElev (ft)	Length (ft)	Invert Elev (ft)	Depth (ft)	Area (sqft)	HGL Elev (ft)	Vel (ft/s)			Vel Head (ft)	EGLElev (ft)
LINE A																				
A2 TO A1	30	29.15	48.41	1022.24	2.5	4.91	1025.31	5.94	0.55	1025.85	22.95	1022.47	2.5	4.91	1025.38	5.94	0.55	1025.93	0.011	0.083
J-1 TO A-2	24	19.14	25.48	1022.57	2	3.14	1025.71	6.09	0.58	1026.28	184.87	1024.25	2	3.14	1026.66	6.09	0.58	1027.23	0.011	0.948
A-3 TO J-1	18	13.12	24.59	1024.75	1.5	1.77	1026.54	7.43	0.86	1027.4	131.21	1029.9	1.36	1.68	1031.26	7.8	0.95	1032.2	0.011	4.803
A-4 TO A-3_2	18	4.17	8.78	1030	1.5	1.77	1032.15	2.36	0.09	1032.24	72.99	1030.37	1.5	1.77	1032.23	2.36	0.09	1032.32	0.011	0.082
A-4 TO A-3_1	18	4.17	9.07	1030.36	1.5	1.77	1032.26	2.36	0.09	1032.35	70.74	1030.71	1.5	1.77	1032.34	2.36	0.09	1032.43	0.011	0.08
LINE B																				
B-1 TO J-1_2	18	6.02	12.44	1024.75	1.5	1.77	1027.22	3.41	0.18	1027.4	10.65	1024.86	1.5	1.77	1027.25	3.41	0.18	1027.43	0.011	0.025
B-1 TO J-1_1	18	6.02	12.41	1024.86	1.5	1.77	1027.27	3.41	0.18	1027.45	69.99	1025.56	1.5	1.77	1027.44	3.41	0.18	1027.62	0.011	0.165

PIPE FLOW CALCULATION TABLE - Q25

Line ID	Line Size (in)	Line Q (cfs)	Line Full Cap. (cfs)	Line Invert Elev (ft)	Line Depth (ft)	Line Area (sqft)	Downstream					Upstream					Pipe nValue	Pipe Energy Loss (ft)		
							HGL Elev (ft)	Vel (ft/s)	Vel Head (ft)	EGLElev (ft)	Length (ft)	Invert Elev (ft)	Depth (ft)	Area (sqft)	HGL Elev (ft)	Vel (ft/s)			Vel Head (ft)	EGLElev (ft)
LINE POND TO EXS MH-1																				
EXS BEND-1 TO OUTFALL	30	42.23	49.31	1018.02	2.18	4.54	1020.2	9.3	1.34	1021.54	28.5	1018.32	2.18	4.54	1020.5	9.3	1.34	1021.84	0.011	0.295
EXS MH-1 TO EXS BEND-1	30	42.25	49.5	1018.32	2.19	4.56	1020.5	9.27	1.34	1021.84	35	1018.68	2.18	4.54	1020.86	9.3	1.34	1022.21	0.011	0.365
BEND-2 TO EXS MH-1	30	33.62	57.05	1018.75	2.5	4.91	1021.77	6.85	0.73	1022.5	14	1018.94	2.5	4.91	1021.84	6.85	0.73	1022.56	0.011	0.067
BEND-1 TO BEND-2	30	33.62	57.22	1018.95	2.5	4.91	1021.93	6.85	0.73	1022.66	19.3	1019.21	2.5	4.91	1022.02	6.85	0.73	1022.75	0.011	0.093
A-0 TO BEND-1	30	33.62	57.14	1019.21	2.5	4.91	1022.16	6.85	0.73	1022.89	164.5	1021.5	1.94	4.08	1023.44	8.23	1.05	1024.49	0.011	1.604

C.E.U. G.E.U.

1 2

NO. DATE

REVISION

BY

Aug 26, 2024

GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER

ELI ENGINEERING
700 THERESA COVE, CEDAR PARK, TX 78613
512-656-8605

ELI ENGINEERING
700 THERESA COVE, CEDAR PARK, TX 78613
512-656-8605

BAGDAD MUNICIPALITY
STORM DRAIN PROFILES

HORIZ. SCALE: VERT. SCALE:

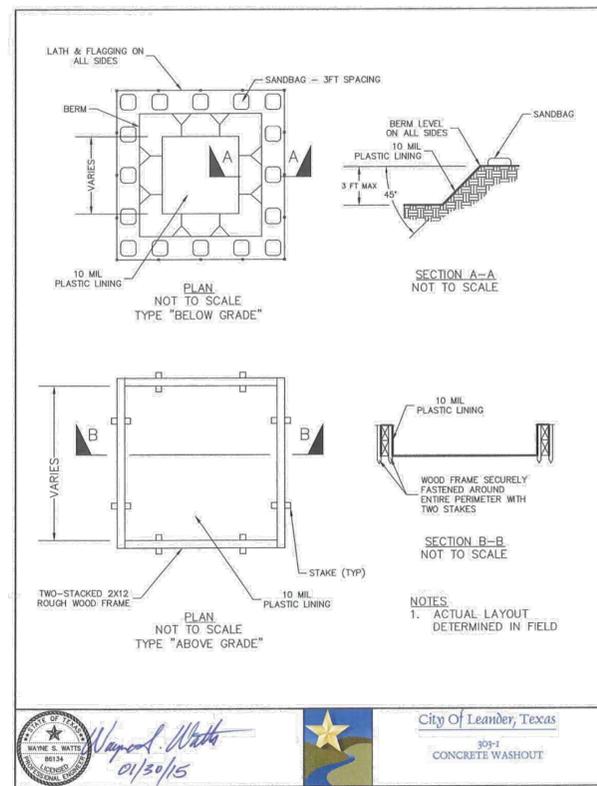
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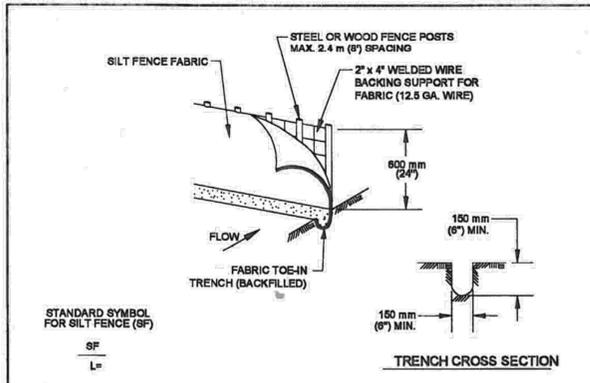
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City of Leander, Texas
309-1
CONCRETE WASHOUT

Wayne S. Watts
01/30/15



- STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 INCHES) DEPTH, USE STEEL POSTS.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A GRADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- THE TRENCH MUST BE A MINIMUM OF 150 mm (6 INCHES) DEEP AND 150 mm (6 INCHES) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
- INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- 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 150 mm (6 INCHES). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

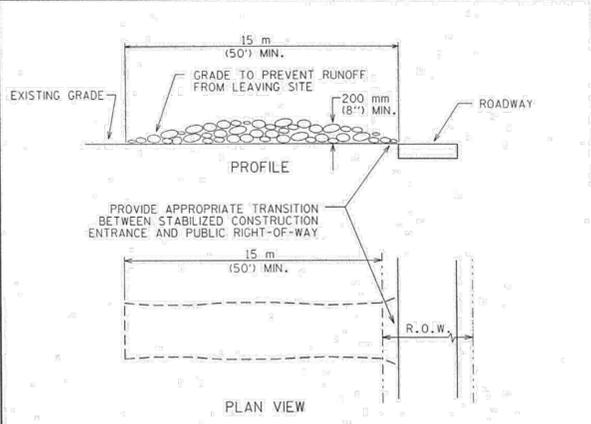
CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

SILT FENCE

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 642S-1

Wayne S. Watts
9/11/2011
ADOPTED



- NOTES:
- STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
 - LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
 - THICKNESS: NOT LESS THAN 200 mm (8").
 - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
 - 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.
 - 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.
 - DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

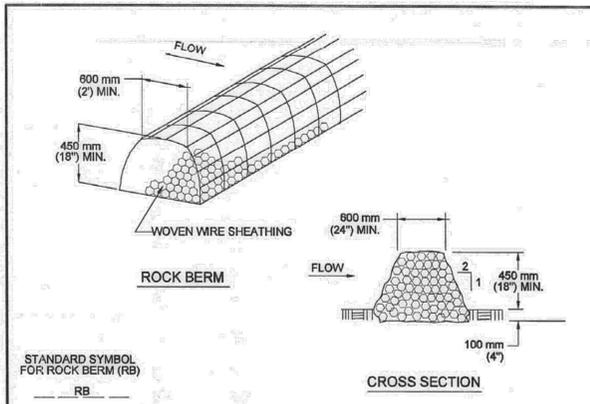
CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

STABILIZED CONSTRUCTION ENTRANCE

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 641S-1

Wayne S. Watts
8/24/2010
ADOPTED



- NOTES:
- USE ONLY OPEN GRADED ROCK 75 TO 125 mm (3 TO 5") DIAMETER FOR ALL CONDITIONS.
 - 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).
 - 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.
 - 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 SEDIMENTATION PROBLEM.
 - WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

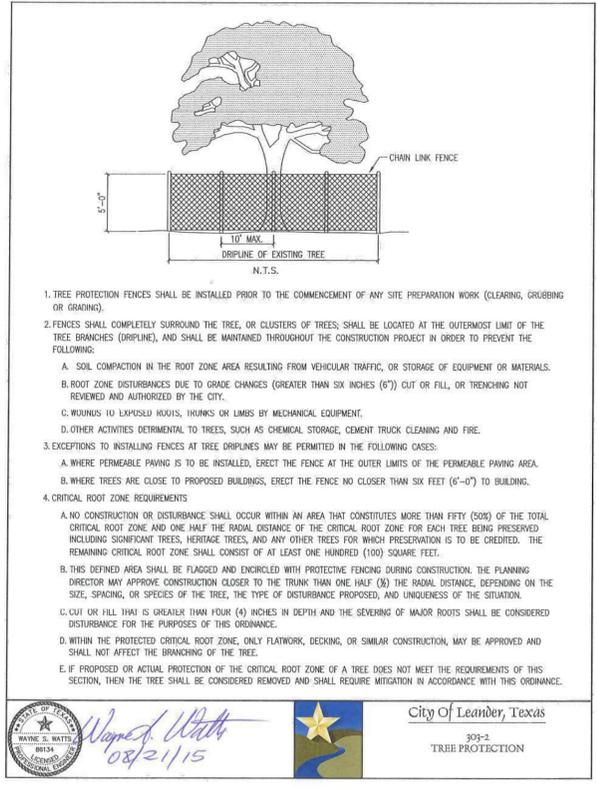
CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT

ROCK BERM

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 639S-1

Wayne S. Watts
8/24/2010
ADOPTED



- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
- FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES, SHALL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6")) CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY.
 - WOUNDS TO EXPOSED BRANCHES, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
 - OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.
- EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.
- CRITICAL ROOT ZONE REQUIREMENTS
 - NO CONSTRUCTION OR DISTURBANCE SHALL OCCUR WITHIN AN AREA THAT CONSTITUTES MORE THAN FIFTY (50%) OF THE TOTAL CRITICAL ROOT ZONE AND ONE HALF THE RADIAL DISTANCE OF THE CRITICAL ROOT ZONE FOR EACH TREE BEING PRESERVED INCLUDING SIGNIFICANT TREES, HERITAGE TREES, AND ANY OTHER TREES FOR WHICH PRESERVATION IS TO BE CREDITED. THE REMAINING CRITICAL ROOT ZONE SHALL CONSIST OF AT LEAST ONE HUNDRED (100) SQUARE FEET.
 - THIS DEFINED AREA SHALL BE FLAGGED AND ENCIRCLED WITH PROTECTIVE FENCING DURING CONSTRUCTION. THE PLANNING DIRECTOR MAY APPROVE CONSTRUCTION CLOSER TO THE TRUNK THAN ONE HALF (50) THE RADIAL DISTANCE, DEPENDING ON THE SIZE, SPACING, OR SPECIES OF THE TREE, THE TYPE OF DISTURBANCE PROPOSED, AND UNLIKENESS OF THE SITUATION.
 - CUT OR FILL THAT IS GREATER THAN FOUR (4) INCHES IN DEPTH AND THE SEVERING OF MAJOR ROOTS SHALL BE CONSIDERED DISTURBANCE FOR THE PURPOSES OF THIS ORDINANCE.
 - WITHIN THE PROTECTED CRITICAL ROOT ZONE, ONLY FLATWORK, DECKING, OR SIMILAR CONSTRUCTION, MAY BE APPROVED AND SHALL NOT AFFECT THE BRANCHING OF THE TREE.
 - IF PROPOSED OR ACTUAL PROTECTION OF THE CRITICAL ROOT ZONE OF A TREE DOES NOT MEET THE REQUIREMENTS OF THIS SECTION, THEN THE TREE SHALL BE CONSIDERED REMOVED AND SHALL REQUIRE MITIGATION IN ACCORDANCE WITH THIS ORDINANCE.

City of Leander, Texas
309-2
TREE PROTECTION

Wayne S. Watts
08/21/15

GEOCURVE Product Data Sheet

STORMWATER CURB INLET FILTER

The GeoCurve Inlet Filter is a stormwater filter for placement into a stormwater curb inlet for the purpose of capturing debris and sediment that is transported by stormwater runoff. The device is comprised of a filter media (woven monofilament filter fabric) affixed to the lower portion of a "C" shaped hot dip galvanized 11 gauge welded wire frame (2" x 4" openings) with an upper retention flange. The device effectively filters stormwater, can easily be removed for maintenance and cleaning and incorporates an overflow window for heavy storm events.

PROPERTY	TEST METHOD	VALUE
Device		
Device Flow Rate	Empirical Flow Test	300 gal/min/sf of inlet open area
FILTER FABRIC: Monofilament Woven Filter Fabric		
Fabric Weight	ASTM D 3776	4.5 oz/sy
Grab Tensile Strength	ASTM D 4632	200 lbs
Mullen Burst Strength	ASTM D 3786	410 lbs/sq in
UV Stability	ASTM D 4355	80%
Water Flow Rate	ASTM D 4491	200 gal/min/sf

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

GeoCurve Product Data Sheet

GEOCURVE STORMWATER CURB INLET FILTER

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

LENGTH

WIRE FRAME

FILTER MEDIA

GEOCURVE INLET FILTER

CROSS-SECTION SHOWING PLACEMENT OF GEOCURVE IN CURB INLET

OVERFLOW

HEAVY STORM FLOW

FILTERED STORM WATER

GEOCURVE INLET FILTER CROSS-SECTION

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

C.E.U. C.E.U. NO. DATE BY

1 2

Aug 26, 2024

TPBELS FIRM No. 17877

ELI ENGINEERING

GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER

ELI ENGINEERING, PLLC
700 THERESA COVE, CEDAR PARK, TX 78613
512-666-8605

BAGDAD MUNICIPALITY
DETAIL SHEET

HORIZ. SCALE: VERT. SCALE: DRAWING SCALE: SURVEYED: FILE NAME: DATE: DRAWN: EEI DESIGNED: EEI



Firm # 17877

September 3, 2024

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

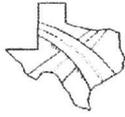
**Re: 1012 Municipal Drive
Contributing Zone Plan Permit
Attachment N-Inspection, Maintenance, Repair and Retrofit Plan**

To Whom It May Concern:

A plan for the inspection, maintenance, repair, and if necessary, retrofit of the permanent BMPs and measures is attached. It includes procedures for documenting inspections, maintenance, repairs, and if necessary, retrofits as well as record keeping procedures. The plan has been prepared and certified by the engineer that designed the permanent BMP and measures. The owner or responsible party has signed the plan.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent



Firm # 17877

September 5, 2024

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
12100 Park 35 Circle, Bldg. A, Room 179
Austin, Texas 78753

**Re: 1012 Municipal Drive
Contributing Zone Plan Permit
Attachment N-Inspection, Maintenance, Repair and Retrofit Plan**

To Mr. Praveen Guduru:

TCEQ requires the property owner to keep operation, maintenance, and inspections records of the BMP features including the grassy swale and batch detention pond.

General Guidelines:

- **Accessibility:** You should maintain accessibility to the BMP at all times. Equipment and personnel required to maintain and inspect the BMP should not be obstructed under reasonable conditions. Maintenance access will be provided via 12-foot ramp into the pond.
- **Material Disposal:** Stormwater pollutants include a variety of substances that are deposited in the BMP. Federal and state laws and regulations may apply to the disposal of substances removed from the BMP. In order to dispose of substances removed from the BMP you must 1) characterize the waste 2) classify the waste based on character 3) properly dispose the waste according to current state (30TAC 330 or 335) and federal rules (40 CFR Subchapter C or D). The sediment must be determined inert for on-site disposal.

At a minimum, you should keep written records indicating the following:

Subject	Frequency
Pest management	Develop an integrated pest management plan for vegetated areas. Specify how problem weeds and insects will be controlled with minimal or no use of insecticides and herbicides.
Inspect swales & filters	Twice per year, once after a major rainfall event.
Inspect outlet structure	Twice per year, once after a major rainfall event.
Mow and maintain area	As needed such that grass is less than 18" tall or twice per year.
Remove sediment	Remove sediment that reaches 3 inches in depth over any spot or covers vegetation. Replace eroded areas with compacted fill and re-seed as necessary to maintain

Maintenance Guidelines for Batch Detention Basins

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

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

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

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

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

Nuisance Control. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms

due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

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

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

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

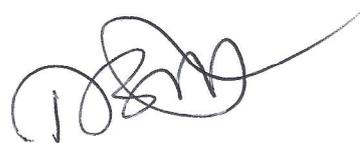
All maintenance and repairs made to the BMP should be documented along with the inspection report.

Sincerely,

Concurrence & Acceptance:



Gary Eli Jones, P.E.



Narsimha Telukuntla



Firm # 17877

September 3, 2024

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

**Re: 1012 Municipal Drive
Contributing Zone Plan Permit
Attachment P-Measures for Minimizing Surface Stream Contamination**

To Whom It May Concern:

The permanent BMP that is proposed on-site will provide measures to avoid or minimize surface stream contamination. The measures are shown in the construction drawings and include temporary E&S controls, as well as the permanent BMP (batch detention pond). The perforated pipe covered with gravel used for discharge from the batch detention pond will ensure the discharge from the site is distributed across the southern property line.

If you have any questions or need further assistance, please contact me at 512-658-8095.

9/3/2024

Gary Eli Jones, P.E.
Authorized Agent



GEO SOLUTIONS

TPDES Construction General Permit

Stormwater Pollution Prevention Plan (SWP3)

For a Small Construction Site Less Than Five Acres

For Construction Activities At:

1012 Municipal Drive
1012 Municipal Drive
Leander, TX 78642

SWP3 Prepared For:

Bagdadcorner, LLC
7 Skytop Road
Edison, NJ 08820



SWP3 Prepared By:

GeoSolutions Inc.
4417 Burleson Road
Austin, Texas
512-330-0796

SWP3 Preparation Date:

08/26/2024

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Section 1: Project/Site Information

1.1 Nature of Construction Activity and Project Information

Project/Site Name and Address	
Project/Site Name: 1012 Municipal Drive	
Project/Site Street/Location: 1012 Municipal Drive	
City: Leander	County: Williamson
State: Texas	ZIP Code: 78642

General Description of the Nature of the Construction Project/Site:
<p>Construction activities will consist of developing new commercial office or retail buildings and the associated site improvements. Construction will include erosion & sediment controls, clearing, grading, excavation, drainage improvements, utilities, paving, and vertical construction of the proposed buildings.</p>

Project Area Data
Estimated project start date: Start date has not been determined yet
Estimated project end date: TBD
Total area of the construction site: 3.2 (acres)
Estimated area to be disturbed: 3.2 (acres)
Purpose of the Construction Project/Site: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Pipeline <input type="checkbox"/> Road/Bridge <input type="checkbox"/> Other(s):

Project Latitude/Longitude (Physical entrance OR for linear project, include latitude/longitude of start and end points)			
Latitude:	Longitude:		
30.5697° N	-97.8677° W		
Latitude:	Longitude:		
____.____.____ ° N	____.____.____ ° W		
Method for determining latitude/longitude:			
<input checked="" type="checkbox"/> Google Earth	<input type="checkbox"/> EPA Website	<input type="checkbox"/> USGS topographic map	<input type="checkbox"/> TCEQ Maps

Description of soil types or the quality of any discharge from the site:
<p>DoC—Doss silty clay, moist, 1 to 5 percent slopes FaB—Fairlie clay, 1 to 2 percent slopes</p> 

1.2 Operators and Contractor's Contact Information

Owner/Operators Information:		
Name: BAGDADCORNER, LLC		
Address: 7 Skytop Road		
City: Edison	State: NJ	Zip Code: 08820
Telephone Number: 973-723-4862		
Email address: Unknown		
TPDES Authorization Number: N/A (Small Construction Site)		

Contractor's Information:		
Name: Contractor has not been determined yet		
Address: TBD		
City: TBD	State: TBD	Zip Code: TBD
Telephone Number: TBD		
Email address: TBD		
TPDES Authorization Number: N/A (Small Construction Site)		

Sub-Contractor's Information (if applicable):		
Name:		
Address:		
City:	State:	Zip Code:
Telephone Number:		
Email address:		

SWP3 Preparer Contact Information
SWP3 Preparer Contact Name: Kevin Kyte, CESSWI/QPSWPPP
Telephone number: 512-579-9064
Email address: kevin.kyte@geosolutionsinc.com

1.3 Construction Support Activities

List of construction support activities that will be present at the construction project/site:

Type of Construction Support Activities	Will be Present at the Construction Site?
Onsite Equipment Staging Yards	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Onsite Material Storage Areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Offsite Excavated Material Disposal Areas (e.g. excess material dump sites)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Offsite Borrow Areas (e.g. a material borrow pit)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Onsite Concrete Production Plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Onsite Asphalt Production Plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(add others below if applicable)	
	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Yes <input type="checkbox"/> No

1.4 Sequence of construction activities that will disturb soils for major portions of the site.

No.	Sequence of Construction Activities	Estimated Start Date	Approx. Duration (in Days)
1.	Install temporary erosion & sediment controls as indicated on the approved construction plans.	TBD	3 days
2.	Begin initial site clearing, rough grading, and excavation of the detention pond.	TBD	10 days
3.	Install underground utilities such as water, wastewater, and storm sewer lines	TBD	90 days
4.	Begin vertical construction of the proposed buildings	TBD	ongoing
5.	Begin final grading, site clean up, and landscaping	TBD	30 days
6.	Remove temporary erosion and sediment controls	TBD	2 days
7.			
8.			
9.			
10.			

1.5 Allowable Non-Stormwater Discharges

List of allowable non-stormwater discharges that may be present at the construction site:

No.	Type of Allowable Non-Stormwater Discharge	Likely to be Present at Construction Site?
1.	Fire hydrant flushing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2.	Waters used to wash vehicles and equipment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3.	Uncontaminated water used to control dust	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4.	Potable water including uncontaminated water line flushing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5.	Routine external building wash down	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6.	Pavement washing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7.	Uncontaminated air conditioning or compressor condensate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8.	Uncontaminated, non-turbid discharges of ground water or spring water	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9.	Foundation or footing drains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10.	Landscape Irrigation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
11.	Uncontaminated construction dewatering	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Section 2: Receiving Waters and Site Maps

2.1 Receiving Waters

Receiving Water body Information: Stormwater discharges from this construction project will potentially flow to the following receiving water body(ies):

No.	Name of the Receiving Waters	TCEQ Segment ID Number	Will the receiving waters be disturbed?	Location of the Receiving Waters
1.	South Fork Brushy Creek	Unclassified	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Located to the north of the site
2.	Brushy Creek Above South Brushy Creek	1244A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Located to the east of the site
3.			<input type="checkbox"/> Yes <input type="checkbox"/> No	
4.			<input type="checkbox"/> Yes <input type="checkbox"/> No	
5.			<input type="checkbox"/> Yes <input type="checkbox"/> No	

Is the project located within the Edwards Aquifer Recharge Zone or the Edwards Aquifer Contributing Zone?

Yes No

If yes, provide the TCEQ Edwards Aquifer permit number associated with the site:

N/A (Edwards Aquifer permit has not been issued yet)

Does the project/site discharge stormwater into a Municipal Separate Storm Sewer System (MS4)?

Yes No

If yes, provide the name and address of the of the MS4 operator:

Name of MS4: City of Leander

Address: 201 N Brushy Street – Leander, TX 78641

2.2 General Location Map

- A **general location map** is included in **Attachment A** of this SWP3.

2.3 Site Map

The SWP3 includes a site map or series of site maps (or erosion and sediment control plans) showing all of the criteria listed below:

- i. **property boundary(ies);**
- ii. **drainage patterns**
- iii. **areas where soil disturbance will occur**
- iv. **locations of all controls and buffers, either planned or in place;**
- v. **locations where temporary or permanent stabilization practices are expected to be used;**
- vi. **locations of construction support activities, including those located off-site;**
- vii. **surface waters (including wetlands) either at, adjacent, or in close proximity to the site**
- viii. **locations where stormwater discharges from the site directly to a surface water body or a municipal separate storm sewer system;**
- ix. **vehicle wash areas; and**
- x. **designated points on the site where vehicles will exit onto paved roads**

- The site map or series of maps for this site can be found in **Attachment B** of this SWP3.

Section 3: Construction Site Pollutants

3.1 Pollutant-Generating Activities

Potential sources of sediment to stormwater runoff:

No.	Potential Sediment Pollutant/Activity	Likely to be Present at Construction Site?
1.	Clearing and topsoil stripping	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2.	Grading and/or excavation operations	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3.	Fill or imported materials (sand, gravel, road base, etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4.	Stockpiled material (topsoil, spoils)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5.	Trenching	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6.	Vehicle Tracking	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7.		<input type="checkbox"/> Yes <input type="checkbox"/> No
8.		<input type="checkbox"/> Yes <input type="checkbox"/> No

Potential sources of pollutants, other than sediment, to stormwater runoff:

No.	Potential Pollutant (other than sediment)	Likely to be Present at Construction Site?
1.	Staging or storage areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2.	Small re-fueling activities & minor equipment maintenance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3.	Portable toilets or temporary sanitary facilities	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4.	Using general building materials (solvents, adhesives, paints, lubricants)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5.	Concrete washout, mortar, flowable fill	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6.	Paving Operations (asphalt and asphalt primer)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7.	Concrete curing compounds and form release agents	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8.	Construction waste, trash and debris	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9.		<input type="checkbox"/> Yes <input type="checkbox"/> No

3.2 List of Potential Pollutants

List of Pollutants that can be present at the construction site:

Check if used	Materials or Chemicals	Stormwater Pollutants	Location at the Site
<input checked="" type="checkbox"/>	Dirt from disturbed areas	Sediment	Site-wide, at cleared and graded areas
<input checked="" type="checkbox"/>	Cleaning solvents	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	Potentially used during equipment maintenance or repairs. Locations will vary
<input checked="" type="checkbox"/>	Asphalt	Oil, petroleum distillates	Used in construction of driveways and parking areas
<input checked="" type="checkbox"/>	Concrete	Limestone, sand, chromium	Concrete will be poured at several locations within the site, including curbs, sidewalks, pond, etc.
<input checked="" type="checkbox"/>	Glue, adhesives, sealants	Polymers, epoxies	Used in construction of buildings and utilities
<input checked="" type="checkbox"/>	Paints, stains, lacquers	Metal oxides, Stoddard solvent, calcium carbonate, arsenic	Used in construction of buildings and asphalt markings
<input checked="" type="checkbox"/>	Curing compounds	Naphtha	Used in association with concrete forms
<input type="checkbox"/>	Wood preservatives	Stoddard solvent, petroleum distillates, arsenic, copper, chromium	
<input checked="" type="checkbox"/>	Hydraulic oil/fluids	Mineral oil	Used in construction equipment and tools. Locations will vary
<input checked="" type="checkbox"/>	Gasoline	Benzene, ethyl benzene, toluene, xylene, MTBE	Used in construction equipment and tools. Locations will vary
<input checked="" type="checkbox"/>	Diesel Fuel	Petroleum distillate, oil & grease, naphthalene, xylenes	Used in construction equipment and tools. Locations will vary
<input checked="" type="checkbox"/>	Antifreeze/coolant	Ethylene glycol, propylene glycol, heavy metals	Used in construction equipment. Locations will vary
<input checked="" type="checkbox"/>	Sanitary toilets	Sanitary waste and deodorizing chemicals	Used in portable toilets
<input checked="" type="checkbox"/>	Plaster	Calcium sulphate, calcium carbonate, sulfuric acid	Potentially used in construction of buildings
<input type="checkbox"/>	Pesticides (insecticides, fungicides, herbicides, rodenticides)	Chlorinated, hydrocarbons, organophosphates, carbonates	
<input checked="" type="checkbox"/>	Fertilizer	Nitrogen, phosphorous	At all areas to be revegetated
<input type="checkbox"/>			

Section 4: Compliance with Federal Requirements

4.1 Endangered or Threatened Species Protection

Discharges that would adversely affect a listed endangered or threatened aquatic or aquatic-dependent species or its critical habitat are not authorized by the TXR15 permit unless the requirements of the Endangered Species Act are satisfied. Federal requirements related to endangered species apply to all TPDES permitted discharges and site-specific controls may be required to ensure that protection of endangered or threatened species is achieved. If a permittee has concerns over potential impacts to listed species, the permittee may contact TCEQ for additional information.

Is there threatened or endangered aquatic species or critical habitat located at this site?

Yes No

If yes, provide data here:

Name of Aquatic Species	Will discharges adversely affect endangered aquatic species or habitat?	Location of the Critical Habitat	Is Documentation of compliance with The Endangered Species Act included within the SWPPP?
	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No

Endangered species habitat information was obtained from the following U.S. Fish and Wildlife website:

[Critical Habitat for Threatened & Endangered Species \[USFWS\]](#)

4.2 Federal, State, or Local Historic Preservation Laws

Will stormwater discharges or stormwater discharge-related activities (e.g., catch basin, pond, culvert, etc.) affect a property that is protected by Federal, State, or local historic preservation laws? Yes No

If yes, describe any actions taken to mitigate those effects: Not Applicable

Historical information was obtained from the following website:

<https://www.nps.gov/subjects/nationalregister/index.htm>

4.3 TMDL Requirements

Does the construction project/site discharge stormwater into an impaired water body on the latest EPA-approved CWA 303(d) list of waters with an EPA-approved or established TMDL that are found on the latest EPA-approved Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d) (which lists the category 4 and 5)?

Yes No

If yes, new sources or new discharges of the pollutants of concern to impaired waters are not authorized by this permit unless otherwise allowable under 30 TAC Chapter 305 and applicable state law. Impaired waters are those that do not meet applicable water quality standards and are listed as category 4 or 5 in the current version of the CWA 305(b) and 303(d) list. Pollutants of concern are those for which the water body is listed as impaired.

Discharges of the pollutants of concern to impaired water bodies for which there is a TMDL are not eligible for coverage under the TPDES General Permit unless they are consistent with the approved TMDL.

Section 5: Stormwater Control Measures

The purpose of the implementation of different stormwater pollution controls is to reduce pollutants in the stormwater and the volume of stormwater leaving the construction site. All pollution control measures should be selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices.

5.1 Stabilization Practices

Type of Site Stabilization Practice(s) that will be implemented at the construction project/site (select all that apply):

- Temporary
 Permanent
 Vegetative
 Non-Vegetative

Deadline to Initiate Stabilization: stabilization measures are required whenever earth-disturbing activities have permanently or temporarily ceased on any portion of the site and will not resume for a period of 14 or more calendar days.

Temporary Stabilization
The following controls/BMPs will be used to temporarily stabilize exposed portions of the construction site:
<input type="checkbox"/> Rolled erosion control products such as matting or straw blankets <input type="checkbox"/> Hydroseeding <input type="checkbox"/> Soil binders <input type="checkbox"/> Straw mulch or wood mulch <input type="checkbox"/> Compost Blankets <input type="checkbox"/> Drill seeding or broadcast seeding <input type="checkbox"/> Other <input checked="" type="checkbox"/> Temporary stabilization will likely not be required

Permanent Stabilization
The following controls/BMPs will be used to permanently stabilize exposed portions of the construction site:
<input type="checkbox"/> Rolled erosion control products such as matting or straw blankets <input checked="" type="checkbox"/> Hydroseeding <input checked="" type="checkbox"/> Sod and/or landscaping <input type="checkbox"/> Drill seeding or broadcast seeding <input type="checkbox"/> Other

To achieve final stabilization, all soil disturbing activities at the site must be completed and a uniform perennial vegetative cover with a density of at least 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as rip rap or gabions). Final stabilization must be achieved prior to termination of permit coverage.

Site Stabilization Record: A record of the dates when grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated must be included with the plan.

A record of the dates when grading activities occur will be documented using the Grading & Stabilization Activity logs in **Attachment H** of this SWP3.

If not, explain why: _____

5.2 Natural Buffers and/or Equivalent Sediment Controls

Natural Buffer Compliance

Appropriate natural buffers around surface water in the state must be provided and maintained. Direct stormwater to vegetated areas and maximize stormwater infiltration to reduce pollutant discharges, unless infeasible. If providing buffers is infeasible, the permittee should document the reason that natural buffers are infeasible and should implement additional erosion and sediment controls to reduce sediment load.

Are surface waters within close proximity of the site (within 1 mile of the site)?

Yes No

If yes, will a natural buffer be implemented?

Yes No (Not Feasible)

If a natural buffer is not feasible, the following additional erosion and sediment controls will be used to achieve the sediment load reduction similar to a natural buffer:

Not Applicable – a natural buffer will be maintained

Rationale for concluding that it is infeasible to provide and maintain a natural buffer of any size:

Not Applicable

Note – TCEQ does not consider stormwater control features (e.g. stormwater conveyance channels, storm drain inlets, sediment basins) to constitute “surface water” for the purpose of triggering the buffer requirement.

5.3 Structural Controls/Best Management Practices (BMPs)

The table below lists Structural and Non-Structural Sediment Controls/Best Management Practices (BMPs) used to meet the non-numeric technology-based effluent limitations and applicable numeric technology-based effluent limitations.

The following BMPs will be used or implemented at the construction project/site:

Erosion Controls		Sediment Controls	
<input type="checkbox"/>	Preservation of Existing Vegetation	<input checked="" type="checkbox"/>	Silt Fence
<input type="checkbox"/>	Vegetated Swales	<input type="checkbox"/>	Silt Dikes
<input checked="" type="checkbox"/>	Hydroseeding	<input type="checkbox"/>	Compost Sock
<input type="checkbox"/>	Hydraulic Mulch	<input type="checkbox"/>	Check Dam
<input type="checkbox"/>	Wood Mulching	<input type="checkbox"/>	Mulch Rolls or Fiber Rolls
<input type="checkbox"/>	Straw Mulching	<input checked="" type="checkbox"/>	Storm Drain Inlet Protection
<input type="checkbox"/>	Compost Blankets	<input type="checkbox"/>	Outlet Protection/Velocity Dissipation Devices
<input type="checkbox"/>	Soil Binders	<input type="checkbox"/>	Earth Berms and/or Drainage Swales
<input type="checkbox"/>	Soil Stabilization Matting/Blankets	<input type="checkbox"/>	Sandbag Barrier
<input type="checkbox"/>	Soil Preparation/Roughening	<input type="checkbox"/>	Gravel Bag Berm/Barrier
<input checked="" type="checkbox"/>	Sod	<input type="checkbox"/>	Sediment Basin
<input type="checkbox"/>	Streambank Stabilization	<input type="checkbox"/>	Sediment Trap
Tracking Controls		<input checked="" type="checkbox"/>	Rip-rap
<input checked="" type="checkbox"/>	Stabilized Construction Entrance/Exit	<input type="checkbox"/>	Rock Berms or Gabions
<input type="checkbox"/>	Stabilized Construction Roadway	Non-Structural Controls	
<input type="checkbox"/>	Entrance/Exit Tire Wash	<input type="checkbox"/>	Phasing and Scheduling
<input type="checkbox"/>	Street Sweeping or Vacuuming	<input type="checkbox"/>	Dust Suppression
Other Structural Controls		<input checked="" type="checkbox"/>	Good Housekeeping
<input type="checkbox"/>	Vegetative Buffers	<input type="checkbox"/>	Preventive Maintenance
<input type="checkbox"/>	Non-Vegetative Stabilization	<input type="checkbox"/>	Preservation of Topsoil
<input checked="" type="checkbox"/>	Concrete Waste Management	<input type="checkbox"/>	Minimizing Soil Compaction
<input checked="" type="checkbox"/>	Dewatering Controls	<input type="checkbox"/>	Fertilizer Application Management
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

5.3.1 Perimeter Control

Permit Requirement: *At a minimum, silt fences, vegetative buffer strips, or equivalent sediment controls are required for all down slope boundaries of the construction area, and for those side slope boundaries deemed appropriate as dictated by individual site conditions.*

To comply with the TXR15 permit, the following type of perimeter control(s) will be used at the construction site:

Perimeter Control Description	Location	Installation Date
Silt Fence	Silt fence is planned along the southeast and northeast perimeters of the site, at the limits of construction boundaries. See site map for details.	Installation date has not been determined

Maintenance Requirements: Remove sediment before it has accumulated to one-half of the above-ground height of any perimeter control. Repair or replace silt fence that is torn or damaged. Address areas where the fence has been knocked down, undermined, or un-trenched.

5.3.2 Offsite Vehicle Tracking

Permit Requirement: *Track-out of sediment onto off-site streets, other paved areas, and sidewalks from vehicles exiting your construction site must be minimized.*

To comply with the TXR15 permit, the following type of sediment track-out control will be implemented:

Perimeter Control Description	Location	Installation Date
Stabilized Construction Entrance/Exit	A stabilized construction entrance/exit is planned on the southeast portion of the site where construction traffic will exit onto existing Municipal Drive.	Installation date has not been determined

Maintenance Requirements:

Tracking Removal/Cleaning: Promptly remove any sediment tracked onto paved roadways. Properly dispose of any sediment build-up on the construction entrance. Restore the construction entrance (if required) by adding rock and/or cleaning any measures used to trap sediment.

5.3.3 Velocity Dissipation Devices

Permit requirement: *Permittees shall place velocity dissipation devices at discharge locations and along the length of any outfall channel to provide a non-erosive flow velocity from the structure to a water course, so that the natural physical and biological characteristics and functions are maintained and protected.*

5.3.4 Minimize Dust

Permit requirement: *minimize the generation of dust to avoid pollutant discharges to the extent feasible through application of water or other dust suppression techniques.*

Dust Control Description: To comply with the permit requirements and to avoid sediment pollutants from being discharged, a water truck or sprinklers can be used to minimize the generation of dust from the construction site.

5.3.5 Minimize the Disturbance of Steep Slopes

Permit requirement: *Disturbance of steep slopes (i.e., slopes of 40% or greater) must be minimized*

5.3.6 Preserve Topsoil

Permit requirement: *Preserve native topsoil on the site, unless infeasible; stockpile and reuse it in areas that will be stabilized with vegetation.*

Topsoil Control Description: Preserve and reuse native topsoil on site as much as possible and practicable.

5.3.7 Minimize Soil Compaction

Permit requirement: *In areas of the site where final vegetative stabilization will occur or where infiltration practices will be installed, soil compaction must be minimized.*

Soil Compaction Control Description: In areas of the site where final vegetative stabilization will occur or where infiltration practices will be installed, restrict vehicle and/or equipment use in these areas to avoid or minimize soil compaction.

5.3.8 Protection of Storm Drain Inlets

Permit requirement: *If discharging to a storm drain inlet, protection measures that remove sediment from the stormwater discharge must be installed on the inlet.*

To comply with the TXR15 permit, the following type of inlet protection devices will be used:

Description of Storm Drain Inlet Protection	Location(s)	Installation Date
Filter Fabric	Inlet protection is expected to be installed at all proposed storm sewer inlets located within the project limits. Also inlet protection will be implemented at an existing curb inlet located adjacent to the construction entrance.	Installation date has not been determined

Maintenance Requirements: Clean or remove and replace the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment.

5.3.9 Sedimentation Basins or Impoundments

Permit requirement: *A sedimentation basin or similar impoundment is required, where feasible, for a common drainage location that serves an area with ten or more acres disturbed at one time. A sedimentation basin may be temporary or permanent.*

Will the project disturb 10 or more acres within a common drainage location?

Yes No

If yes, is a permanent sediment or detention basin included in the project? Yes No

If yes, what is the designed capacity for the storage?

At least 3600 cubic feet of storage per acre

OR

2-year, 24-hour storm from each disturbed acre

OR

Other criteria were used to design basin: _____

If no, explain why no sedimentation basin was included and describe required natural buffer areas and other controls implemented instead: Not Applicable

Maintenance Requirements: Keep the sediment basin in effective operating condition and remove accumulated sediment to maintain at least ½ of the design capacity of the sediment basin at all times.

5.3.10 Dewatering Practices

Permit requirement: *Discharges from dewatering activities, including discharges from dewatering trenches and excavations, are prohibited, unless managed by appropriate controls to address sediment and prevent erosion.*

Operators must perform an inspection of the dewatering controls once per day while the dewatering discharge occurs.

Dewatering Practice Description: Permittees should design and utilize appropriate controls to minimize the offsite transport of suspended sediments and other pollutants if it is necessary to pump or channel standing water from the site. Examples of appropriate controls include de-watering bags, settling tanks, filtering devices, or sedimentation basins.

Inspection of Dewatering Controls: Personnel provided by the permittee must inspect dewatering controls at minimum of once per day on the days where dewatering discharges occur.

A copy of the Dewatering Inspection Log is included in [Attachment I](#) of this SWP3.

5.3.11 Permanent Stormwater Controls

(e.g. water quality pond, engineered filter strips, or detention basin)

Description of Permanent Stormwater Control	Location(s) Within the Site
Detention Pond	A permanent detention pond is planned the north end of the site.

Section 6: Pollution Prevention Controls

6.1 Spill Prevention and Response

Spill Prevention

Is there an existing Spill Prevention Control and Countermeasure (SPCC) plan developed for the site?

Yes No, if yes, keep a copy of the SPCC plan onsite with this SWP3.

If no, describe procedures for preventing, containing, and cleaning up spills, leaks, and other releases:

Spills are prevented by using proper transporting, storage, and handling practices. Equipment at the site should be inspected for leaks before being operated each day. If leaks are discovered, the leak should be contained, and efforts implemented to stop the leak. The spilled pollutant should be properly cleaned and disposed appropriately per local regulations and requirements. Contaminated soils should be excavated and disposed appropriately. A spill kit should be readily available to equipment operators.

Emergency Spill Notification

In case of a toxic or hazardous material spill, notify:	Phone Numbers
TCEQ Spill Website: www.tceq.texas.gov/response/spills/spill_rq.html	512-239-1000
State of Texas Spill Reporting Hotline	1-800-832-8224
NRC (National Response Center)	1-800-424-8802

6.2 Waste Management Procedures

All wastes generated at the construction site, including, but not limited to, clearing and demolition debris, construction and employee trash, hazardous or toxic waste, and sanitary waste, should be prevented from being discharged to Waters of the State. The following BMP measures will be used to handle trash disposal, hazardous or toxic waste, sanitary waste, and proper material handling:

- Trash Dumpsters:** should be placed away from stormwater conveyances and drains. Only trash and construction debris from the site should be deposited in the dumpster. No construction materials should be buried on site. Dumpsters should be serviced regularly and not allowed to leak.
- Hazardous Waste Containment:** hazardous waste materials should be stored in appropriate and clearly marked containers.
- Portable Toilets:** portable toilets should be located away from stormwater inlets and conveyances. The toilets should be anchored to the ground to prevent being tipped or knocked over. Toilets should be checked regularly for leaks or spills.

-
- Proper Material Handling:** containers should be tightly sealed when not in use, and excess materials should be disposed of according to Texas requirements and/or manufacturer's recommendations. Liquid building materials should be stored, handled, and applied appropriately if considered a pollutant. When not in active use pollutants should be stored under cover or in sealed containers to prevent spills and leaks. Pollutants should not be washed out or dumped onto the ground. Pollutants should not be combined with storm water.

 - Good housekeeping:** construction debris, trash, and other floatable material should be collected and prevented from becoming a pollutant source. Trash generated from employees should not be thrown on the ground or buried. Trash cans should be available at the site as needed and utilized to control litter from accumulating on the ground or blowing offsite.

 - Minimizing exposure:** construction products, materials, chemicals, and wastes should be stored in a way that they are prevented from coming into contact with stormwater (e.g., plastic sheeting or temporary roofs).

 - Designated concrete washout:** A designated concrete washout area should be implemented, utilized, and maintained. Concrete wash water should be directed into a leak-proof container or pit. The container or pit should be designed so that no overflows can occur due to inadequate sizing or precipitation and located away from surface waters and stormwater inlets or conveyances.

 - Other:

6.3 Prohibited Discharges

The following discharges from the construction project/site are prohibited under the general permit and are considered a violation should any occur.

- Wastewater from washout of concrete, unless managed by an appropriate control (see Section 6.2)
- Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials, unless managed by an appropriate control.
- Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance;
- Soaps or solvents used in vehicle and equipment washing; and
- Toxic or hazardous substances from a spill or other release.

Section 7: Procedures and Documentations

7.1 Maintenance and Repair

Ensure that all pollution prevention controls are installed correctly and remain in effective operating condition and are protected from activities that would reduce their effectiveness. All structural BMPs (i.e. Erosion & Sediment Controls) that require a repair of any kind (due to normal wear and tear, or as a result of damage) or require maintenance in order for the control to continue operating effectively should be maintained in accordance with the TPDES Construction General Permit requirements. Maintenance is required prior to the next anticipated rain event. At a minimum, maintenance should be performed in the following specific instances:

- for perimeter controls such as silt fence, rock berms, and mulch rolls: whenever sediment has accumulated to 50% or more of the above-ground height of the control.
- where sediment has been tracked-out onto the surface of off-site streets or other paved areas: sediment should be swept and removed or vacuumed from the street at least daily.
- for inlet protection measures: when sediment accumulates, the filter becomes clogged, and/or performance is compromised, the inlet protection devices should be cleaned.
- for sediment basins: sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%.
- For all structural BMPs: if inspection indicates a control has been used incorrectly, is not performing, or is damaged, the operator is required to replace or modify the control as soon as practicable after making the discovery.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts and prior to the next anticipated rain event.

7.2 Inspections

Personnel Responsible for Inspections:

Name(s) of Inspectors	Qualifications
TBD	TBD

General Procedures: During each inspection, the following areas of the construction site will be inspected:

- All stormwater controls (including sediment and erosion control measures identified in the SWP3) to ensure that they are installed properly, appear to be operational, and minimizing pollutants in discharges, as intended.
- Identify locations on the construction site where new or modified stormwater controls are necessary.
- Check for signs of visible erosion and sedimentation that can be attributed to the points of discharge where discharges leave the construction site or discharge into any surface water in the state flowing within or adjacent to the construction site.
- Identify any incidents of noncompliance observed during the inspection.
- Locations where vehicles enter or exit the site for evidence of off-site sediment tracking.

Inspection Frequency:

- Once every 7 calendar days**
- Once every 14 calendar days** and within 24 hours of the end of a storm event of 0.5 inches or greater.

Inspection Report Forms:

An Inspection Report Form has been prepared in accordance with the requirements of the TXR15 permit. A copy of the Inspection Report Form that will be used during construction of this project is included in [Attachment E](#) of this SWP3.

7.3 Corrective Actions

Corrective actions are actions taken to modify, replace, or reinstall any stormwater control used at the site; clean up and dispose of spills, releases, or other deposits; or remedy a permit violation. For any of the following conditions, a new or modified control should be installed **no later than 7 calendar days** from the discovery:

- A required stormwater BMP was never installed or was installed incorrectly, or not in accordance with the corresponding TCEQ permit requirement;
- A stormwater BMP needs to be repaired or replaced;
- A stormwater BMP is not effective enough for the discharge to meet applicable water quality standards;
- A prohibited discharge is occurring or has occurred; or
- TCEQ or MS4 Operator requires corrective action as a result of permit violations found during an inspection.

Operators should immediately take all reasonable steps to minimize or prevent the discharge of pollutants until a permanent solution is installed and made operational, including cleaning up any contaminated areas so that the material will not discharge in subsequent storm events.

Corrective actions taken based upon inspection findings will be documented within the inspection reports.

7.4 Record Keeping and Record Retention

Retain copies of the SWP3, Notice of Intent, Notice of Termination, logs, and all reports required by the TXR15 permit, for a **period of at least 3 years** from the date that the site reached final stabilized status.

7.5 Site Posting/Construction Site Notice

The TCEQ Construction Site Notice (CSN) is required to be posted near the main entrance of the site for the duration of the construction project. The following information is required on the CSN:

- The TPDES permit number for the project or a copy of the NOI if a permit number has not yet been assigned;
- The name and telephone number of a site contact person;
- A brief description of the project; and
- Location of the SWP3

A copy of the Construction Site Notice is included in [Attachment F](#) of this SWP3.

Section 8: Construction Support Activities

Concrete batch plants, asphalt batch plants, material processing areas, or other similar support activity is not expected at this construction project. Concrete and asphalt are expected to be trucked-in and not processed or manufactured onsite.

Section 9: SWP3 Certification

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

Signature of Primary Operator:

Signed: _____

Company: BagdadCorner, LLC **Date:** _____

If the SWP3 is shared by more than entity (other Operators):

Signed: _____

Company: _____ **Date:** _____

Signed: _____

Company: _____ **Date:** _____

Section 10: SWP3 Modifications

Records of SWPPP modifications or significant revisions are located in [Attachment G](#) of this SWP3.

Section 11: SWP3 Attachments & Additional Documentation

The following documentations are attached to the SWP3:

Attachment A – General Location Map

A copy of general location map is included in Attachment A.

Attachment B – Site Map(s)

Copy of the site map(s) is/are included in Attachment B.

Attachment C – TXR15 Permit Regulations

Note: it is helpful to keep a printed-out copy of the TXR15 permit so that it is accessible to you for easy reference. However, you do not need to formally incorporate the entire permit into your SWP3. As an alternative, you can include a reference to the permit and where it is kept at the site.

Attachment D – Inspection Report Form

A copy of the Routine Site Inspection Report Form is included in Attachment D.

Attachment E – Site Posting/CSN

A copy of the Construction Site Notice is included in Attachment E.

Attachment F – SWP3 Modifications and Revisions Log

Significant SWP3 Modifications or Revisions are included in Attachment F.

Attachment G – Site Stabilization Log

A copy of Site Stabilization Log is included in Attachment G.

Attachment H – Dewatering Inspection Log

A copy of Dewatering Inspections are included in Attachment H.

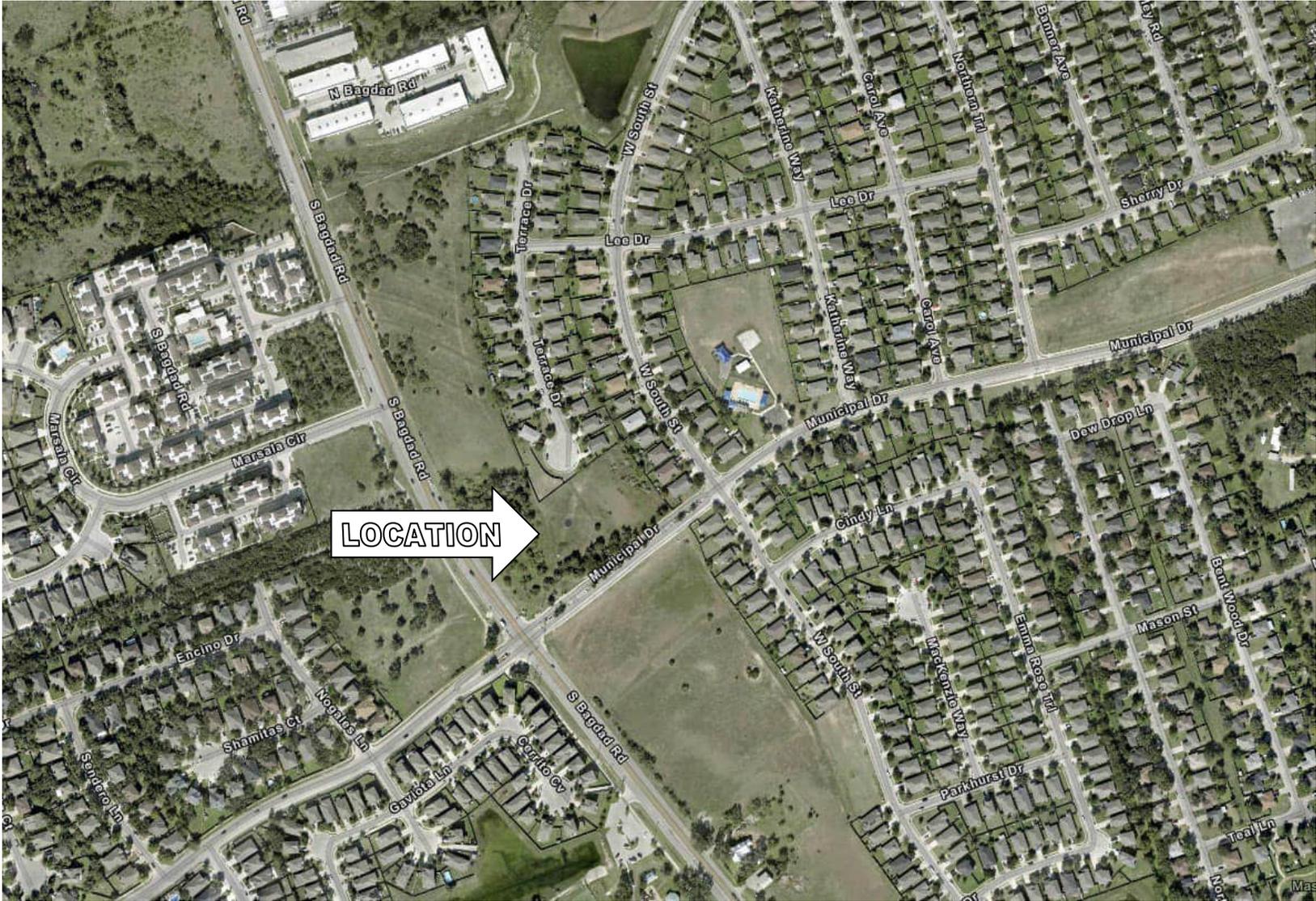
Attachment I – Other Documentations

Any Additional Documentation pertaining to the permit is included in Attachment I.

Attachment A – Site Location Map

1012 Municipal Drive

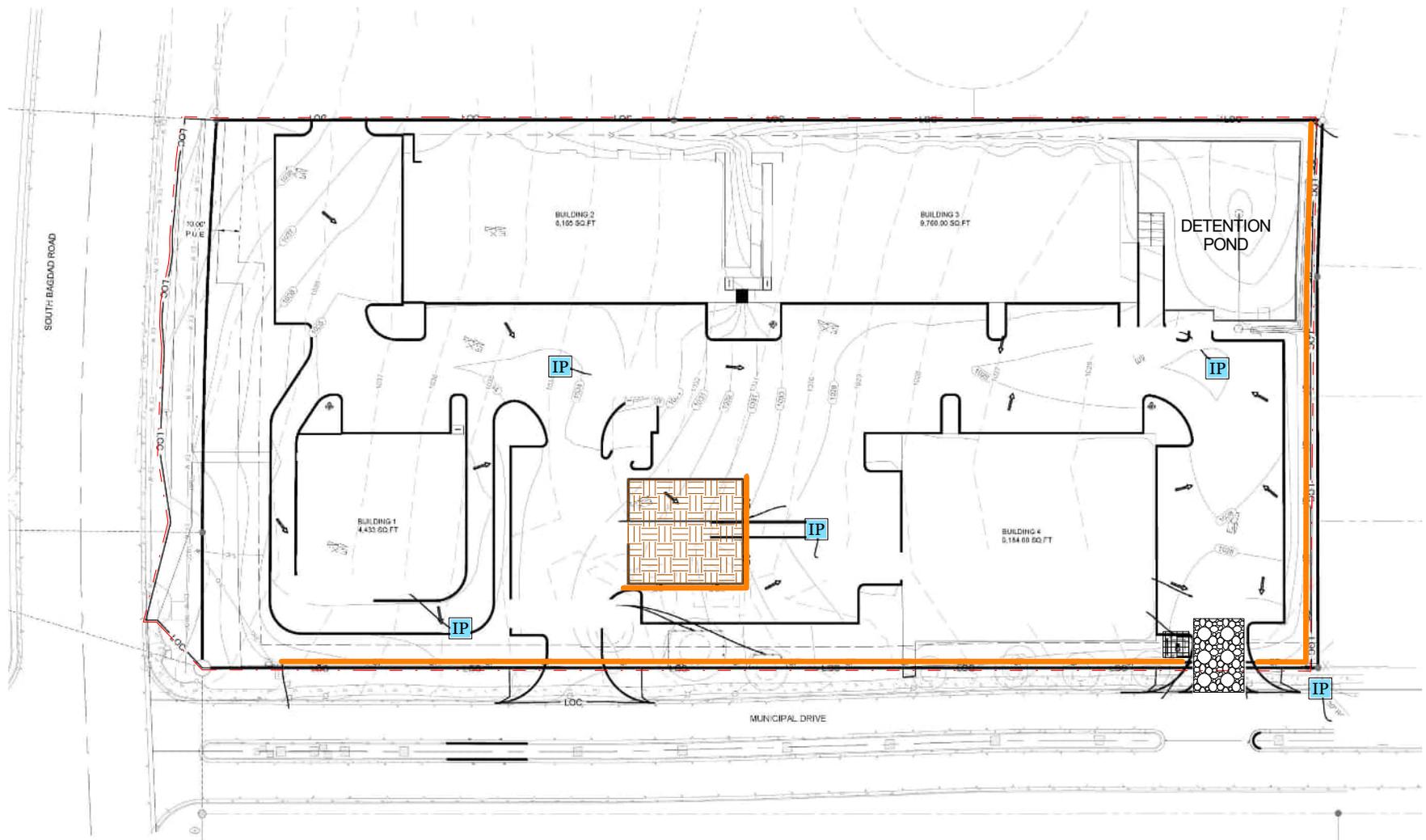
30.5697, -97.8677



LEGEND

-  ROCK BERM
-  INLET PROTECTION
-  FLOW DIRECTION
-  DRAINAGE CHANNEL/SWALE
-  STABILIZED CONSTRUCTION ENTRANCE/EXIT
-  STAGING AND SPOILS AREA
-  CONCRETE WASHOUT AREA
-  CSN SIGN POSTING
-  CONSTRUCTION TRAILER

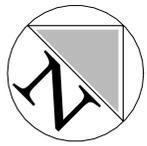
-  SILT FENCE
-  EARTH BERM
-  RIVER/CREEK
-  LIMITS OF CONSTRUCTION
-  PHASE LINE



NOTES:
 SOIL DISTURBING ACTIVITIES ARE EXPECTED TO OCCUR INSIDE THE LIMITS OF CONSTRUCTION.
 SITE MAP IS NOT TO SCALE.
 STABILIZATION PRACTICES ARE EXPECTED TO BE USED AT DISTURBED AREAS BY SEEDING, SODDING, AND/OR LANDSCAPING.

ATTACHMENT B - SITE MAP
 1012 MUNICIPAL DRIVE
 LEANDER, TX 78641
 BAGDADCORNER, LLC

GEOSOLUTIONS, INC
 4417 BURLESON ROAD
 AUSTIN, TX 78744
 (844) 468-4743
GEOSOLUTIONSINC.COM



Inspection Date: _____

General Information	
Name of Project: 1012 Municipal Drive	TCEQ Permit No.: N/A (small site)
Inspector Name:	Inspector Title:
Inspector's Contact Information:	
Inspection Location: (if multiple inspections are required)	
Inspection Frequency:	
Standard Frequency: <input type="checkbox"/> Weekly <input type="checkbox"/> Every 14 days and within 24 hours of a 0.50" rain Reduced Frequency: <input type="checkbox"/> Once per month (for stabilized areas)	
Weather at the time of this inspection: _____	
Was this inspection after a 0.50" storm event? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, rainfall amount (in inches):	
Are there any discharges at the time of inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Condition and Effectiveness of BMP Controls & Pollution Prevention					
SI. No.	BMP Description & Location	Is BMP Installed & Operating Properly?	Corrective Action (CA) Required?	Date of BMP Maintenance	Notes
1.	Silt Fence/Fiber Rolls/Berm/Wattles Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2.	Silt Dykes/Check Dam/Rock Dams Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.	Stabilized Construction Entrance /Exit Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
4.	Inlet Protection on all storm drain Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
5.	Sand Bag Barrier/Gravel Bag Barrier Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
6.	Vegetated Swales Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
7.	Compost Blankets/Geotextiles & Mats Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
8.	Vegetative Buffers Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		

9.	Sediment Trap/ Sediment Basin Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
10.	Concrete Washout Pit Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
11.	Dust Control/Prevention	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		

Pollution Prevention and Waste Management

Items of Inspection	Response & Reason	Action(s) Needed
Is the site free of floatables, litter, and construction debris?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	
Are material storage and handling areas, including fueling areas, free of spills and leaks?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	
Are spill kits available where spills and leaks are likely to occur?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	
Are dumpsters and waste receptacles covered when not in use?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	
Has preventative maintenance been conducted on equipment and machinery?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	
Are material stockpiles sufficiently contained?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	
Has there been any sediment tracked-out from the site onto the surface of paved street, sidewalks or other paved areas outside of the site?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	
Is the project free from visible erosion and/or sedimentation?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	

Complete the following section if a discharge is occurring at the time of the inspection:

Description of Discharges	
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No, If yes, provide the following information for each point of discharge:	
Specify Discharge Location	Observations (Visual Quality of the Discharge)
1.	Describe the discharge (color, odor, floating, settled/suspended solids, foam, & oil sheen): Are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> Yes <input type="checkbox"/> No, If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
2.	Describe the discharge (color, odor, floating, settled/suspended solids, foam, & oil sheen): Are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> Yes <input type="checkbox"/> No, If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:

Contractor or Subcontractor Certification and Signature:

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

Signature: _____**Date:** _____**Print Name:** _____**Affiliation:** _____

Attachment F - SWPPP Modification Log

Sl. No.	General Description of the Amendment	Date of Amendment	Amendment Prepared by
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			

Attachment G - Site Grading and Stabilization Log

Date Grading Initiated	Description of Grading Activity	Description of Stabilization Measure and Location	Date When Stabilization Initiated

Use the following table if construction at the site temporarily or permanently ceases:

Date Construction Stopped	Area/Location Where Construction Stopped (e.g. site-wide)	Temporary or Permanent?

Attachment H - Dewatering Inspection Report

Required Dewatering Information

	Date	Inspector Name and Title	Approx. Duration (begin & End)	Estimated Rate of Discharge (gallons per day)	Was a pollutant discharge observed? (foam, oil sheen, odor, or suspended sediments)?	If yes, provide the observation and the BMP used to prevent discharging the pollutant
1.			Start: End:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
2.			Start: End:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
3.			Start: End:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
4.			Start: End:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
5.			Start: End:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
6.			Start: End:		<input type="checkbox"/> Yes <input type="checkbox"/> No	



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: [REDACTED]
 - Name printed on Check: [REDACTED]
- If payment was made via ePay, provide the following:
 - Voucher Number: [REDACTED]
 - 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 [REDACTED]

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 [REDACTED]

(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.)

BagdadCorner, LLC

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

Prefix (Mr. Ms. Miss): *Mr.* [REDACTED]

First and Last Name: *Praveen Guduru* Suffix: [REDACTED]

Title: *Manager* Credentials: [REDACTED]

Phone Number: *973723-4862* Fax Number: [REDACTED]

E-mail: *pguduru@yahoo.com*

Mailing Address: *44330 Mercure Cir, Suite 259*

City, State, and Zip Code: *Sterling, VA 20166*

Mailing Information if outside USA:

Territory: [REDACTED]

Country Code: [REDACTED] Postal Code: [REDACTED]

d) Indicate the type of customer:

- Individual
- Limited Partnership
- General Partnership
- Trust
- Sole Proprietorship (D.B.A.)
- Corporation
- Estate
- Federal Government
- County Government
- State Government
- City Government
- Other Government
- Other: [REDACTED]

e) Is the applicant an independent operator? Yes No

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

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

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

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

State Franchise Tax ID Number: **32082888291**
Federal Tax ID:
Texas Secretary of State Charter (filing) Number: **804404383**
DUNS Number (if known):

SECTION 2. APPLICATION CONTACT

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

- Yes, go to Section 3
 No, complete this section

Prefix (Mr. Ms. Miss):
First and Last Name: Suffix:
Title: Credential:
Organization Name:
Phone Number: Fax Number:
E-mail:
Mailing Address:
Internal Routing (Mail Code, Etc.):
City, State, and Zip Code:
Mailing information if outside USA:
Territory:
Country Code: Postal Code:

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

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN
(Refer to Section 3.a) of the Instructions)

- b) Name of project or site (the name known by the community where it's located): **1012 Municipal Drive**
- c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): **Commercial**
- d) County or Counties (if located in more than one): **Williamson**
- e) Latitude: **30.569400** Longitude: **-97.867070**
- 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: **1012 Municipal Drive**

City, State, and Zip Code: **Leander, TX 78641**

Section B:

Location Description: _____

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

Zip Code where the site is located: _____

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? **7389**
- d) What is the Secondary SIC Code(s), if applicable? _____
- e) What is the total number of acres to be disturbed? **3.2**
- 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? 12/1/2024

h) What is the estimated end date of the project? 8/31/2025

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

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

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

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

Yes No

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

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

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

Yes, complete the certification below.

No, go to Section 5

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

SECTION 5. NOI CERTIFICATION

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

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

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

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

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

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: [REDACTED]

Operator Signatory Title: [REDACTED]

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: _____

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

I, Praveen Guduru,
Print Name

Manager
Title - Owner/President/Other

of BagdadCorner, LLC,
Corporation/Partnership/Entity Name

have authorized Gary Eli Jones, P.E.
Print Name of Agent/Engineer

of Eli Engineering, PLLC
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:

[Handwritten Signature]
Applicant's Signature

09/27/2024
Date

THE STATE OF NJ §
County of Middlesex §

BEFORE ME, the undersigned authority, on this day personally appeared Praveen Guduru, 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 27 day of Sept, 2024.

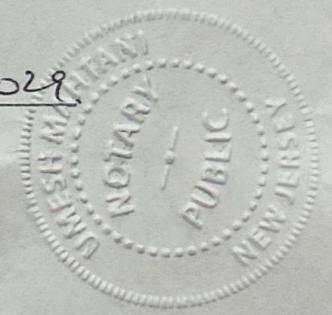
(Docu. Ref to Authorisation form)

[Handwritten Signature]
NOTARY PUBLIC

UMESH MAHTANI
Notary Public, State of New Jersey
Comm. # 50105751
My Commission Expires 05/28/2029

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 05/28/2029



Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: 1012 Municipal Drove

Regulated Entity Location: 1012 Municipal Dr, Leander, TX 78641

Name of Customer: BagdadCorner, LLC

Contact Person: Praveen Guduru

Phone: 973-723-4862

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

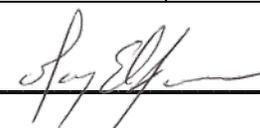
Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
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	3.22 Acres	\$ 4000
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: 9/3/2024

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

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ Core Data Form

TCEQ Use Only

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

SECTION I: General Information

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

SECTION II: Customer Information

4. General Customer Information	5. Effective Date for Customer Information Updates (mm/dd/yyyy)	05/21/2021	
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)			
<i>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).</i>			
6. Customer Legal Name <i>(If an individual, print last name first: eg: Doe, John)</i>		<i>If new Customer, enter previous Customer below:</i>	
BagdadCorner, LLC			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number <i>(if applicable)</i>
804404383	32082888291		
11. Type of Customer:	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:	
12. Number of Employees		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – <i>as it relates to the Regulated Entity listed on this form. Please check one of the following:</i>			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> Voluntary Cleanup Applicant <input type="checkbox"/> Other:			
15. Mailing Address:	44330 Mercure Cir, Suite 259		
	City	Sterling	State VA ZIP 20166 ZIP + 4 3801
16. Country Mailing Information <i>(if outside USA)</i>		17. E-Mail Address <i>(if applicable)</i>	
		pguduru@yahoo.com	
18. Telephone Number	19. Extension or Code	20. Fax Number <i>(if applicable)</i>	
(973) 723-4862		() -	

SECTION III: Regulated Entity Information

21. General Regulated Entity Information <i>(If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)</i>	
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information	
<i>The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC.)</i>	
22. Regulated Entity Name <i>(Enter name of the site where the regulated action is taking place.)</i>	
1012 Municipal Drive	

23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>	1012 Municipal Drive								
	City	Leander	State	TX	ZIP	78641	ZIP + 4		
24. County	Williamson								
Enter Physical Location Description if no street address is provided.									
25. Description to Physical Location:	NE corner of S Bagdad and Municipal Drive								
26. Nearest City					State		Nearest ZIP Code		
Leander					TX		78641		
27. Latitude (N) In Decimal:			30.569400		28. Longitude (W) In Decimal:			-97.867070	
Degrees	Minutes		Seconds		Degrees	Minutes		Seconds	
30	34		9.84		97	52		1.452	
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)		
7389					54199				
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>									
Commercial Property developed for sale and lease.									
34. Mailing Address:		44330 Mercure Cir, Suite 259							
		City	Sterling	State	VA	ZIP	20166	ZIP + 4	3801
35. E-Mail Address:		pguduru@yahoo.com							
36. Telephone Number			37. Extension or Code			38. Fax Number <i>(if applicable)</i>			
(973) 723-4862						() -			

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

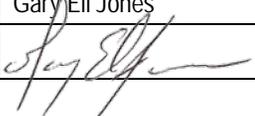
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review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

SECTION IV: Preparer Information

40. Name:	Gary Eli Jones	41. Title:	Design Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 658-8095		() -	gejtxas@gmail.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Eli Engineering, PLLC	Job Title:	Design Engineer
Name <i>(In Print)</i> :	Gary Eli Jones	Phone:	(512) 658-8095
Signature:		Date:	9/3/2024