BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
F-678

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Modification to Previously Approved Contributing Zone Plan

For

Pace Pre School

1360 Little Elm Trail
City of Cedar Park, Texas 78613

Prepared By:
Bleyl Engineering

September 2024

Texas Reg No F-678

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Modification of a Previously Approved Contributing Zone Plan Checklist

- **Edwards Aquifer Application Cover Page (TCEQ-20705)**
- **Modification of a Previously Approved Contributing Zone Plan Form (TCEQ-10259)**

  Attachment A - Original Approval Letter and Approved Modification Letters
  Attachment B - Narrative of Proposed Modification
  Attachment C - Current site plan of the approved project

- **Contributing Zone Plan Application (TCEQ-10257)**
- **Storm Water Pollution Prevention Plan (SWPPP)**

  -OR-

- **Temporary Stormwater Section (TCEQ-0602)**
- **Copy of Notice of Intent (NOI)**
- **Agent Authorization Form (TCEQ-0599), if application submitted by agent**
- **Application Fee Form (TCEQ-0574)**
- **Check Payable to the "Texas Commission on Environmental Quality"**
- **Core Data Form (TCEQ-10400)**

EDWARDS AQUIFER APPLICATION COVER PAGE

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: Pace Pre School						**2. Regulated Entity No.:**			
3. Customer Name: Ayz Captial Investment LLC						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			1.3
9. Application Fee:	$ 4000.0		**10. Permanent BMP(s):**			Wet Basin Pond			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			None			
13. County:	Williamson		**14. Watershed:**			South Brushy Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	__	X
Region (1 req.)	__	__	X
County(ies)	__	__	X
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin XCedar Park __Florence __Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	__	__	__	__	__
Region (1 req.)	__	__	__	__	__
County(ies)	__	__	__	__	__
Groundwater Conservation District(s)	__ Edwards Aquifer Authority __Trinity-Glen Rose	__Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch __Helotes __Hill Country Village __Hollywood Park __San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Varsha Gudla

Print Name of Customer/Authorized Agent

Varsha Gudla 9/18/2024

Signature of Customer/Authorized Agent Date

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

MODIFICATION OF A PREVIOUSLY APPROVED CONTRIBUTING ZONE PLAN FORM

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Varsha Gudla

Date: 9/18/2024

Signature of Customer/Agent:

Varsha Gudla

Project Information

1. Current Regulated Entity Name: Pace Pre School
   Original Regulated Entity Name: Little Elm Subdivision
   Assigned Regulated Entity Number(s) (RN): 106854300
   Edwards Aquifer Protection Program ID Number(s): 11-13071902, 11003150
   ☐ The applicant has not changed and the Customer Number (CN) is: _____
   ☒ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

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

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

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

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	59.38	1.3
Type of Development	Residential/Comercial	Comercial
Number of Residential Lots	_____	NA
Impervious Cover (acres)	30.96	.721
Impervious Cover (%)	52.1	55.5
Permanent BMPs	Wet Basin Pond	Ex. Wet Basin Pond
Other	_____	_____

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	_____	_____
Other	_____	_____

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	_____	_____
Other	_____	_____

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

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

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

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

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

Region

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 16, 2013

Mr. Garrett Martin
Milestone Community Builders, L.L.C.
9111 Jollyville Road, Suite 111
Austin, Texas, 78759

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Little Elm Subdivision; Located directly west of the intersection at S Bell Blvd (US 183) and E Little Elm Trail; Cedar Park, Texas

TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Investigation No. 1104043; Regulated Entity No. RN106854300; Additional ID No. 11-13071902

Dear Mr. Martin:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Application for the above-referenced project submitted to the Austin Regional Office by Gray Engineering, Inc. on behalf of Milestone Community Builders, L.L.C. on September 9, 2013. Final review of the CZP was completed after additional material was received on September 3, 2013. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed single-family residential development project will have an area of approximately 59.38 acres. It will include proposed residential and commercial development. The impervious cover will be 30.96 acres (52.1 percent). Project wastewater will be disposed of by conveyance to the existing City of Cedar Park Water Reclamation Facility owned by the City of Cedar Park.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a Wet Basin, designed using the TCEQ technical guidance document, complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 23,605 pounds of TSS generated from the 30.96 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The treatment measure will consist of a wet basin designed to capture the first 2.80 inches of stormwater runoff from 30.96 acres of impervious cover within a 45.82 acre drainage area and will account for 23,605 pounds of TSS. The total capture volume of the basin is 988,494 cubic feet (425,644 cubic feet required).

SPECIAL CONDITIONS

I. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested format (Deed Recordation Affidavit, TCEQ-0625A) that you may use to deed record the approved CZP is enclosed.

II. All permanent pollution abatement measures shall be operational prior to occupancy of any residences.

III. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the

name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.

7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

14. Owners of permanent BMPs and measures must insure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is

transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Monica Reyes of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210)403-4012.

Sincerely,

Lynn Bumguardner, Water Section Manager
San Antonio Region Office
Texas Commission on Environmental Quality

LB/MR/eg

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625A
Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Brian Williams, P.E., Gray Engineering, Inc.
Mr. Joe England, P.E., County Engineer, Williamson County
Mr. Sam Roberts, P.E., Director of Public Works, City of Cedar Park
TCEQ Central Records, Building F, MC212

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 16, 2022

Mr. Zain Fidai
Bell183 Properties, LLC.
11500 Citrus Cove
Austin, Texas 78750

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Little Elm Condominiums; Located at 1501 S. Bell Boulevard; Cedar Park, Texas

TYPE OF PLAN: Request for approval of a Modification of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Regulated Entity No. RN106854300; Additional ID No. 11003150

Dear Mr. Fidai:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Modification application for the above-referenced project submitted to the Austin Regional Office by Jamison Civil Engineering, LLC. on behalf of Bell183 Properties, LLC. on June 29, 2022. Final review of the CZP Modification was completed after additional material was received on August 24, 2022. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

The original Little Elm Subdivision CZP was approved by letter dated September 16, 2013 (11-13071902). The residential and commercial project included an area of approximately 59.38-acres with 30.96-acres (52.1 percent) of impervious cover. The approved permanent BMP included a wet basin.

PROJECT DESCRIPTION

The proposed residential project will have an area of approximately 10.09-acres within the previously approved 59.38-acre site. The impervious cover will be 3.76-acres (37.3 percent). It will include 59 living unit equivalents, 18 buildings, associated drives, parking, and sidewalks. Project wastewater will be disposed of by conveyance to the existing Brushy Creek Regional Water Recycling Center.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one (1) previously approved wet basin (11-13071902), designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be utilized to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 3,273 pounds of TSS generated from the 3.76-acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

1. This modification is subject to all Special and Standard Conditions listed in the CZP approval letter dated September 16, 2013.
2. The permanent pollution abatement measure shall be operational prior to occupancy of any residences.
3. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.

6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

<u>During Construction:</u>

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

<u>After Completion of Construction:</u>

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

15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

The action is taken under authority delegated by the Executive Director of the Texas Commission on Environment Quality. If you have any questions or require additional information, please contact the Edwards Aquifer Protection Program Austin Regional Office at 512-339-2929.

Sincerely,

Lillian Butler

Lillian Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
LIB/hhp

Enclosures: Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Stephen R. Jamison, P.E., Jamison Civil Engineering, LLC.

Project Description

Narrative of proposed modification – Attachment B

Project Overview: Existing

The proposed development is located on a 1.3-acre parcel at 1360 Little Elm Trail, Williamson County, Texas, near the intersection of Little Elm Trail and State Highway 183. This site falls within the Edwards Aquifer Contributing Zone and the South Brushy Creek watershed. Importantly, no part of the site is within the 100-year floodplain, as confirmed by the FEMA Flood Insurance Rate Map (panel #48491C0610F, dated December 20, 2019).

Project Overview: Proposed

The proposed development is intended for a Pre-School/Daycare facility, which will result in an impervious cover of 0.875 acres, representing 66.8% of the total site area.

In comparison to the original approved drainage plan, which allowed for 80% impervious cover (equal to 0.93 acres) in Drainage Area A2, the actual impervious cover for this development will only be 0.721 acres. This is 0.21 acres less than the approved design, resulting in a smaller volume of runoff than originally anticipated. All runoff from the site will be directed into the storm sewer system, which discharges into an existing offsite wet basin detention pond.
The approved drainage map is on sheet (**16 of 35)** and related calculation on (**17 of 35).**

Water Quality Pond

The detention pond was designed to handle runoff from 0.93 acres of impervious cover as part of the original Contributing Zone Plan (CZP 11-13071902).
TCEQ TSS removal spreadsheet is used to calculate total load to be removed by proposed BMP. The basin is in the east portion of the lot.

Total TCEQ project area =	**1.3**	**Ac**	
Existing impervious cover =	**0.154**	**Ac**	**(discharging to the pond CZP 11-13071902)**
Proposed Impervious Cover =	**0.721**	**Ac**	
Total impervious cover =	**0.875**	**Ac**	
Assumed impervious cover =	**1.04**	**Ac**	**(80%)**
Total IC going to the pond =	**0.721**	**Ac**	**(67%)**

Remaining Impervious Cover = **0.93 – 0.72 Ac = 0.21** acre less than designed.

Since the actual impervious cover for the proposed development is only 0.721 acres, the pond will be receiving less runoff than its maximum design capacity, providing a margin of 0.21 acres. This ensures the pond has more than adequate capacity to manage the stormwater from this site.

Available Acreage and Impervious Cover:

	Total Acres	Impervious Cover (Acres)	Impervious Cover (%)	TSS pounds removed	Approval ID #
Previously Approved CZP	59.38	30.96	52.1%	23,605	11-13071902
Lot 1 (Residential Site)	10.09	3.76	37.3%	3,273	11003150
Pace Pre School	1.3	0.721	55.5%	494	

Conclusion:

The previously approved CZP plan was for approximately 59.38 acres of land with an estimated 30.96 acres (51.1%). The original CZP has assumed 80% impervious cover for Pace Pre School and the actual impervious cover is only 67%. The subject lot has a total land area of 1.3 acres with 0.721 acres (67.31%) of impervious cover which is less than 80% assumed impervious cover

CURRENT SITE PLAN OF THE APPROVED PROJECT

ATTACHMENT C

ZONING SITE CALCULATIONS: PLANNED DEVELOPMENT (PD)
THIS PLAN SET COMPLIES WITH THE STANDARDS PURSUANT TO ADOPTED ORDINANCE Z05.19.10.24.ES (Z-19-002)

LAND USE: SINGLE FAMILY (DETACHED UNITS ON COMMON LOT)

SITE AREA = 440,461 SF. / 10.112 Ac.

IMPERVIOUS COVER:

EXISTING: 454 SF. / 0.01 Ac.

PROPOSED:

BUILDINGS (ASSUMED):	84,565 SF.	/ 1.94 Ac.
DRIVEWAYS(ASSUMED):	23,492 SF.	/ 0.54 Ac.
SIDEWALK:	12,484 SF.	/ 0.29 Ac.
PAVING:	39,825 SF.	/ 0.91 Ac.
SUBTOTAL:	160,366 SF.	/ 3.68 Ac.
TOTAL:	160,820 SF.	/ 3.69 Ac. / 36.4% OF SITE AREA

LIMITS OF CONSTRUCTION = 481,951 SF / 11.064 Ac.

LIVING UNITS:
TRI-PLEX = 13
FOUR-PLEX = 5
TOTAL UNITS = 59 TOTAL
UNITS PER ACRE = 5.83 TOTAL

REQUIRED OPEN SPACE/AMENITY:

59 UNITS X 275 SF = 16,225 SF

PARKING TABLE

PARKING REQUIRED FOR TOWNHOME: 2.0 SPACES PER DWELLING UNIT

REQUIRED TOWNHOME PARKING:
59 UNITS X 2 = 118 SPACES

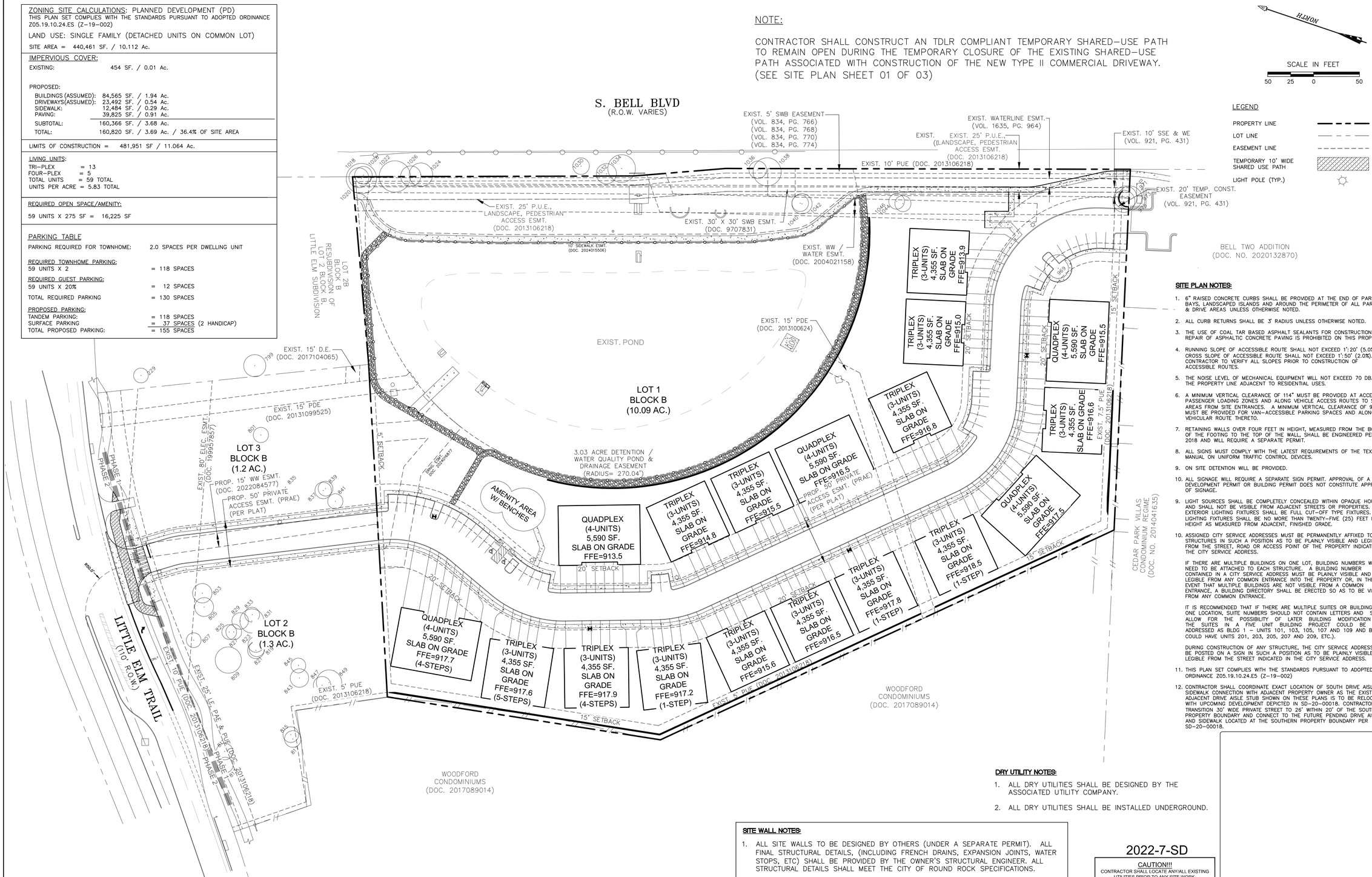
REQUIRED GUEST PARKING:
59 UNITS X 20% = 12 SPACES

TOTAL REQUIRED PARKING = 130 SPACES

PROPOSED PARKING:
TANDEM PARKING: = 118 SPACES
SURFACE PARKING = 37 SPACES (2 HANDICAP)
TOTAL PROPOSED PARKING: = 155 SPACES

NOTE:

CONTRACTOR SHALL CONSTRUCT AN TDLR COMPLIANT TEMPORARY SHARED-USE PATH TO REMAIN OPEN DURING THE TEMPORARY CLOSURE OF THE EXISTING SHARED-USE PATH ASSOCIATED WITH CONSTRUCTION OF THE NEW TYPE II COMMERCIAL DRIVEWAY. (SEE SITE PLAN SHEET 01 OF 03)



SITE PLAN NOTES:

1. 6" RAISED CONCRETE CURBS SHALL BE PROVIDED AT THE END OF PARKING BAYS, LANDSCAPED ISLANDS AND AROUND THE PERIMETER OF ALL PARKING & DRIVE AREAS UNLESS OTHERWISE NOTED.
2. ALL CURB RETURNS SHALL BE 3' RADIUS UNLESS OTHERWISE NOTED.
3. THE USE OF COAL TAR BASED ASPHALT SEALANTS FOR CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING IS PROHIBITED ON THIS PROPERTY.
4. RUNNING SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1':20' (5.0%). CROSS SLOPE OF ACCESSIBLE ROUTE SHALL NOT EXCEED 1':50' (2.0%). CONTRACTOR TO VERIFY ALL SLOPES PRIOR TO CONSTRUCTION OF ACCESSIBLE ROUTES.
5. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
6. A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES AND ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERETO.
7. RETAINING WALLS OVER FOUR FEET IN HEIGHT, MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED PER IBC 2018 AND WILL REQUIRE A SEPARATE PERMIT.
8. ALL SIGNS MUST COMPLY WITH THE LATEST REQUIREMENTS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. ON SITE DETENTION WILL BE PROVIDED.
10. ALL SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT. APPROVAL OF A SITE DEVELOPMENT PERMIT OR BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.
9. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF TYPE FIXTURES. LIGHTING FIXTURES SHALL BE NO MORE THAN TWENTY-FIVE (25) FEET IN HEIGHT AS MEASURED FROM ADJACENT, FINISHED GRADE.
10. ASSIGNED CITY SERVICE ADDRESSES MUST BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET, ROAD OR ACCESS POINT OF THE PROPERTY INDICATED IN THE CITY SERVICE ADDRESS.

    IF THERE ARE MULTIPLE BUILDINGS ON ONE LOT, BUILDING NUMBERS WILL NEED TO BE ATTACHED TO EACH STRUCTURE. A BUILDING NUMBER CONTAINED IN A CITY SERVICE ADDRESS MUST BE PLAINLY VISIBLE AND LEGIBLE FROM ANY COMMON ENTRANCE INTO THE PROPERTY OR, IN THE EVENT THAT MULTIPLE BUILDINGS ARE NOT VISIBLE FROM A COMMON ENTRANCE, A BUILDING DIRECTORY SHALL BE ERECTED SO AS TO BE VISIBLE FROM ANY COMMON ENTRANCE.

    IT IS RECOMMENDED THAT IF THERE ARE MULTIPLE SUITES OR BUILDINGS AT ONE LOCATION, SUITE NUMBERS SHOULD NOT CONTAIN LETTERS AND SHOULD ALLOW FOR THE POSSIBILITY OF LATER BUILDING MODIFICATION (EX: THE SUITES IN A FIVE UNIT BUILDING PROJECT COULD BE ADDRESSED AS BLDG 1 – UNITS 101, 103, 105, 107 AND 109 AND BLDG. 2 COULD HAVE UNITS 201, 203, 205, 207 AND 209, ETC.).

    DURING CONSTRUCTION OF ANY STRUCTURE, THE CITY SERVICE ADDRESS MUST BE POSTED ON A SIGN IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET INDICATED IN THE CITY SERVICE ADDRESS.
11. THIS PLAN SET COMPLIES WITH THE STANDARDS PURSUANT TO ADOPTED ORDINANCE Z05.19.10.24.E5 (Z-19-002)
12. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SOUTH DRIVE AISLE AND SIDEWALK CONNECTION WITH ADJACENT PROPERTY OWNER AS THE EXISTING ADJACENT DRIVE AISLE STUB SHOWN ON THESE PLANS IS TO BE RELOCATED WITH UPCOMING DEVELOPMENT DEPICTED IN SD-20-00018. CONTRACTOR TO TRANSITION 30' WIDE PRIVATE STREET TO 26' WITHIN 20' OF THE SOUTHERN PROPERTY BOUNDARY AND CONNECT TO THE FUTURE PENDING DRIVE AISLE AND SIDEWALK LOCATED AT THE SOUTHERN PROPERTY BOUNDARY PER SD-20-00018.

DRY UTILITY NOTES:

1. ALL DRY UTILITIES SHALL BE DESIGNED BY THE ASSOCIATED UTILITY COMPANY.
2. ALL DRY UTILITIES SHALL BE INSTALLED UNDERGROUND.

SITE WALL NOTES:

1. ALL SITE WALLS TO BE DESIGNED BY OTHERS (UNDER A SEPARATE PERMIT). ALL FINAL STRUCTURAL DETAILS, (INCLUDING FRENCH DRAINS, EXPANSION JOINTS, WATER STOPS, ETC) SHALL BE PROVIDED BY THE OWNER'S STRUCTURAL ENGINEER. ALL STRUCTURAL DETAILS SHALL MEET THE CITY OF ROUND ROCK SPECIFICATIONS.
2. ALL WALLS WITH A 30" DROP OFF (OR GREATER) SHALL INCLUDE A MIN. 42" HANDRAIL ALONG THE TOP OF THE WALL.

2022-7-SD

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

LITTLE ELM CONDOMINIUMS
OVERALL SITE PLAN
1501 S. BELL BLVD.
CEDAR PARK, TEXAS 78613

The seal appearing on this document was authorized by Stephen Ray Jamison on 04/04 20 24

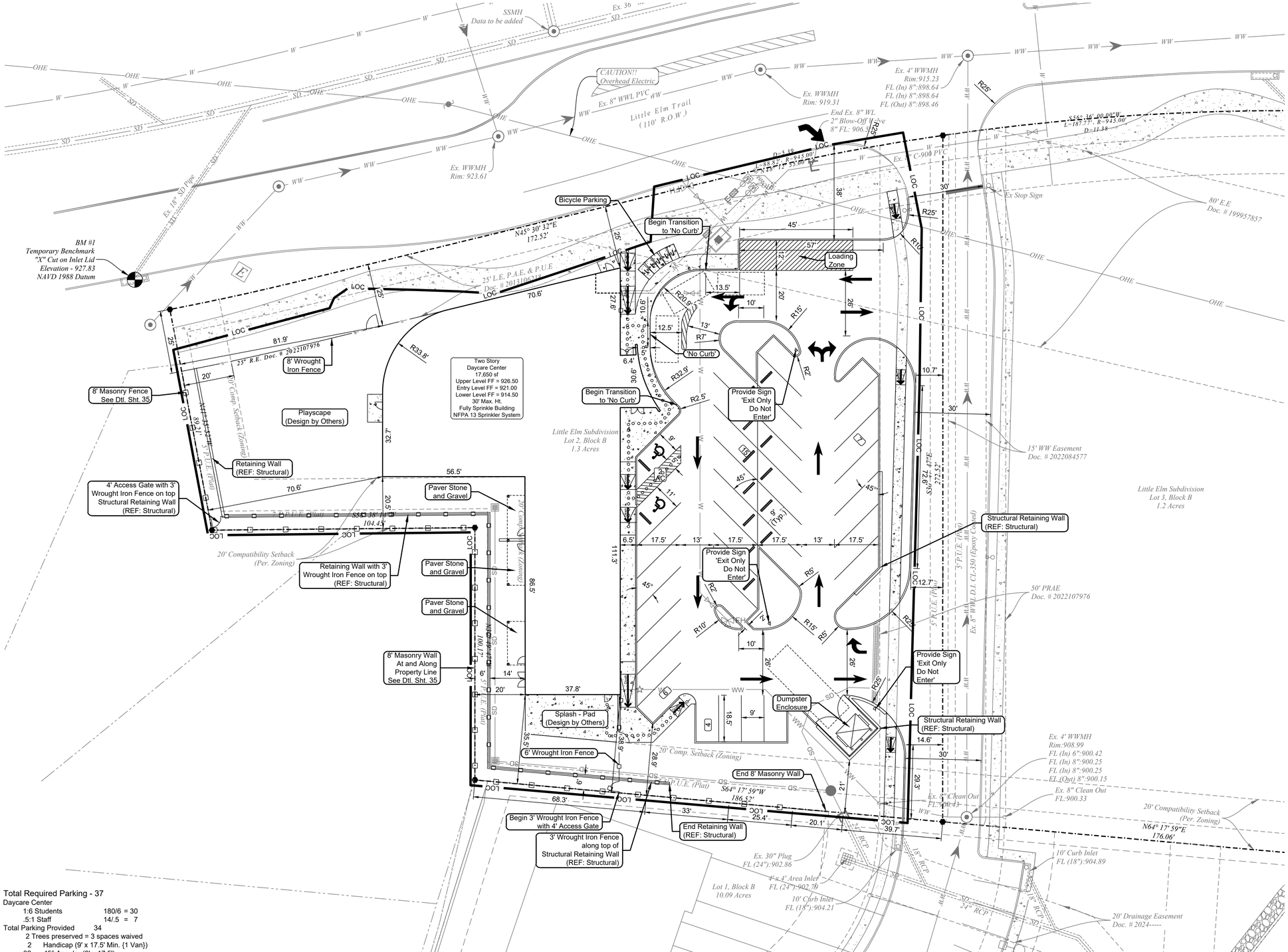
STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File:H:\LITTLE ELM CONDOS\DWG\PLANS\SITE.DWG
Job No.
Scale (Hor.):
Date:
Snapshot: LAYER STATE
Scale (Vert.):
Checked By:
Drawn By: JCE
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
11 of 67

ORIGINAL LAYOUT SIZE - 22X34

@2024 H:\JOBFILES\ACI [AYZ CAPITAL INVESTMENTS]\ACI 70461 (MONTESSORI CEDAR PARK)\04 CAD\2024 PLOT SHEETS\SITE PLAN COA.DWG 9/9/2024 9:12 AM Sselfman



Total Required Parking - 37
Daycare Center
1:6 Students 180/6 = 30
.5:1 Staff 14/.5 = 7
Total Parking Provided 34
2 Trees preserved = 3 spaces waived
2 Handicap (9' x 17.5' Min. {1 Van})
32 45° Angular (9' x 17.5')
3 Drop-off/Pick up
1 Off-Street Loading (12' x 45')
6 Bicycle Spaces

Total Site Area - 1.31 Acres (57,053.43 s.f.)
Building 10,091.48 s.f.
F.A.R. 17,650 s.f. (1:0.3094)
Walks and Drives (Prop.) 3,679.69 s.f. and 17,612.93 s.f.
Walks and Drives (Exist.) 2,984.54 s.f. and 3,741.69 s.f.

Impervious 38,110.33 s.f. (66.8%)

Legend

- 3' Wrought Iron Fence
- Decorative Wood Privacy Fence
- Retaining Wall
- Retaining Wall w/ 3' Wrought Iron Fence

Texas 811
Call Before You Dig!!

Benchmarks

BM #1 Temporary Benchmark "X" Cut on Inlet Lid
Elevation - 927.83 NAVD 1988 Datum
Northing: 10152100.60'
Easting: 3090284.36'

Legal Description: 1.3 Acres - Lot 2, Block B, Amended Plat of Lot 2A, Little Elm Subdivision Doc. No. 20180111084 O.P.R. Williamson County, Texas.

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Revision	Date	By	App	Comment

Prepared For:
Ayz Capital Investments LLC
2325 Yaupom Range Drive,
Leander, Texas 78653

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd., Ste 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-434-2400
www.bleylengineering.com
AUSTIN BRYAN CONROE HOUSTON

Site Plan - Dimension Control Plan

Pace Preschool

1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

This Document is Released for the Purpose of Interim Review Under Authority of
Steven L Ihnen, P.E. (TX # 81976)
9/9/2024
Date
It is not to be used for Construction

Design: LW
CAD: SS Review: VG, SLI
Project No: ACI 70461
Sheet: 11 of 35
2024-22-SD

CONTRIBUTING ZONE PLAN SECTION

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: Varsha Gudla

Date: September 18, 2024

Signature of Customer/Agent:

Varsha Gudla

Regulated Entity Name: Pace Pre School

Project Information

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

   Contact Person: Arif Manasiya
   Entity: Ayz Captial Investment LLC
   Mailing Address: 2325 Yaupon Range Drive
   City, State: Leander, Texas Zip: 78641
   Telephone: 512-412-5580 Fax: _____
   Email Address: info@ayzinvestment.com

5. Agent/Representative (If any):

   Contact Person: Varsha Gudla
   Entity: Bleyl Engineering
   Mailing Address: 7701 San Felipe Blvd, Suite 200
   City, State: Austin, TX Zip: 78729
   Telephone: 512-454-2400 Fax: _____
   Email Address: vgudla@bleylengineering.com

6. Project Location:

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

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

   1360 Little Elm Trail, Cedar Park, Texas 78613

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): 1.3 Acres

Total disturbed area: 1.16 Acres

14. Estimated projected population: N/A

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	10086.02	÷ 43,560 =	0.232
Parking	17612.93	÷ 43,560 =	.404
Other paved surfaces	10405.92	÷ 43,560 =	.239
Total Impervious Cover	38104.87	÷ 43,560 =	.875

Total Impervious Cover .875 **÷ Total Acreage** 1.3 **X 100 =** 67.31**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the City of Cedar Park (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 20'.

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 Panel #48491C0610F, dated 12/20/2019.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.

☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.

☒ The site will not be used for low density single-family residential development.

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

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

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

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

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

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

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

    ☒ N/A

55. ☒ **Attachment M - Construction Plans**. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

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

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

☐ N/A

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

☒ N/A

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

☒ N/A

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

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

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

Administrative Information

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

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

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

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

Road Map

Contributing Zone Plan Attachment A

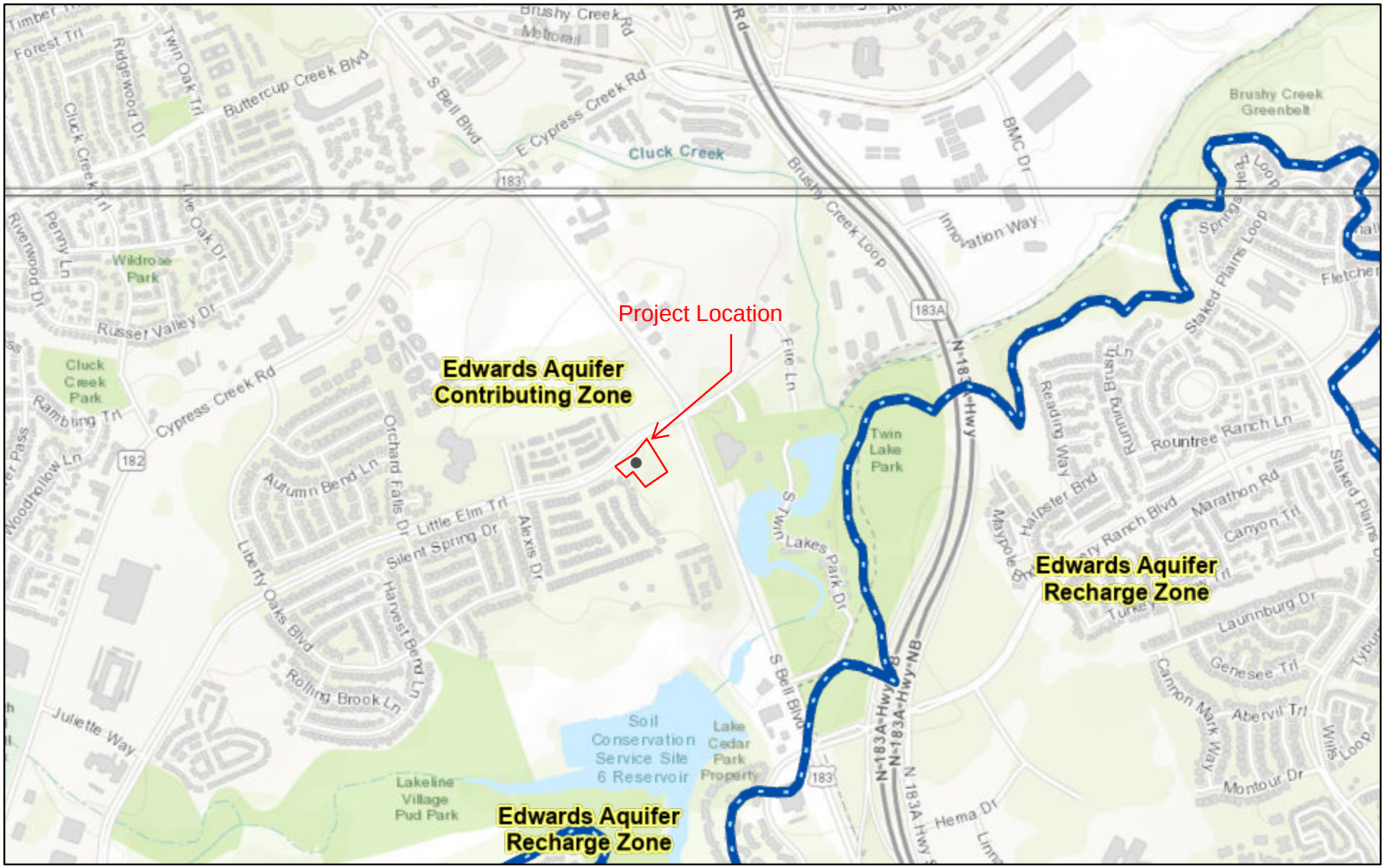
PROJECT LOCATION

Project Location Map

1" = 1000'

SGS Quadrangle Map

Contributing Zone plan: Attachment B



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0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Edwards Aquifer Boundary central line

Edwards Aquifer Boundary

Edwards Aquifer Label

7.5 Minute Quad Grid

TCEQ_EDWARDS_OFFICIAL_MAPS

Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA,

Web AppBuilder for ArcGIS

Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | TCEQ |

Project Description

Contributing Zone Plan Application – Attachment C

Project Overview: Existing

The proposed development is located on a 1.3-acre parcel at 1360 Little Elm Trail, Williamson County, Texas, near the intersection of Little Elm Trail and State Highway 183. This site falls within the Edwards Aquifer Contributing Zone and the South Brushy Creek watershed. Importantly, no part of the site is within the 100-year floodplain, as confirmed by the FEMA Flood Insurance Rate Map (panel #48491C0610F, dated December 20, 2019).

Project Overview: Proposed

The proposed development is intended for a Pre-School/Daycare facility, which will result in an impervious cover of 0.875 acres, representing 66.8% of the total site area.

In comparison to the original approved drainage plan, which allowed for 80% impervious cover (equal to 0.93 acres) in Drainage Area A2, the actual impervious cover for this development will only be 0.721 acres. This is 0.21 acres less than the approved design, resulting in a smaller volume of runoff than originally anticipated. All runoff from the site will be directed into the storm sewer system, which discharges into an existing offsite wet basin detention pond.
The approved drainage map is on sheet **(16 of 35)** and related calculation on **(17 of 35).**

Water services are provided by extending the water line from the exiting line located on northwest side of our site abutting Little Elm Trail. Wastewater service will be connected to an existing wastewater stub on the east side of the lot. Storm pipes, after collecting water from the site, connect to an existing storm drain line off site and discharge into the wet basin pond. After, it gets discharged into Brushy Creek.

Water Quality Pond

The detention pond was designed to handle runoff from 0.93 acres of impervious cover as part of the original Contributing Zone Plan (CZP 11-13071902).
TCEQ TSS removal spreadsheet is used to calculate total load to be removed by proposed BMP. The basin is in the east portion of the lot.

Total TCEQ project area =	**1.3**	**Ac**	
Existing impervious cover =	**0.154**	**Ac**	**(discharging to the pond CZP 11-13071902)**
Proposed Impervious Cover =	**0.721**	**Ac**	
Total impervious cover =	**0.875**	**Ac**	
Assumed impervious cover =	**1.04**	**Ac**	**(80%)**
Total IC going to the pond =	**0.721**	**Ac**	**(67%)**

Remaining Impervious Cover = **0.93 – 0.72 Ac = 0.21** acre less than designed.

Since the actual impervious cover for the proposed development is only 0.721 acres, the pond will be receiving less runoff than its maximum design capacity, providing a margin of 0.21 acres. This ensures the pond has more than adequate capacity to manage the stormwater from this site.

Factors Affecting Surface Water Quality

Contributing Zone Plan – Attachment D

Runoff from the proposed improvements is conveyed through a storm sewer network which lead to offsite wet basin detention-water quality ponds.

Specific factors that affect water quality are as follows:

- Pollutants associated with runoff from the gravel roadway and parking, including oil/gasoline from vehicles and petroleum distillates from the compressed gravel.
- Dust and silt are another pollutant generated both from vehicular traffic and airborne particulates.
- Miscellaneous trash and litter from construction.
- Concrete truck washout
- Soil erosion due to the clearing of the site for roads, buildings, and drainage structures

Volume and Character of Stormwater

Contributing Zone Plan Application – Attachment E

Volume

The tables on the following pages summarize the volume of storm water generated by the development and the release rates from the site for the existing and proposed conditions:

A drainage area map included in the attached plans (Sheet 14 to 17) graphically represents the drainage area used for the calculation (Pro A1 & Pro A2). Stormwater leaving the site will flow to the inlets and directly drain to the wet basin detention pond. The total area captured by the pond will be 1.30 acres and will remove 3,482 pounds of suspended solids.

Quality

Runoff typically associated with a development of this type includes oil and gasoline from vehicular traffic and petroleum distillates from the paving. Another pollutant generated by the paving and roof areas will be the dirt and silt produced by airborne dust falling from vehicles. The proposed water quality pond is sized to treat the expected pollutants.

EXISTING FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS. 100-YR RAINFALL DEPTHS CALCULATED FROM ATLAS 14

BASIN	CN	AREA (AC)	T_C (MIN)	I.C. (AC)	FLOW (Q) 2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
EXISTING OFFSITE 1	87	16.22	5.00	7.62	71.2	122.0	156.6	188.3
EXISTING OFFSITE 2	87	27.61	5.00	15.46	128.7	214.4	272.5	324.7
POND					15.9	54.6	76.7	103.3
EXISTING JUNCTION 1					15.9	54.6	76.7	103.3

DEVELOPED FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS. 100-YR RAINFALL DEPTHS CALCULATED FROM ATLAS 14

BASIN	CN	AREA (AC)	T_C (MIN)	I.C. (AC)	FLOW (Q) 2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
DEVELOPED OFFSITE 1	87	16.22	5.00	7.62	71.2	122.0	156.6	188.3
DEVELOPED OFFSITE 2	94	19.30	5.00	9.65	58.5	91.4	113.8	152.8
DEVELOPED TO POND A	88	7.90	5.00	3.71	37.9	62.2	78.7	106.9
DEVELOPED JUNCTION 1					70.9	111.9	141.1	191.2
POND					16.7	60.1	80.2	156.3
DEVELOPED JUNCTION A					16.7	60.1	80.2	156.3

PROPOSED DETENTION POND SUMMARY

STORM	DETENTION POND STORAGE (AC-FT)	DETENTION POND ELEVATION	DETENTION POND DISCHARGE (CFS)
2-YEAR	11.1	892.2	16.7
10-YEAR	19.9	894.2	60.1
25-YEAR	26.5	895.6	80.2
100-YEAR	40.5	897.9	156.3

INLET DRAINAGE BASINS

A1							
Event	**2-yr**	**10-yr**	**25-yr**	**100-yr**	**Acres**	**Sq. Ft.**	
C	0.66	0.73	0.78	0.87	0.09	3,849.00	**20.6%**
Tc	5.0	5.0	5.0	5.0	5.00	14,876.00	**79.4%**
I	6.18	9.29	11.45	15.24			
Q	**1.8**	**2.9**	**3.8**	**5.7**	**0.43**	**18,725.00**	**100.0%**
A2							
Event	**2-yr**	**10-yr**	**25-yr**	**100-yr**	**Acres**	**Sq. Ft.**	
C	0.66	0.73	0.78	0.87	0.23	10,122.00	**20.0%**
Tc	5.0	5.0	5.0	5.0	5.00	40,489.00	**80.0%**
I	6.18	9.29	11.45	15.24			
Q	**4.7**	**7.9**	**10.4**	**15.4**	**1.16**	**50,611.00**	**100.0%**

Suitability Letter from Authorized Agent

Contributing Zone Plan – Attachment F

This attachment is not applicable to this project.

Alternative Secondary Containment Methods

Contributing Zone Plan – Attachment G

This attachment is not applicable to this project.

AST Containment Structure Drawings

Contributing Zone Plan – Attachment H

This attachment is not applicable to this project.

20% or Less Impervious Cover Waiver

Contributing Zone Plan - Attachment I

This attachment is not applicable to this project.

BMP's for Upgradient Stormwater

Contributing Zone Plan - Attachment J

Water quality ponds are being used to ensure runoff from impervious area are being treated. TCEQ TSS and the appropriate COA ECM Appendixes used in the design process to ensure the ponds meet required standards.

All runoff from the impervious areas on site including the driveway entrances located on Bagdad Rd. and Whitestone Blvd. will go to the water quality ponds and has been reflected in the TCEQ TSS removal calculations spreadsheet..

Only 50% of the detention provided by each water quality pond was counted toward overall detention numbers. See each pond's sheet within the sheet set to get detailed detention information.

BMP's for On-site Stormwater

Contributing Zone Plan Application- Attachment K

Temporary BMPs:

- Stabilized construction entrances will be provided at the entry and exit of the private drive.
- Silt fence is placed downgradient of the disturbed construction area to prevent stormwater leaving the site.
- Inlet protection is utilized to prevent sediment from entering any storm sewers in each phase. See Construction Plans.
- Tree protection fence is proposed at necessary locations

Permanent BMPs:

- One existing wet basin Detention water quality ponds is already built as permanent BMP's. The pond captures the required water quality volume per the TCEQ Technical Guidance Manual.
- Revegetation and landscaping of all disturbed areas.

BMP's for Surface Streams

Contributing Zone Plan - Attachment L

This attachment is not applicable to this project.

Construction Plans

Contributing Zone Plan - Attachment M

The construction plans have been provided at the end of this document.

Inspection, Maintenance, Repair and Retrofit Plan for the Water Quality Ponds

Contributing Zone Plan - Attachment N

PROJECT NAME: Pace Pre School

ADDRESS: 1360 Little Elm Trail

CITY, **STATE**, **ZIP:** Cedar Park, Texas 78613

See attached previously approved IMRR from previous CZP plan.

Rn Number:
CN Number:

ATTACHMENT N

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

Chapter 3.5.11 of the TCEQ "Edwards Aquifer Technical Guidance Manual" is attached. This explains all of the routine and non-routine maintenance and inspections associated with the detention/water quality pond.

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

I, Garrett Martin, authorized representative for Homeowner's Association, the owner of the detention/water quality pond tract, have read these procedures and am aware that these items need to be taken care of in order to keep the detention/water quality pond functioning properly.

Signature

7/8/13
Date

3.5.11 Wet Basins

A clear requirement for wet basins is that a firm commitment be made to carry out both routine and non-routine maintenance tasks. The nature of the maintenance requirements are outlined below, along with design tips that can help to reduce the maintenance burden (modified from Young et al., 1996).

Routine Maintenance.

- *Mowing.* The side-slopes, embankment, and emergency spillway of the basin should be mowed at least twice a year to prevent woody growth and control weeds.

- *Inspections.* Wet basins should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. When possible, inspections should be conducted during wet weather to determine if the basin is functioning properly. There are many functions and characteristics of these BMPs that should be inspected. The embankment should be checked for subsidence, erosion, leakage, cracking, and tree growth. The condition of the emergency spillway should be checked. The inlet, barrel, and outlet should be inspected for clogging. The adequacy of upstream and downstream channel erosion protection measures should be checked. Stability of the side slopes should be checked. Modifications to the basin structure and contributing watershed should be evaluated. During semi-annual inspections, replace any dead or displaced vegetation. Replanting of various species of wetland vegetation may be required at first, until a viable mix of species is established. Cracks, voids and undermining should be patched/filled to prevent additional structural damage. Trees and root systems should be removed to prevent growth in cracks and joints that can cause structural damage. The inspections should be carried out with as-built pond plans in hand.

- *Debris and Litter Removal.* As part of 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 riser, and the outlet should be checked for possible clogging.

- *Erosion Control.* The basin side slopes, emergency spillway, and embankment all may periodically suffer from slumping and erosion. Corrective measures such as regrading and revegetation may be necessary. Similarly, the riprap protecting the channel near the outlet may need to be repaired or replaced.

- *Nuisance Control.* Most public agencies surveyed indicate that control of insects, weeds, odors, and algae may be needed in some ponds. Nuisance control is probably the most frequent maintenance item demanded by local residents. If the ponds are properly sized and vegetated, these problems should be rare in wet ponds except under extremely dry weather conditions. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.). Biological control of algae and mosquitoes using fish such as fathead minnows is preferable to chemical applications.

Non-routine maintenance.

- *Structural Repairs and Replacement.* Eventually, the various inlet/outlet and riser works in the wet basin will deteriorate and must be replaced. Some public works experts have estimated that corrugated metal pipe (CMP) has a useful life of about 25 yr, while concrete barrels and risers may last from 50 to 75 yr. The actual life depends on the type of soil, pH of runoff, and other factors. Polyvinyl chloride (PVC) pipe is a corrosion resistant alternative to metal and concrete pipes. Local experience typically determines which materials are best suited to the site conditions. Leakage or seepage of water through the embankment can be avoided if the embankment has been constructed of impermeable material, has been compacted, and if anti-seep collars are used around the barrel. Correction of any of these design flaws is difficult.

- *Sediment Removal.* Wet ponds will eventually accumulate enough sediment to significantly reduce storage capacity of the permanent pool. As might be expected, the accumulated sediment can reduce both the appearance and pollutant removal performance of the pond. Sediment accumulated in the sediment forebay area should be removed from the facility every two years to prevent accumulation in the permanent pool. Dredging of the permanent pool should occur at least every 20 years, or when accumulation of sediment impairs functioning of the outlet structure.

- *Harvesting.* If vegetation is present on the fringes or in the pond, it can be periodically harvested and the clippings removed to provide export of nutrients and to prevent the basin from filling with decaying organic matter.

Pilot-Scale Field Testing Plan

Contributing Zone Plan - Attachment O

This attachment is not applicable to this project.

Measures for Minimizing Surface Stream Contamination

Contributing Zone Plan - Attachment P

This attachment is not applicable to this project.

TEMPORARY STORMWATER SECTION

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Varsha Gudla

Date: September 18, 2024

Signature of Customer/Agent:

Varsha Gudla

Regulated Entity Name: Pace Pre School

Project Information

Potential Sources of Contamination

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

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

   ☒ The following fuels and/or hazardous substances will be stored on the site: None

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

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

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

Spill Response Actions

Temporary Stormwater Section - Attachment A

Spill response measures during construction are to be handled by the contractor and are as follows:

1. Any hazardous spill associated with construction that is five gallons or less is to be contained, cleaned and disposed of properly by the contractor in accordance to OSHA, municipal and state regulations. The Contractor shall verify the classification of materials in use with the appropriate manufacturer.

2. Any hazardous spill associated with construction that is greater than five gallons shall be reported to the TCEQ Environmental Response Hotline (1-800-832-8224) or Austin Regional Home Office during normal business hours (1-512-339-2929) for containment, clean up, and disposal.

3. Follow actions set by TAC 30.1.327.5:

(a) The responsible person shall immediately abate and contain the spill or discharge and cooperate fully with the executive director and the local incident command system. The responsible person shall also begin reasonable response actions which may include, but are not limited to, the following actions:

(1) arrival of the responsible person or response personnel hired by the responsible person at the site of the discharge or spill;

(2) initiating efforts to stop the discharge or spill;

(3) minimizing the impact to the public health and the environment;

(4) neutralizing the effects of the incident;

(5) removing the discharged or spilled substances; and

(6) managing the wastes.

(b) Upon request of the local government responders or the executive director, the responsible person shall provide a verbal or written description, or both, of the planned response actions and all actions taken before the local governmental responders or the executive director arrive. When the agency on-scene coordinator requests this information, it is subject to possible additional response action requirements by the executive director. The information will serve as a basis for the executive director to determine the need for:

(1) further response actions by the responsible person;

(2) initiating state funded actions for which the responsible person may be held liable to the maximum extent allowed by law; and

(3) subsequent reports on the response actions.

(c) Except for discharges or spills occurring during the normal course of transportation about which carriers are required to file a written report with the U.S. Department of Transportation under 49 CFR §171.16, the responsible person shall submit written information, such as a letter, describing the details of the discharge or spill and supporting the adequacy of the response action, to the appropriate TCEQ regional manager within 30 working days of the discovery of the reportable discharge or spill. The regional manager has the discretion to extend the deadline. The documentation shall contain one of the following items:

(1) A statement that the discharge or spill response action has been completed and a description of how the response action was conducted. The statement shall include the initial report information required by §327.3(c) of this title (relating to Notification Requirements). The executive director may request additional information. Appropriate response actions at any time following the discharge or spill include use of the Texas Risk Reduction Program rules in Chapter 350 of this title (relating to Texas Risk Reduction Program).

(2) A request for an extension of time to complete the response action, along with the reasons for the request. The request shall also include a projected work schedule outlining the time required to complete the response action. The executive director may grant an extension up to six months from the date the spill or discharge was reported. Unless otherwise notified by the appropriate regional manager or the Emergency Response Team, the responsible person shall proceed according to the terms of the projected work schedule.

(3) A statement that the discharge or spill response action has not been completed nor is it expected to be completed within the maximum allowable six month extension. The statement shall explain why completion of the response action is not feasible and include a projected work schedule outlining the remaining tasks to complete the response action. This information will also serve as notification that the response actions to the discharge or spill will be conducted under the Texas Risk Reduction Program rules in Chapter 350 of this title (relating to Texas Risk Reduction Program).

Spills: Reportable Quantities

The RQ depends on the substance released and where released. Use this table to determine whether you must report and under what rule.

In Texas, upon determining that a reportable discharge or spill has occurred, the responsible person must notify the state. The threshold quantity that triggers the requirement to report a spill is called the **reportable quantity (RQ).** The reportable quantity depends on the type of substance released and where released (e.g. into water vs.

on land); different kinds of spills are subject to different provisions of state and federal rules.

Kind of spill	Where discharged	Reportable quantity	Rule, statute, or responsible agency
Hazardous substance	onto land	"Final RQ" in Table 302.4 in 40 CFR 302.4 (PDF)	30 TAC 327
	into water	"Final RQ" or 100 lbs, whichever is **less**	
Any oil	coastal waters	as required by the Texas General Land Office	Texas General Land Office
Crude oil, oil that is neither a petroleum product nor used oil	onto land	210 gallons (five barrels)	30 TAC 327
	directly into water	enough to create a sheen	
Petroleum product, used oil	onto land, from an exempt PST facility	210 gallons (five barrels)	30 TAC 327
	onto land, or onto land from a non-exempt PST facility	25 gallons	
	directly into water	enough to create a sheen	
Associated with the exploration, development and production of oil, gas, or geothermal resources	under the jurisdiction of the Railroad Commission of Texas	as required by the Railroad Commission of Texas	Railroad Commission of Texas
Industrial solid waste or other substances	into water	100 lbs	30 TAC 327
From petroleum storage tanks, underground or aboveground	into water	enough to create a sheen on water	30 TAC 334.75-81
From petroleum storage tanks, underground or aboveground	onto land	25 gallons or equal to the RQ under 40 CFR 302	30 TAC 327
Other substances that may be useful or valuable and are not ordinarily considered to be waste, but will cause pollution if discharged into water in the state	into water	100 lbs	30 TAC 327

Potential Sources of Contamination

Temporary Stormwater Section - Attachment B

Potential Sources of Contamination during construction are to be a concern of the contractor and are as follows:

1. Any sediment build-up along the silt fences will need to be removed when it reaches a depth of six inches.

2. Dust from the construction site will be controlled by use of water.

3. Soil from construction vehicles will be removed from vehicles by having all vehicles drive over the stabilized construction entrance.

4. Leakage from vehicles and equipment.

5. Wastewaters from activities involving concrete, masonry, painting, sheet rock compounds, etc.

Sequence of Construction

Temporary Stormwater Section - Attachment C

.

CONSTRUCTION SEQUENCE NOTES

1. CONTACT STORMWATER INSPECTIONS (512-285-0055) AT LEAST THREE DAYS PRIOR TO PRE-CONSTRUCTION MEETING DATE.
2. INSTALL TEMPORARY EROSION/SEDIMENTATION CONTROLS ON THE SITE AS INDICATED ON THE EROSION/SEDIMENTATION CONTROL PLAN SHEET.
3. HOLD PRE-CONSTRUCTION MEETING.
4. EXECUTE DEMOLITION ACTIVITIES, AS SHOWN ON THE DEMO PLAN.
5. SITE CLEARING AND GRUBBING. MATERIAL SHALL BE REMOVED FROM AND DISPOSED OF AT AN APPROVED SPOIL SITE.
6. ROUGH SITE GRADING, MINIMUM EMBANKMENT PLACEMENT.
7. INSTALL ALL ON-SITE UTILITIES.
8. PREPARE SUBGRADE FOR FIRST COURSE OF BASE MATERIAL.
9. LAY FIRST COURSE OF BASE MATERIAL IN PARKING AND DRIVE AREAS.
10. INSTALL CURB AND GUTTERS, INSTALL TREE WELLS.
11. LAY FINAL BASE COURSE FOR ALL PARKING AND DRIVE AREAS.
12. LAY ASPHALT PAVEMENT.
13. COMPLETE ALL UNDERGROUND INSTALLATIONS WITHIN THE R.O.W.
14. COMPLETE FINAL GRADING.
15. REVEGETATE ALL DISTURBED AREAS.
16. THE PROJECT ENGINEER SHALL PROVIDED A CONCURRENCE LETTER CERTIFYING COMPLETION OF PROJECT PRIOR TO CONTRACTOR'S SCHEDULING FINAL INSPECTION WITH ENVIRONMENTAL INSPECTOR.
17. COMPLETE PERMANENT EROSION CONTROL AND SITE RESTORATION.
18. SCHEDULE FINAL INSPECTION WITH ENVIRONMENTAL INSPECTOR, PRIOR TO REMOVAL OF EROSION CONTROL.
19. HOLD FINAL INSPECTION.
20. REMOVE ALL TEMPORARY EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION. RESTORE ANY AREAS DISTURBED DURING REMOVAL OF EROSION/SEDIMENTATION CONTROLS.

Temporary Best Management Practices and Measures

Temporary Stormwater Section - Attachment D

Temporary erosion and sedimentation controls include Silt Fence, Concrete Washout, Temporary Staging and Spoils Area. All temporary erosion controls shall be installed where shown on the Contributing Zone Plan.

Silt Fence is to be installed immediately downstream of all applicable disturbed areas to filter out any sediment from storm water flows due to construction.

Stabilized Construction Entrance is to be installed at the entrance/exit to a construction site to stabilize and reduce the tracking of mud and dirt onto public roads by construction vehicles.

Concrete Washout is to be installed to reduce the discharge of pollutant to storm sewer system from concrete waste.

Temporary Staging and Spoils Area is to be installed to reduce the discharge of pollutant to the storm water system due to construction.

No surface water enters this site. No naturally-occurring sensitive features exist within the limits of the project site. No water from site is discharging into surface streams, sensitive features, or the aquifer.

Tree protection fence was provided at necessary locations.

Request to Temporarily Seal a Feature

Temporary Stormwater Section - Attachment E

This attachment is not applicable to this project.

Structural Practices

Temporary Stormwater Section - Attachment F

Temporary special structural practices that will be utilized during construction activity on this site include:

Silt Fence is to be installed immediately downstream of all applicable disturbed areas to filter out any sediment from storm water flows due to construction.

Stabilized construction entrance used at all entries.

Tree protection fence was provided at necessary locations.

Inlet protection was provided at all locations.

Drainage Area Map

Temporary Stormwater Section - Attachment G

ORIGINAL LAYOUT SIZE - 22X34

25 YR - INLET CALCULATION TABLE - GRATE INLETS

ON-SITE

Inlet Name	Sub-Basin Area (acres)	Q_{25} (cfs)	Inlet Size (ft x ft)			Inlet Type	A_g (sf)	h (ft)	Q(cap.)* (cfs)	Q(cap.)-Q(25) (cfs)	Qcap. > Q25 Yes / No
A1	0.37	2.67	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	2.47	Yes
A2	0.15	1.17	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	3.96	Yes
A3	0.44	4.18	1.0	X	24.0	Grate Inlet (Trench)	18.07	0.50	30.80	26.62	Yes
A4	0.11	0.53	4.0	X	4.0	Grate Inlet	12.05	0.50	20.53	20.00	Yes
A5	0.19	1.69	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	3.44	Yes

Formulas:

Intercept Flow, $Q_i = 4.82 \cdot A_g \cdot h^{0.5}$ (Eq. 4-6) (COA - DCM Section 4.3.1 (b), Eq. 4-1)

Notes:

* Inlet Capacity of a Grate Inlet is reduced by fifty (50) percent to allow for clogging.

100 YR - INLET CALCULATION TABLE - GRATE INLETS

ON-SITE

Inlet Name	Sub-Basin Area (acres)	Q100 (cfs)	Inlet Size (ft x ft)			Inlet Type	A_g (sf)	h (ft)	Q(cap.)* (cfs)	Q(cap.)-Q(100) (cfs)	Qcap. > Q100 Yes / No
A1	0.37	4.00	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	1.14	Yes
A2	0.15	1.74	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	3.39	Yes
A3	0.44	6.15	1.0	X	24.0	Grate Inlet (Trench)	18.07	0.50	30.80	24.65	Yes
A4	0.11	0.82	4.0	X	4.0	Grate Inlet	12.05	0.50	20.53	19.71	Yes
A5	0.19	2.49	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	2.64	Yes

Formulas:

Intercept Flow, $Q_i = 4.82 \cdot A_g \cdot h^{0.5}$ (Eq. 4-6) (COA - DCM Section 4.3.1 (b), Eq. 4-1)

Notes:

* Inlet Capacity of a Grate Inlet is reduced by fifty (50) percent to allow for clogging.

INLET POST-DEVELOPED RATIONAL METHOD RUNOFF CALCULATIONS

Cedar Park

							25-Year Storm			100-Year Storm		
Inlet / Sub-Basin Name	Sub-Basin Area (sq Ft)	Sub-Basin Area (Acres)	Impervious Cover (%)	Impervious Area (ac)	Pervious Area (ac)	T_c (min)	Coefficient (C)	Intensity, I (in/hr)	Runoff, Q (cfs)	Coefficient (C)	Intensity, I (in/hr)	Runoff, Q (cfs)
A1	15974	0.37	50%	0.18	0.18	5	0.64	11.45	2.67	0.72	15.24	4.00
A2	6505	0.15	60%	0.09	0.06	5	0.68	11.45	1.17	0.77	15.24	1.74
A3	19111	0.44	90%	0.39	0.04	5	0.83	11.45	4.18	0.92	15.24	6.15
A4	4576	0.11	10%	0.01	0.09	5	0.44	11.45	0.53	0.51	15.24	0.82
A5	8211	0.19	80%	0.15	0.04	5	0.78	11.45	1.69	0.87	15.24	2.49

Notes:

1 Rainfall Intensity obtained from City of Austin DCM Section 2.4.3, Table 2-2B.
2 Rainfall intensities account for NOAA Atlas 14

@2024 H:\JOBFILES\ACI (AYZ CAPITAL INVESTMENTS)\ACI 70461 (MONTESSORI CEDAR PARK)\04 CAD\2024 PLOT SHEETS\DRAINAGE AREA MAPS.DWG 9/9/2024 9:13 AM Ssellman

Revision	Date	By	App	Comment

Prepared For:

Ayz Capital Investments LLC
2325 Yaupom Range Drive,
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AUSTIN BRYAN CONROE HOUSTON

Onsite Inlet Drainage Area Map

Pace Preschool
1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

This Document is Released for the Purpose of Interim Review Under Authority of
Steven L Ihnen, P.E. (TX # 81976)
9/9/2024
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It is not to be used for Construction

Design: LW
CAD: SS Review: VG, SLI
Project No: ACI 70461
Sheet: **17** of **35**
2024-22-SD

NORTH

SCALE IN FEET
100 50 0 100

LEGEND

PROPERTY LINE
R.O.W. LINE
EASEMENT LINE
EXISTING CONTOUR LINE
BASIN BOUNDARY

For Reference Only

2022-7-SD

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JCE

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LITTLE ELM CONDOMINIUMS
EXISTING CONDITIONS MAP
1501 S. BELL BLVD.
CEDAR PARK, TEXAS 78613

Existing Drainage Area Maps - Jamison

The seal appearing on this document was authorized by Stephen Ray Jamison on 04/04, 2024

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File: H:\LITTLE ELM CONDOS\DWG\PLANS\DRAINAGE.DWG

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Date:	Checked By:	Drawn By: NM
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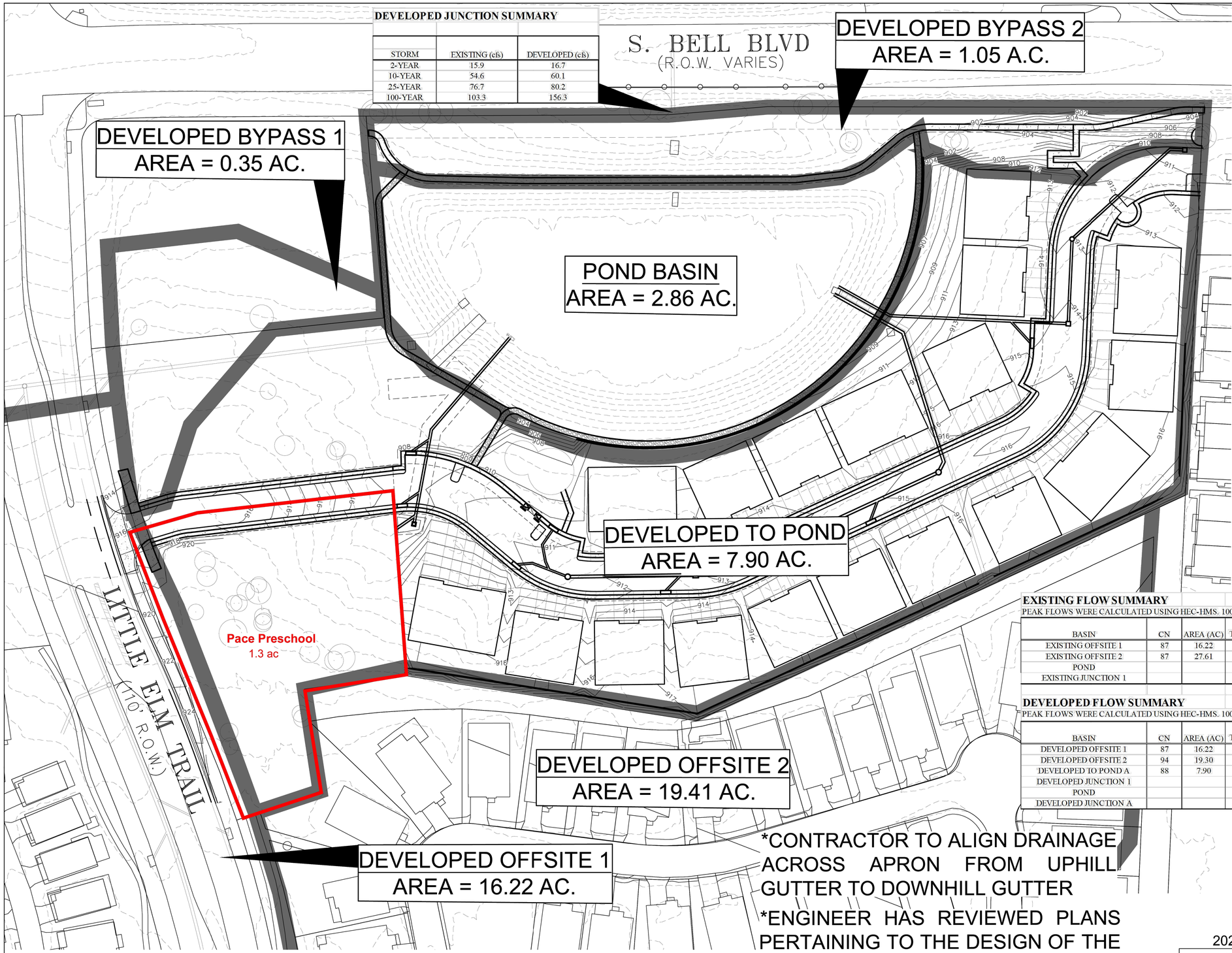
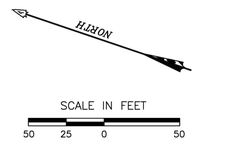
Revision 2:	
Revision 3:	
Revision 4:	

DEVELOPED JUNCTION SUMMARY

STORM	EXISTING (cfs)	DEVELOPED (cfs)
2-YEAR	15.9	16.7
10-YEAR	54.6	60.1
25-YEAR	76.7	80.2
100-YEAR	103.3	156.3





LEGEND

- PROPERTY LINE
- R.O.W. LINE
- EASEMENT LINE
- EXISTING CONTOUR LINE — 832 —
- BASIN BOUNDARY

EXISTING FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS. 100-YR RAINFALL DEPTHS CALCULATED FROM ATLAS 14

BASIN	CN	AREA (AC)	T_C (MIN)	I.C. (AC)	FLOW (Q) 2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
EXISTING OFFSITE 1	87	16.22	5.00	7.62	71.2	122.0	156.6	188.3
EXISTING OFFSITE 2	87	27.61	5.00	15.46	128.7	214.4	272.5	324.7
POND					15.9	54.6	76.7	103.3
EXISTING JUNCTION 1					15.9	54.6	76.7	103.3

DEVELOPED FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS. 100-YR RAINFALL DEPTHS CALCULATED FROM ATLAS 14

BASIN	CN	AREA (AC)	T_C (MIN)	I.C. (AC)	FLOW (Q) 2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
DEVELOPED OFFSITE 1	87	16.22	5.00	7.62	71.2	122.0	156.6	188.3
DEVELOPED OFFSITE 2	94	19.30	5.00	9.65	58.5	91.4	113.8	152.8
DEVELOPED TO POND A	88	7.90	5.00	3.71	37.9	62.2	78.7	106.9
DEVELOPED JUNCTION 1					70.9	111.9	141.1	191.2
POND					16.7	60.1	80.2	156.3
DEVELOPED JUNCTION A					16.7	60.1	80.2	156.3

*SEE ENGINEER'S REPORT FOR ALL DRAINAGE CALCULATIONS

*ALL DRAINAGE CALCULATIONS PER ATLAS 14 PRECIPITATION DATA

*CONTRACTOR TO ALIGN DRAINAGE ACROSS APRON FROM UPHILL GUTTER TO DOWNHILL GUTTER

*ENGINEER HAS REVIEWED PLANS PERTAINING TO THE DESIGN OF THE EXISTING DETENTION FACILITIES AND AGREES WITH THEIR DEISGN

2022-7-SD

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LITTLE ELM CONDOMINIUMS
PROPOSED DRAINAGE MAP
1501 S. BELL BLVD.
CEDAR PARK, TEXAS 78613

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STATE OF TEXAS
STEPHEN RAY JAMISON
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LICENSED PROFESSIONAL ENGINEER

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Date: Checked By: Drawn By: NM
Revision 1:
Revision 2:
Revision 3:
Revision 4:
Snapshot: DEVELOPED

SHEET
15 of 35

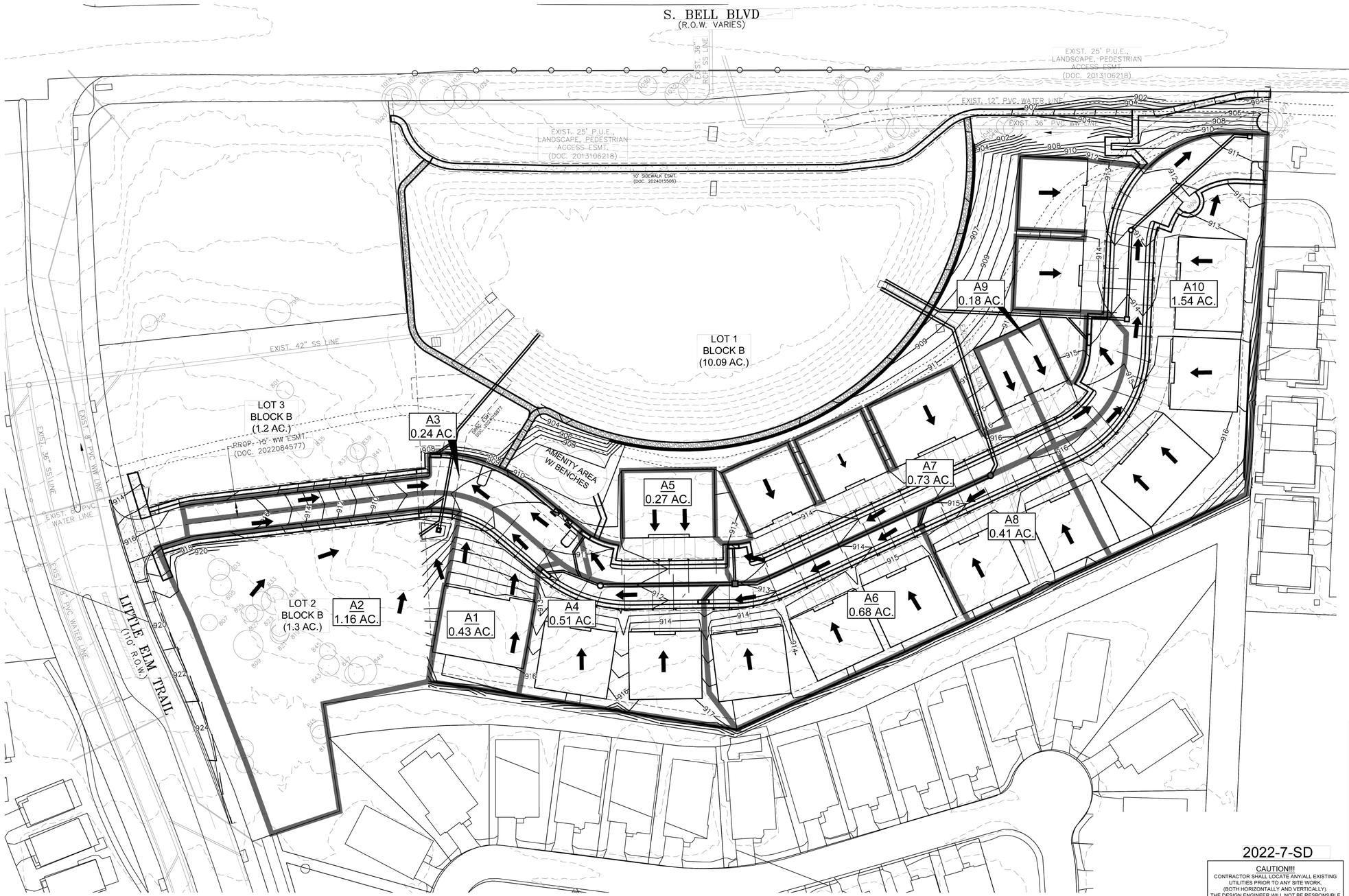
Proposed Drainage Area Maps - Jamison

*SEE ENGINEER'S REPORT FOR ALL DRAINAGE CALCULATIONS

*ALL DRAINAGE CALCULATIONS PER ATLAS 14 PRECIPITATION DATA

*ENGINEER HAS REVIEWED PLANS PERTAINING TO THE DESIGN OF THE EXISTING DETENTION FACILITIES AND AGREES WITH THEIR DEISGN

*CONTRACTOR TO ALIGN DRAINAGE ACROSS APRON FROM UPHILL GUTTER TO DOWNHILL GUTTER



2022-7-SD

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LITTLE ELM CONDOMINIUMS
PROPOSED INLET DRAINAGE MAP
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Date: | Checked By: | Drawn By: NM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
16 of 35

Inlet Drainage Area Maps - Jamison

DETENTION POND AND DISCHARGE STRUCTURE SIZING CALCS

Elevation * Ft. msl	Depth Ft.	Area S. F.	Area Ac.	Avg. Area S. F.	Inc. Vol. C. F.	Total Vol. C. F.	DISCHARGE C.F.S
882.00	-	33,214.00	0.762		-	-	-
883.00	1.00	35,783.00	0.821	34,499	34,491	34,491	-
884.00	1.00	38,425.00	0.882	37,104	37,097	71,588	-
885.00	1.00	41,141.00	0.944	39,783	39,776	111,364	-
886.00	1.00	50,714.00	1.164	45,928	45,845	157,209	-
887.00	1.00	53,740.00	1.234	52,227	52,221	209,430	-
888.00	1.00	56,836.00	1.305	55,288	55,282	264,712	-
889.00	1.00	60,001.00	1.377	58,419	58,413	323,124	6.3
890.00	1.00	63,236.00	1.452	61,619	61,613	384,737	10.9
891.00	1.00	66,539.00	1.528	64,888	64,882	449,619	13.8
892.00	1.00	69,911.00	1.605	68,225	68,219	517,838	16.3
893.00	1.00	73,350.00	1.684	71,631	71,625	589,463	35.3
894.00	1.00	76,857.00	1.764	75,104	75,098	664,561	58.2
895.00	1.00	76,857.00	1.764	76,857	76,859	741,420	72.2
896.00	1.00	80,432.00	1.846	78,645	78,639	820,059	85.2
897.00	1.00	84,073.00	1.930	82,253	82,247	902,307	94.5
898.00	1.00	87,780.00	2.015	85,927	85,922	988,228	-

INLET DRAINAGE BASINS

A1 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.66	0.73	0.78	0.87	0.09	3,849.00	**20.6%**
Tc	5.0	5.0	5.0	5.0	5.00	14,876.00	**79.4%**
I	6.18	9.29	11.45	15.24			
Q	**1.8**	**2.9**	**3.8**	**5.7**	**0.43**	**18,725.00**	**100.0%**

A2 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.66	0.73	0.78	0.87	0.23	10,122.00	**20.0%**
Tc	5.0	5.0	5.0	5.0	5.00	40,489.00	**80.0%**
I	6.18	9.29	11.45	15.24			
Q	**4.7**	**7.9**	**10.4**	**15.4**	**1.16**	**50,611.00**	**100.0%**

A3 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.74	0.82	0.87	0.96	0.01	275.00	**2.7%**
Tc	5.0	5.0	5.0	5.0	5.00	10,099.00	**97.3%**
I	6.18	9.29	11.45	15.24			
Q	**1.1**	**1.8**	**2.4**	**3.5**	**0.24**	**10,374.00**	**100.0%**

A4 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.60	0.67	0.72	0.80	0.17	7,303.00	**33.1%**
Tc	5.0	5.0	5.0	5.0	5.00	14,769.00	**66.9%**
I	6.18	9.29	11.45	15.24			
Q	**1.9**	**3.2**	**4.2**	**6.2**	**0.51**	**22,072.00**	**100.0%**

A5 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.71	0.79	0.84	0.93	0.02	957.00	**8.1%**
Tc	5.0	5.0	5.0	5.0	5.00	10,861.00	**91.9%**
I	6.18	9.29	11.45	15.24			
Q	**1.2**	**2.0**	**2.6**	**3.8**	**0.27**	**11,818.00**	**100.0%**

A6 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.60	0.67	0.72	0.80	0.22	9,636.00	**32.7%**
Tc	5.0	5.0	5.0	5.0	5.00	19,846.00	**67.3%**
I	6.18	9.29	11.45	15.24			
Q	**2.5**	**4.2**	**5.6**	**8.3**	**0.68**	**29,482.00**	**100.0%**

A7 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.71	0.79	0.84	0.92	0.07	2,866.00	**9.0%**
Tc	5.0	5.0	5.0	5.0	5.00	28,949.00	**91.0%**
I	6.18	9.29	11.45	15.24			
Q	**3.2**	**5.4**	**7.0**	**10.2**	**0.73**	**31,815.00**	**100.0%**

A8 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.60	0.67	0.72	0.80	0.14	5,944.00	**33.3%**
Tc	5.0	5.0	5.0	5.0	5.00	11,904.00	**66.7%**
I	6.18	9.29	11.45	15.24			
Q	**1.5**	**2.6**	**3.4**	**5.0**	**0.41**	**17,848.00**	**100.0%**

A9 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.71	0.79	0.84	0.93	0.02	669.00	**8.5%**
Tc	5.0	5.0	5.0	5.0	5.00	7,242.00	**91.5%**
I	6.18	9.29	11.45	15.24			
Q	**0.8**	**1.3**	**1.7**	**2.6**	**0.18**	**7,911.00**	**100.0%**

A10 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.61	0.68	0.73	0.81	0.48	20,817.00	**31.0%**
Tc	5.0	5.0	5.0	5.0	5.00	46,296.00	**69.0%**
I	6.18	9.29	11.45	15.24			
Q	**5.8**	**9.7**	**12.9**	**19.0**	**1.54**	**67,113.00**	**100.0%**

POND B Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.34	0.40	0.44	0.51	0.60	26,080.00	**100.0%**
Tc	5.0	5.0	5.0	5.0	5.00	-	**0.0%**
I	6.18	9.29	11.45	15.24			
Q	**1.3**	**2.2**	**3.0**	**4.7**	**0.60**	**26,080.00**	**100.0%**

EXISTING FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS. 100-YR RAINFALL DEPTHS CALCULATED FROM ATLAS 14

BASIN	CN	AREA (AC)	T_C (MIN)	I.C. (AC)	FLOW (Q) 2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
EXISTING OFFSITE 1	87	16.22	5.00	7.62	71.2	122.0	156.6	188.3
EXISTING OFFSITE 2	87	27.61	5.00	15.46	128.7	214.4	272.5	324.7
POND					15.9	54.6	76.7	103.3
EXISTING JUNCTION 1					15.9	54.6	76.7	103.3

DEVELOPED FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS. 100-YR RAINFALL DEPTHS CALCULATED FROM ATLAS 14

BASIN	CN	AREA (AC)	T_C (MIN)	I.C. (AC)	FLOW (Q) 2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
DEVELOPED OFFSITE 1	87	16.22	5.00	7.62	71.2	122.0	156.6	188.3
DEVELOPED OFFSITE 2	94	19.30	5.00	9.65	58.5	91.4	113.8	152.8
DEVELOPED TO POND A	88	7.90	5.00	3.71	37.9	62.2	78.7	106.9
DEVELOPED JUNCTION 1					70.9	111.9	141.1	191.2
POND					16.7	60.1	80.2	156.3
DEVELOPED JUNCTION A					16.7	60.1	80.2	156.3

PROPOSED DETENTION POND SUMMARY

STORM	DETENTION POND STORAGE (AC-FT)	DETENTION POND ELEVATION	DETENTION POND DISCHARGE (CFS)
2-YEAR	11.1	892.2	16.7
10-YEAR	19.9	894.2	60.1
25-YEAR	26.5	895.6	80.2
100-YEAR	40.5	897.9	156.3

For Reference Only

2022-7-SD

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

LITTLE ELM CONDOMINIUMS
PROPOSED DRAINAGE CALCULATIONS
1501 S. BELL BLVD.
CEDAR PARK, TEXAS 78613

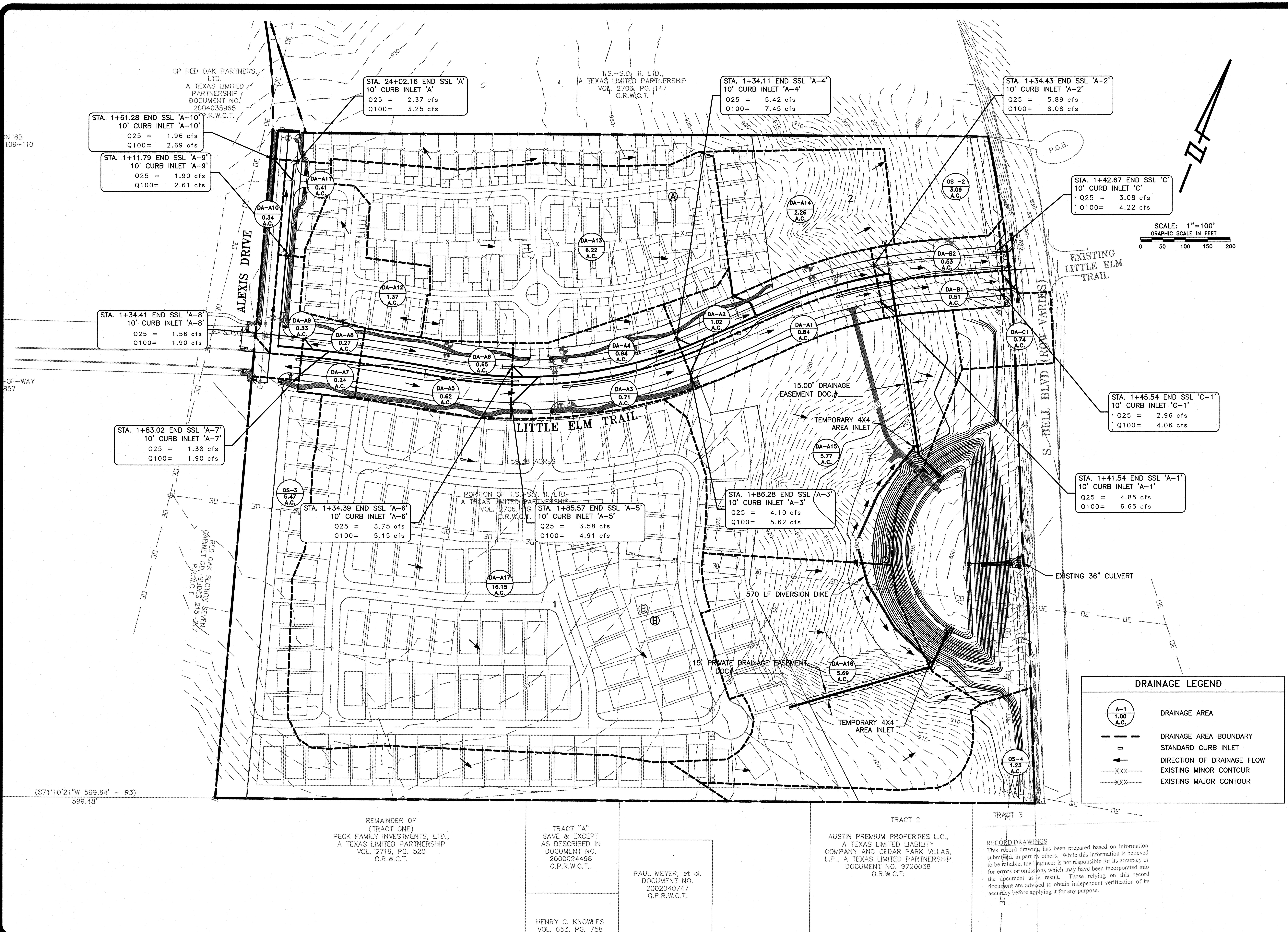
Drainage Area Calculations - Jamison

The seal appearing on this document was authorized by Stephen Ray Jamison on 03/07 2024

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File:H:\LITTLE ELM CONDOS\DWG\PLANS\DRAINAGE.DWG
Job No.
Snapshot: CALCS
Scale (Hor.):
Scale (Vert.):
Date:
Checked By:
Drawn By: NM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
18 of 35



RECORD DRAWINGS
This record drawing has been prepared based on information submitted, in part by others. While this information is believed to be reliable, the Engineer is not responsible for its accuracy or for errors or omissions which may have been incorporated into the document as a result. Those relying on this record document are advised to obtain independent verification of its accuracy before applying it for any purpose.

FILE: H:\Projects\1610 Milestone\10659 Little Elm Development\CAD\SHEETS\10659 OVER-DRAIN.dwg LAYOUT: OVERALL DRAINAGE PLAN DATE: 10/24/2013 8:04:14 AM BY: JCASTILLO

PROJECT NO. 1610-10659	DESIGNED BY:	JB, JC
FILE NO. 10659 OVER-DRAIN	DRAWN BY:	JB, JC
DATE: JULY 2013	CHECKED BY:	BW

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

NO.	BY	DATE	REVISION DESCRIPTION

LITTLE ELM WATER, WASTEWATER, STREET & DRAINAGE IMPROVEMENTS

OVERALL DRAINAGE PLAN

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

STATE OF TEXAS
BRIAN A. WILLIAMS
110415
LICENSED PROFESSIONAL ENGINEER
10/24/13

SHEET 6 OF 38

REGIONAL DETENTION POND AND DISCHARGE STRUCTURE SIZING CALCULATIONS

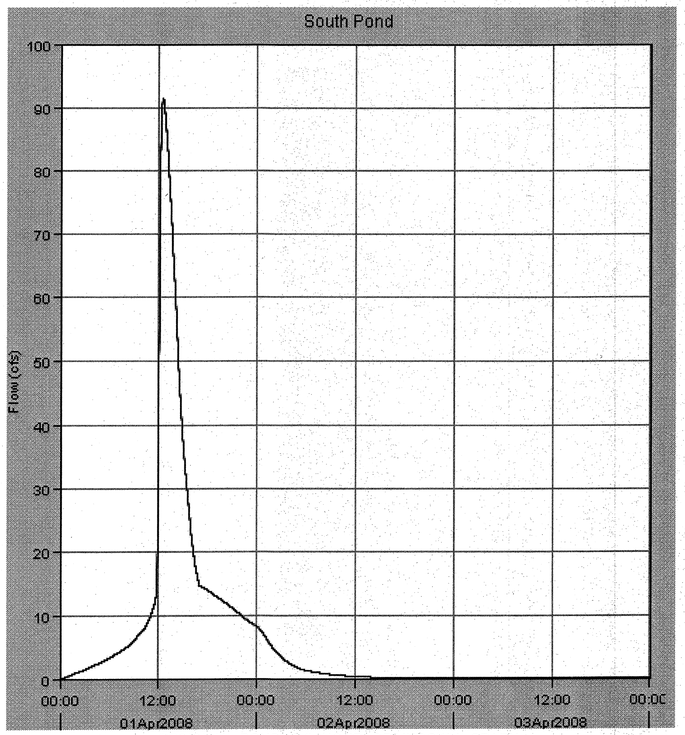
36" FL 891.3
18" FL = 887.6

	Elevation (ft)	Area (sf)	Area (AC)	Incre. Volume (cf)	Accum. Volume (cf)	Accum. Volume (ac-ft)	Orifice Flow (1-18") (cfs)	Orifice Flow (1-36") (cfs)	Total Orifice Flow (cfs)
	882	33214	0.762	0	0	0.00	0	0	0
	883	35,783	0.821	34,499	34,499	0.79	0.00	0.00	0.00
	884	38,425	0.882	37,104	71,603	1.64	0.00	0.00	0.00
	885	41,141	0.944	39,783	111,386	2.56	0.00	0.00	0.00
	886	50,714	1.164	45,928	157,313	3.61	0.00	0.00	0.00
	887	53,740	1.234	52,227	209,540	4.81	0.00	0.00	0.00
Wet Pond Elev	887.6	55,688	1.278	32,828	242,368	5.56	0.00	0.00	0.00
	888	56,836	1.305	55,288	264,828	6.08	1.40	0.00	1.40
	889	60,001	1.377	58,419	323,247	7.42	6.87	0.00	6.87
	890	63,236	1.452	61,619	384,865	8.84	10.95	0.00	10.95
	891	66,539	1.528	64,888	449,753	10.32	13.87	0.00	13.87
Cap volume	891.3	67,755	1.555	20,144	469,897	10.79	14.64	0.00	14.64
	892	69,911	1.605	48,183	518,080	11.89	16.28	12.00	28.28
	893	73,350	1.684	71,631	589,710	13.54	18.38	28.46	46.84
	894	76,857	1.764	75,104	664,814	15.26	20.26	44.35	64.61
	895	76,857	1.764	76,857	741,671	17.03	21.98	55.90	77.87
	896	80,432	1.846	78,645	820,315	18.83	23.57	65.43	89.01
	897	84,073	1.930	82,253	902,568	20.72	25.07	73.75	98.81
	898	87,780	2.015	85,927	988,494	22.69	26.47	81.22	107.69

LITTLE ELM DEVELOPED VS PRE-DEVELOPED FLOWS

	Total DA (ac.)	Impervious (%)*	BASE CN	TL	Q2(cfs)***	Q10(cfs)***	Q25(cfs)***	Q100 (cfs)***
Pre-developed to 36" culvert	32.42	0.0%	77**	16.7	58.1	127.1	160.3	218.9
Developed to Pond	45.82	60.0%	80.0	12.1	153.0	269.2	323.3	418.0
Pond Outflow to 36" culvert	45.82				25.2	61.4	73.8	89.9
Pond bypass to culvert	4.62	70%	80.0	6.0	20.5	35.3	42.1	54.1
36" Culvert Outflow					30.1	63.7	75.0	91.5

*Impervious Cover For Lot 1, Block A and Lot 1, Block B based on site plan. Impervious cover for Lot 2, Block A and Lot 2, Block B assumed to be 65%.
** Soil Group D - woods good condition
*** Flows generated by HEC-HMS



REGIONAL POND 24-HOUR DRAINDOWN GRAPH

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Little Elm
Date Prepared: 6/13/2013

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 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 * =	59.38	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	30.96	acres
Total post-development impervious cover fraction * =	0.52	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	26948	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 1

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	43.83	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	27.12	acres
Post-development impervious fraction within drainage basin/outfall area =	0.62	
$L_{M\ THIS\ BASIN}$ =	23605	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Wet Basin
Removal efficiency = 93 percent

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

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

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

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

A_C =	43.83	acres
A_I =	27.12	acres
A_P =	16.71	acres
L_R =	28194	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	26948	lbs.
F =	0.96	

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

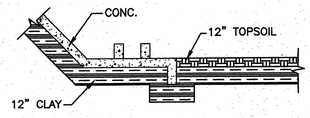
Rainfall Depth =	2.80	inches
Post Development Runoff Coefficient =	0.43	
On-site Water Quality Volume =	193475	cubic feet

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

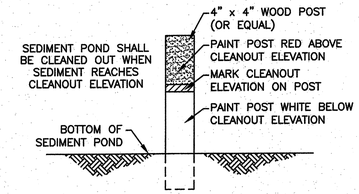
Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	38695	
Total Capture Volume (required water quality volume(s) x 1.20) =	232170	cubic feet

11. Wet Basins Designed as Required in RG-348 (Pages 3-66 to 3-71)

Required capacity of Permanent Pool =	232170	cubic feet	Permanent Pool Capacity = 1.20 x WQV
Required capacity at WQV Elevation =	425644	cubic feet	Total Capacity = Permanent Pool Capacity plus a second WQV.



CLAY LINER/CONCRETE INTERFACE DETAIL
N.T.S



SEDIMENT DEPTH MARKER
N.T.S

REGIONAL POND FOREBAY SIZING CALCULATIONS

Sediment Forebay North	Elevation (ft)	Area (sf)	Incre. Volume (cf)	Accum. Volume (cf)
	882	3,364		
	883	3,903	3,634	3,634
	884	4,472	4,188	7,821
	885	5,070	4,771	12,592
	886	7,202	6,136	18,728

Sediment Forebay South	Elevation (ft)	Area (sf)	Incre. Volume (cf)	Accum. Volume (cf)
	882	3,337		
	883	3,868	3,603	3,603
	884	4,435	4,152	7,754
	885	5,034	4,734	12,489
	886	7,265	6,150	18,638
Sediment Forebay Total Volume (cf)				37,366
Min. req'd.: 15% of Permanent Pool Volume (cf)				36,355

RECORD DRAWINGS
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Culvert Calculator Report
South Culvert - 36 IN

Solve For: Discharge

Culvert Summary

Allowable HW Elevation	893.00 ft	Headwater Depth/Height	3.15
Computed Headwater Elevation	893.00 ft	Discharge	96.73 cfs
Inlet Control HW Elev.	893.00 ft	Tailwater Elevation	0.00 ft
Outlet Control HW Elev.	891.41 ft	Control Type	Inlet Control

Grades

Upstream Invert	883.56 ft	Downstream Invert	881.00 ft
Length	100.00 ft	Constructed Slope	0.015600 ft/ft

Hydraulic Profile

Profile	CompositeM2PressureProfile	Depth, Downstream	2.88 ft
Slope Type	Mild	Normal Depth	N/A ft
Flow Regime	Subcritical	Critical Depth	2.88 ft
Velocity Downstream	13.87 ft/s	Critical Slope	0.018335 ft/ft

Section

Section Shape	Circular	Mannings Coefficient	0.013
Section Material	Concrete	Span	3.00 ft
Section Size	36 inch	Rise	3.00 ft
Number Sections	1		

Outlet Control Properties

Outlet Control HW Elev.	891.41 ft	Upstream Velocity Head	2.91 ft
Ke	0.50	Entrance Loss	1.46 ft

Inlet Control Properties

Inlet Control HW Elev.	893.00 ft	Flow Control	Submerged
Inlet Type	Square edge w/headwall	Area Full	7.1 ft²
K	0.00980	HDS 5 Chart	1
M	2.00000	HDS 5 Scale	1
C	0.03980	Equation Form	1
Y	0.67000		

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

PROJECT NO. 1610-10659 DESIGNED BY: JB, JC
FILE NO. 10659 POND DRAWN BY: JB, JC
DATE: JULY 2013 CHECKED BY: BW

NO.	BY	DATE	REVISION DESCRIPTION
1	CCK	12/10/13	REVISE 2-24" TO 1-36" OUTFALLS

LITTLE ELM
WATER, WASTEWATER,
STREET & DRAINAGE
IMPROVEMENTS

POND DETAILS AND CALCULATIONS

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

STATE OF TEXAS
12/11/13
BRIAN A. WILLIAMS
110415
LICENSED
PROFESSIONAL ENGINEER

SHEET 14 OF 38

FILE: H:\Projects\1610 Killestone\10659 Little Elm Development\CAD\SHEETS\10659 POND.dwg LAYOUT: POND DETAILS AND CALCULATIONS DATE: 12/10/2013 11:47:41 AM BY: CKENYON

Temporary Sedimentation Pond Plans and Calculations

Temporary Stormwater Section - Attachment H

This attachment is not applicable to this project.

Inspection and Maintenance for Temporary BMPs
Temporary Stormwater Section - Attachment I

Inspections of Controls

At least once every seven (7) days the SWP3 provides for a thorough inspection of disturbed areas of the construction site that have not been finally stabilized. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. The Contractor is required to inspect the temporary erosion controls, including silt fence and stabilized construction entrance at weekly intervals and after significant rainfall events to insure that they are functioning properly.

This site inspection will be performed by qualified personnel familiar with the site and with the authority to ensure necessary maintenance of controls. Documentation of the inspections and actions taken are provided on forms shown in the back of the SWP3.

Based on the results of the inspection, the SWP3 shall be modified as necessary to include additional or modified BMPs designed to correct problems identified. Revisions to the SWP3 shall be completed within 7 calendar days following the inspection.

A report summarizing the scope of the inspection, name and qualification of personnel making the inspection, the date of the inspection and major observations relating to the implementation of the SWP3 shall be made and retained as part of the SWP3 for at least three years from the date the site is finally stabilized. Reports shall identify incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report shall contain a certification that the facility is in compliance with the SWP3. An authorized representative shall sign the report. Qualified personnel performing inspections are familiar with the BMPs, have knowledge to determine when a failed control is inadequate and needs to be replaced, have access to the construction schedule, have knowledge of stabilization, and have authority to make changes to the SWP3.

In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable.

Personnel provided by the permittee and familiar with the SWP3 must inspect disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, and structural controls for evidence of, or the potential for, pollutants entering the drainage system. Sediment and erosion control measures identified in the SWP3 must be inspected to ensure that they are operating correctly. Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking. Inspections must be conducted at least once every fourteen (14) calendar days and within twenty four (24) hours of the end of a storm event of 0.5 inches or greater.

Where sites have been finally or temporarily stabilized, where runoff is unlikely due to winter conditions (e.g. site is covered with snow, ice, or frozen ground exists), or during seasonal arid periods in arid areas (areas with an average annual rainfall of 0 to 10 inches) and semi-arid areas (areas with an average annual rainfall, of 10 to 20 inches), inspections must be conducted at least once every month.

As an alternative to the above-described inspection schedule of once every fourteen (14) calendar days and within twenty four (24) hours of a storm event of 0.5 inches, or greater, the SWP3 may be developed to require that these inspections will occur at least once every seven (7) calendar days. If this alternative schedule is developed, the inspection must occur on a specifically defined day, regardless of whether or not there has been a rainfall event since the previous inspection.

As an alternative to the above-described inspection schedule of once every fourteen (14) calendar days and within twenty four (24) hours of a storm event of 0.5 inches or greater, the SWP3 may be developed to require that these inspections will occur at least once every seven (7) calendar days. If this alternative schedule is developed, the inspection must occur on a specifically defined day, regardless of whether or not there has been a rainfall event since the previous inspection.

The SWP3 must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions to the SWP3 must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the SWP3 and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable.

A report summarizing the scope of the inspection, names and qualifications of personnel making the inspection, the dates of the inspection, and major observations relating to the implementation of the SWP3 must be made and retained as part of the SWP3. Major observations should include: The locations of discharges of sediment or other pollutants from the site; locations of BMPs that need to be maintained; locations of BMPs that failed to operate as designed or proved inadequate for a particular location; and locations where additional BMPs are needed.

Actions taken as a result of inspections must be described within, and retained as a part of, the SWP3. Reports must identify any incidents of noncompliance. Where a report does not identify any incidents of noncompliance, the report must contain a certification that the facility or site is in compliance with the SWP3 and this permit. The report must be signed by the person and in the manner required by 30 TAC § 305.128 (relating to Signatories to Reports)

Maintenance

All erosion and sediment control measures and other protective measures identified in the SWP3 must be maintained in effective operating condition. If through inspections the permittee determines that BMPs are not operating effectively, maintenance must be performed before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. If maintenance prior to the next anticipated storm event is impracticable, maintenance must be scheduled and accomplished as soon as practicable. Erosion and sediment controls that have been intentionally disabled, run-over, removed, or otherwise rendered ineffective must be replaced or corrected immediately upon discovery.

Silt accumulation at the silt fence must be removed when the depth reaches six inches.

Retention of Records

The permittee shall retain a copy of the SWP3 at the construction site (or other accessible location) from the date of project initiation to the date of final stabilization. The permittee shall retain copies of the NOI, SWP3, all reports, and records of all data covered by the permit for three years from the date the site is finally stabilized. All NOIs, SWP3, reports, certifications, NOTs, and information that this permit requires be maintained by the permittee shall be signed by a duly authorized representative.

Schedule of Interim and Permanent Soil Stabilization Practices

Temporary Stormwater Section - Attachment J

During Construction:

A minimum of 4" topsoil shall be placed in between the curb and right-of-way line of all areas that have been disturbed because of construction. Additionally, disturbed areas with slopes greater than 15% shall be stabilized with vegetative matting once the activity is complete. Bare soils should be seeded or otherwise stabilized where construction activity has temporarily ceased for more than 21 days.

After Construction:

All disturbed areas are to be revegetated within 14 days of completion of construction activities, or as directed by the Cedar Park Inspection Department. Areas that were not disturbed from construction will be left in their natural state.

Revegetation Methods:

Broadcast Seeding for Permanent Soil Stabilization:

1. From September 15 to March 1, seeding shall be with a combination of 2 pounds per 1000 SF of unhulled Bermuda and 7 pounds per 1000 SF winter rye with a purity of 95% with 90% germination.

2. From March 1 to September 14, seeding shall be with unhulled Bermuda at a rate of 2 pounds per 1000 SF with a purity of 95% and 85% germination.

Fertilizer:

3. Fertilizer shall be pelleted granular slow release with an analysis of 15-15-15. It is to be applied once at planting and once during the period of establishment at a rate of 1 pound per 1000 SF.

4. Mulch type used shall be hay, straw or mulch applied at a rate of 45 pounds per 1000 SF.

Recordkeeping:

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

NOTICE OF INTENT FOR STORMWATER DISCHARGES

TCEQ Office Use Only
Permit No.:
RN:
CN:
Region:

RESET FORM

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

IMPORTANT:

- Use the INSTRUCTIONS to fill out each question in this form.
- Use the CHECKLIST to make certain all you filled out all required information. Incomplete applications **WILL** delay approval or result in automatic denial.
- Once processed your permit can be viewed at: http://www2.tceq.texas.gov/wq_dpa/index.cfm

ePERMITS: Sign up now for online NOI: https://www3.tceq.texas.gov/steers/index.cfm
Pay a $225 reduced application fee by using ePermits.

APPLICATION FEE:

- You must pay the **$325** Application Fee to TCEQ for the paper application to be complete.
- Payment and NOI must be mailed to separate addresses.
- Did you know you can pay on line?
  - Go to https://www3.tceq.texas.gov/epay/index.cfm
  - Select Fee Type: GENERAL PERMIT CONSTRUCTION STORM WATER DISCHARGE NOI APPLICATION
- **Provide your payment information below, for verification of payment:**

☐ Mailed — Check/Money Order No.: _____
Name Printed on Check: _____

☐ EPAY — Voucher No.: _____
Is the Payment Voucher copy attached? ☐ Yes

RENEWAL: Is this NOI a Renewal of an existing General Permit Authorization? (Note: A permit cannot be renewed after June 3, 2013.)

☐ Yes The Permit number is: TXR15_____
(If a permit number is not provided, a new number will be assigned.)
☒ No

1) OPERATOR (Applicant)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? You may search for your CN at: http://www12.tceq.texas.gov/crpub/index.cfm?fuseaction=cust.CustSearch

CN_____

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

c) What is the name and title of the person signing the application? The person must be an executive official meeting signatory requirements in TAC 305.44(a).
Prefix (Mr. Ms. Miss): Mr.
First/Last Name: Arif Manasiya Suffix:
Title: Managing Member Credential:

d) What is the Operator Contact's (Responsible Authority) contact information and mailing address as recognized by the US Postal Service (USPS)? You may verify the address at: http://zip4.usps.com/zip4/welcome.jsp
Phone #: (512) 412-5580 ext: Fax #:
E-mail: info@ayzinvestment.com
Mailing Address: 2325 Yaupon Range Drive
Internal Routing (Mail Code, Etc.):
City: Leander State: TX ZIP Code: 78641
If outside USA: Territory: Country Code: Postal Code:

e) Indicate the type of Customer (The instructions will help determine your customer type):

☐ Individual	☐ Limited Partnership	☐ Sole Proprietorship-DBA
☐ Joint Venture	☐ General Partnership	☐ Corporation
☐ Trust	☐ Estate	☐ Federal Government
☐ State Government	☐ County Government	☐ City Government
☒ Other Government		

f) Independent Operator? ☐ Yes ☐ No
(If governmental entity, subsidiary, or part of a larger corporation, check "No".)

g) Number of Employees:
☐ 0-20; ☐ 21-100; ☐ 101-250; ☐ 251-500; or ☐ 501 or higher

h) 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:
Federal Tax ID:
Texas Secretary of State Charter (filing) Number:
DUNS Number (if known):

2) APPLICATION CONTACT

If TCEQ needs additional information regarding this application, who should be contacted?

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

☐ Yes, go to Section 3). ☒ No, complete section below.

Prefix (Mr. Ms. Miss): Mr.
First/Last Name: Steve Ihnen Suffix:
Title: Professional Engineer Credential: PE

Organization Name: Bleyl Engineering
Phone No.: (512) 454-2400 ext: Fax Number:
E-mail: sihnen@bleylenigneering.com
Mailing Address: 7701 San Felipe Blvd, Suite 200
Internal Routing (Mail Code, Etc.):
City: Austin State: TX ZIP Code: 78729
Mailing Information if outside USA:
Territory: Country Code: Postal Code:

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

If the site of your business is part of a larger business site or if other businesses were located at this site before yours, a Regulated Entity Number (RN) may already be assigned for the larger site. Use the RN assigned for the larger site. Search TCEQ's Central Registry to see if the larger site may already be registered as a regulated site at: http://www12.tceq.texas.gov/crpub/index.cfm?fuseaction=regent.RNSearch.

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

a) TCEQ issued RE Reference Number (RN): RN

b) Name of project or site (the name known by the community where located):
Pace Pre School

c) In your own words, briefly describe the primary business of the Regulated Entity: (Do not repeat the SIC and NAICS code):
Education/Day care

d) County (or counties if > 1) Williamson

e) Latitude: 30.49333 Longitude: 97.81222

f) Does the site have a physical address?
☒ Yes, complete Section A for a physical address.
☐ No, complete Section B for site location information.

Section A: Enter the physical address for the site.
Verify the address with USPS. If the address is not recognized as a delivery address, provide the address as identified for overnight mail delivery, 911 emergency or other online map tools to confirm an address.

Physical Address of Project or Site:
Street Number: 1360 Street Name: Little Elm Trail
City: Cedar Park State: Texas ZIP Code: 78613

Section B: Enter the site location information.

If no physical address (Street Number & Street Name), provide a written location access description to the site. (Ex.: located 2 miles west from intersection of Hwy 290 & IH35 accessible on Hwy 290 South)

City where the site is located or, if not in a city, what is the nearest city:

State: _____ ZIP Code where the site is located: _____

4) GENERAL CHARACTERISTICS

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

☐ Yes - If the answer is Yes, 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 - If the answer is Yes, you 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?

Primary SIC Code: 8351

d) If applicable, what is the Secondary SIC Code(s): N/A

e) What is the total number of acres disturbed? .72

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

☒ Yes - If the answer is Yes, the total number of acres disturbed can be less than 5 acres.

☐ No - If the answer is No, the total number of acres disturbed must be 5 or more. If the total number of acres disturbed is less than 5 then the project site does not qualify for coverage through this Notice of Intent. Coverage will be denied. See the requirements in the general permit for small construction sites.

g) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?

South Brushy Creek

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

Unknown

i) Is the discharge into an MS4?

☒ Yes - If the answer is Yes, provide the name of the MS4 operator below.

☐ No

If Yes, provide the name of the MS4 operator:
City of Cedar Park

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

j) Are any of the surface water bodies receiving discharges from the construction site on the latest EPA-approved CWA 303(d) List of impaired waters?

☐ Yes - If the answer is Yes, provide the name(s) of the impaired water body(s) below.

☒ No

If Yes, provide the name(s) of the impaired water body(s):

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

☒ Yes - If the answer is Yes, complete certification below by checking "Yes."

☐ No

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

☒ Yes

5) CERTIFICATION

Check Yes to the certifications below. Failure to indicate Yes to ***ALL*** items may result in denial of coverage under the general permit.

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 general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator. ☒ Yes

Operator Certification:

I, Arif Manasiya (Typed or printed name) Managing Member (Title)

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: _____ Date: _____

(Use blue ink)

NOTICE OF INTENT CHECKLIST (TXR150000)

- Did you complete everything? Use this checklist to be sure!
- Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

This checklist is for use by the operator to ensure a complete application. Missing information may result in denial of coverage under the general permit. (See NOI process description in the Instructions)

Application Fee:

If paying by Check:

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

If using ePay:

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

PERMIT NUMBER:

- ☐ Permit number provided – if this application is for renewal of an existing authorization.

OPERATOR INFORMATION - Confirm each item is complete:

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

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE - Confirm each item is complete:

- ☐ Regulated Entity Reference Number (RN) (if site is already regulated by TCEQ)
- ☑ Site/project name/regulated entity
- ☑ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html
- ☑ County
- ☑ Site/project physical address. Do not use a rural route or post office box.
- ☑ Business description

GENERAL CHARACTERISTICS - Confirm each item is complete:

- ☑ Indian Country Lands –the facility is not on Indian Country Lands
- ☐ Construction activity related to facility associated to oil, gas, or geothermal resources
- ☐ Standard Industrial Classification (SIC) Code www.osha.gov/oshstats/sicser.html
- ☐ Acres disturbed is provided and qualifies for coverage through a NOI
- ☐ Common plan of development or sale
- ☐ Receiving water body(s)
- ☐ Segment number(s)
- ☐ Impaired water body(s)
- ☐ MS4 operator
- ☐ Edwards Aquifer rule

CERTIFICATION

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

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

General Information and Instructions

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

BY REGULAR U.S. MAIL
Texas Commission on
Environmental Quality
Stormwater Processing Center
(MC228)
P.O. Box 13087
Austin, Texas 78711-3087

BY OVERNIGHT/EXPRESS MAIL
Texas Commission on
Environmental Quality
Stormwater Processing Center
(MC228)
12100 Park 35 Circle
Austin, TX 78753

TCEQ Contact List:

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

Notice of Intent Process:

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

1) **Administrative Review:** Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(s) on the form must be verified with the US Postal service as receiving regular mail delivery. Never give an overnight/express mailing address.

2) **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.

3) **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

   -or-

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

General Permit (Your Permit)

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

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

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

General Permit Forms

The Notice of Intent (NOI), Notice of Termination (NOT), and Notice of Change (NOC) (including instructions) are available in Adobe Acrobat PDF format on the TCEQ web site http://www.tceq.texas.gov.

Change in Operator

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

TCEQ Central Registry Core Data Form

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

You can find the information on the Central Registry web site at http://www12.tceq.texas.gov/crpub/index.cfm. You can search by the Regulated Entity (RN), Customer Number (CN) or Name (Permittee), or by your permit number under the search field labeled "Additional ID". Capitalize all letters in the permit number.

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

Fees associated with a General Permit

Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Application Fee: This fee is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit.

Mailed Payments:

Payment must be mailed under separate cover at one of the addresses below using the attached Application Fee submittal form. (DO NOT SEND A COPY OF THE NOI WITH THE APPLICATION FEE SUBMITTAL FORM)

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

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

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

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

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

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

1. Operator (Applicant)

a) Enter assigned Customer Number (CN)
TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**.
If this customer has not been assigned a CN, leave the space for the CN blank.
If this customer has already been assigned this number, enter the permittee's CN.

b) Legal Name
Provide the current legal name of the permittee, as authorized to do business in Texas. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512/463-5555, for more information related to filing in Texas. If filed in the county where doing business, provide a copy of the legal documents showing the legal name.

c) Person Signing Application
Provide information about person signing section 5) Certification.

d) Operator Contact's (Responsible Authority) Contact Information and Mailing Address
Provide a complete mailing address for receiving mail from the TCEQ. The address must be verifiable with the US Postal Service at http://www.usps.com for regular mail delivery (not overnight express mail). If you find that the address is not verifiable using the USPS web search, please indicate the address is used by the USPS for regular mail delivery.

The area code and phone number should provide contact to the operator. Leave Extension blank if not applicable.

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

e) Type of Customer (Entity Type)
Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for a permit, registration or authorization.

Sole Proprietorship – DBA

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

- be under the person's name
- have its own name (doing business as or d.b.a.)
- have any number of employees

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

Individual

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

Partnership

- A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). A Limited Partnership or Limited Liability Partnership (Partnership) is required to file with the Texas Secretary of State. A General Partnership or Joint Venture is not required to register with the state.
- **Partnership (Limited Partnership or Limited Liability Partnership):** A limited partnership is defined in the Act as a partnership formed by two or more persons under the provisions of Section 3 of the Uniform Limited Partnership Act (Art. 6132a, Revised Civil Statutes of Texas) and having as members one or more general partners and one or more limited partners. The limited partners as such are not bound by the obligations of the partnership. Limited partners may not take part in the day-to-day operations of the business. A Limited Partnership must file with the Texas Secretary of State. A registered limited liability partnership is a general or limited partnership that is registered with the Texas Secretary of State. The partnership's name must contain the words "Registered Limited Liability Partnership" or the abbreviation "L.L.P." as the last words or letters of its name.
- **General Partnership:** A general partner may or may not invest, participates in running the partnership and is liable for all acts and debts of the partnership and any member of it. A General Partnership does not have limited partners. For a General Partnership, there is no registration with the state or even written agreement necessary for a general partnership to be formed. The legal definition of a partnership is generally stated as "an association of two or more persons to carry on as co-owners a business for profit" (Revised Uniform Partnership Act § 101 [1994]).
- **Joint Venture:** A joint venture is but another name for a special partnership. It might be distinguished from a general partnership in that the latter is formed for the transaction of a general business, while a joint venture is usually limited to a single transaction. That is, a joint venture is a special combination of persons in the nature of a partnership engaged in the joint prosecution of a particular transaction for mutual benefit or profit.

Corporation

A customer meets all of these conditions:

- is a legally incorporated entity under the laws of any state or country
- is recognized as a corporation by the Texas Secretary of State

- has proper operating authority to operate in Texas.
- The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)
The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization should not be included as a part of the 'legal name' as applicant.

Trust or Estate

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

Other Government

A utility district, water district, tribal government, college district, council of governments, or river authority. Write in the specific type of government.

f) Independent Entity

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

g) Number of Employees

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

h) Customer Business Tax and Filing Numbers

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

State Franchise Tax ID Number

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

Federal Tax ID

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

TX SOS Charter (filing) Number

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

DUNS Number

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

2. APPLICATION CONTACT

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

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

a) Regulated Entity Reference Number (RN)

A number issued by TCEQ's Central Registry to sites (a location where a regulated activity occurs) regulated by TCEQ. This is not a permit number, registration number, or license number. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, a Regulated Entity Number (RN) may already be assigned for the larger site. Use the RN assigned for the larger site. Search TCEQ's Central Registry to see if the larger site may already be registered as a regulated site at: http://www12.tceq.texas.gov/crpub/index.cfm?fuseaction=regent.RNSearch

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

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

b) Site/Project Name/Regulated Entity

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

c) Description of Activity Regulated

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

d) County

Identify the county or counties in which the regulated entity is located.

e) Latitude and Longitude

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

f) Site/Project (RE) Physical Address/Location Information

Enter the complete address for the site in Section A if the address can be validated through the US Postal Service. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street (or house) number and street name, enter NO ADDRESS for the street name in Section A. In Section B provide a complete written location description. For example: "The site is located 2 miles west from intersection of Hwy 290 & IH35, located on the southwest corner of the Hwy 290 South bound lane."
Provide the city (or nearest city) and zip code of the facility location.

4. GENERAL CHARACTERISTICS

a) Indian Country Lands

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

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

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization from EPA Region 6. For more information, see:
http://info.sos.state.tx.us/pls/pub/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

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

Commission of Texas prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

c) Primary Standard Industrial Classification (SIC) Code

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

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Bldgs. Other than Single Family Homes
- 1541 - Construction of Industrial Bldgs. and Warehouses
- 1542 - Construction of Non-residential Bldgs, other than Industrial Bldgs. and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction
- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, go to:
http://www.osha.gov/pls/imis/sicsearch.html

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave blank if not applicable. For help with SIC Codes, go to:
http://www.osha.gov/pls/imis/sicsearch.html

e) Total Number of Acres Disturbed

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

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

f) Common Plan of Development

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

For more information on "What is a common plan of development?" go to:
www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage at:
www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick Links". If

you have any further questions about this item, please call the stormwater technical staff at (512)239-4671.

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

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

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

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

Identify the classified segment number(s) receiving a discharge directly or indirectly. Go to the following link to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html

You may also find the segment number in TCEQ publication GI-316: www.tceq.texas.gov/publications/gi/gi-316

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

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

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

i) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at (512)239-4671.

j) Surface Water bodies on list of impaired waters – Identify the impaired water body(s)

Indicate Yes or No if any surface water bodies receiving discharges from the construction site are on the latest EPA-approved CWA 303(d) List of impaired waters. Provide the name(s) of surface water bodies receiving discharges or potential discharges from the construction site that are on the latest EPA-approved CWA 303(d) List of impaired waters. The EPA-approved CWA 303(d) List of impaired waters in Texas can be found at: www.tceq.texas.gov/waterquality/assessment/305_303.html

NOTE: Do not use any "draft" documents.

k) Discharges to the Edwards Aquifer Recharge Zone and Certification

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer at: www.tceq.texas.gov/field/eapp/viewer.html

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin. The certification must be answered "Yes" for coverage under the Construction General Permit. The TCEQ approved plan must be readily available for TCEQ staff to review at the time that the NOI is submitted.

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

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

5. CERTIFICATIONS

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

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

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. (Electronic applications submitted through ePermits have immediate provisional coverage). You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site: www.tceq.texas.gov/goto/construction

b) Certification of Legal Name

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

c) Understanding of Notice of Termination

A permittee shall terminate coverage under this Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and

filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Operator Certification:

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

IF YOU ARE A CORPORATION:

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

IF YOU ARE A MUNICIPALITY OR OTHER GOVERNMENT ENTITY:

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

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

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

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

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

Texas Commission on Environmental Quality
General Permit Payment Submittal Form

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

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

Mail this form and your check to:

BY REGULAR U.S. MAIL

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

BY OVERNIGHT/EXPRESS MAIL

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

Fee Code: GPA General Permit: TXR150000

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

   If the check is for more than one NOI, list each Project/Site (RE) Name and Physical Address exactly as provided on the NOI. DO NOT SUBMIT A COPY OF THE NOI WITH THIS FORM AS IT COULD CAUSE DUPLICATE PERMIT ENTRIES.

   See Attached List of Sites (If more space is needed, you may attach a list.)

   Project/Site (RE) Name: _____

   Project/Site (RE) Physical Address:

Staple Check in This Space

OWNER AUTHORIZATION FORM

Owner Authorization Form

Texas Commission on Environmental Quality
for Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

Land Owner Authorization

I, GAIL J PEYTON of CEDAR PARK 20 PARTNERS LTD

Land Owner Signatory Name — Land Owner Name (Legal Entity or Individual)

am the owner of the property located at

S13057 - LITTLE ELM TOWNHOMES, BLOCK B, Lot 2, ACRES 1.3

Legal description of the property referenced in the application

and am duly authorized in accordance with §213.4(c)(2) and §213.4(d)(1) or §213.23(c)(2) and §213.23(d) relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize AYZ Capital Investments LLC

Applicant Name (Legal Entity or Individual)

to conduct construction of building, parking and utilities

Description of the proposed regulated activities

at 1360 LITTLE ELM TRL, CEDAR PARK, TX 78613.

Precise location of the authorized regulated activities

Land Owner Acknowledgement

I understand that CEDAR PARK 20 PARTNERS LTD

Land Owner Name (Legal Entity or Individual)

Is ultimately responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Land Owner Signature

Gail Peyton

Land Owner Signature

10-7-2024

Date

THE STATE OF § TX

County of § Collin

BEFORE ME, the undersigned authority, on this day personally appeared Gail Peyton 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 7 day of October

NOTARY PUBLIC

Richard Perkins Kincheloe VI

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 8-11-2026

RICHARD PERKINS KINCHELOE VI
NOTARY PUBLIC
ID# 133905149
State of Texas
Comm. Exp. 08-11-2026

Attached: (Mark all that apply)

- ☐ Lease Agreement
- ☐ Signed Contract
- ☐ Deed Recorded Easement
- ☐ Other legally binding document

Applicant Acknowledgement

I, Arif Manasiya of AYZ Capital Investments LLC
Applicant Signatory Name — Applicant Name (Legal Entity or Individual)

acknowledge that CEDAR PARK 20 PARTNERS LTD
Land Owner Name (Legal Entity or Individual)

has provided AYZ Capital Investments LLC
Applicant Name (Legal Entity or Individual)

with the right to possess and control the property referenced in the Edwards Aquifer protection plan.

I understand that AYZ Capital Investments LLC
Applicant Name (Legal Entity or Individual)

is contractually responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation. I further understand that failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Applicant Signature

Applicant Signature — Date: 10/7/24

THE STATE OF § Texas

County of § Travis

BEFORE ME, the undersigned authority, on this day personally appeared Arif Manasiya 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 7th day of October 2024

Sanobar Momin
NOTARY PUBLIC

Sanobar Faisal Momin
My Commission Expires
2/23/2028
Notary ID125160626

SANOBAR MOMIN
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 2/23/2028

Franchise Tax Account Status

As of : 10/24/2024 12:40:52

This summary page is designed to satisfy standard business needs. If you need to reinstate or terminate a business with the Texas Secretary of State, you must
obtain a certificate **specific to that purpose.**

CEDAR PARK 20 PARTNERS, LTD.	
Texas Taxpayer Number	32065228531
Mailing Address	6010 W SPRING CREEK PKWY STE 208 PLANO, TX 75024-3569
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
SOS Registration Status (SOS status updated each business day)	ACTIVE
Effective SOS Registration Date	10/24/2017
Texas SOS File Number	0802844431
Registered Agent Name	GAIL J PEYTON
Registered Office Street Address	6010 W SPRING CREEK PKWY SUITE 208 PLANO, TX 75024

AGENT AUTHORIZATION FORM

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

I Arif Manasiya,
Print Name

Managing Member,
Title - Owner/President/Other

of Ayz Capital Investment LLC,
Corporation/Partnership/Entity Name

have authorized Steve Ihnen/Varsha Gudla
Print Name of Agent/Engineer

of Bleyl Engineering
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature — Date: 09/13/24

THE STATE OF TEXAS §

County of TRAVIS §

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

GIVEN under my hand and seal of office on this 13th day of September

Sanobar Faisal Momin
My Commission Expires
2/23/2028
Notary ID125160626

NOTARY PUBLIC

SANOBAR MOMIN
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 2/23/2028

APPLICATION FEE FORM

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Pace Pre School
Regulated Entity Location: 1360 Little Elm Trail, Cedar Park, Texas 78613
Name of Customer: Ayz Capital Investment LLC
Contact Person: Arif Manasiya Phone: 512-412-5580
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
☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	1.3 Acres	$ 4,000.00
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: 09/13/24

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

Project	*Cost per Linear Foot*	*Minimum Fee-Maximum Fee*
Sewage Collection Systems	$0.50	$650 - $6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

Project	*Cost per Tank or Piping System*	*Minimum Fee-Maximum Fee*
Underground and Aboveground Storage Tank Facility	$650	$650 - $6,500

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

CORE DATA FORM

TCEQ Core Data Form

TCEQ Use Only

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

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal (*Core Data Form should be submitted with the renewal form*) ☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN		RN

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

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

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

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

Ayz Capital Investment LLC

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0805055440			

11. Type of Customer: ☐ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☒ Other: Limited Liability Company

12. Number of Employees
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☒ **Yes** ☐ **No**

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

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☒ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

2325 Yaupon Range Drive

City	State	ZIP	ZIP + 4
Leander	TX	78641	

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 412-5580		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (*If 'New Regulated Entity" is selected below this form should be accompanied by a permit application*)

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name (*Enter name of the site where the regulated action is taking place.*)

Pace Pre School

23. Street Address of the Regulated Entity: *(No PO Boxes)*	1360 Little Elm Trail							
	City	Cedar Park	**State**	TX	**ZIP**	78613	**ZIP + 4**	
24. County	Williamson							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**

27. Latitude (N) In Decimal:			**28. Longitude (W) In Decimal:**		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	29	35.9	97	48	44.5

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)
8351		624410	

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

Day care Building with Parking

34. Mailing Address:	**2325 Yaupon Range Drive**							
	City	**Leander**	**State**	**TX**	**ZIP**	**78641**	**ZIP + 4**	

35. E-Mail Address:		
36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
( ) -		( ) -

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

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
		CZP		
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Varsha Gudla	**41. Title:**	Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 454-2400		( ) -	vgudla@bleylengineering.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:	Bleyl Engineering	**Job Title:**	Civil Engineer
Name *(In Print):*	Varsha Gudla	**Phone:**	(512) 454- **2400**
Signature:	Varsha Gudla	**Date:**	09/18/2024

CONSTRUCTION PLANS

ORIGINAL LAYOUT SIZE - 22X34

Revisions/Corrections

No.	Description	Revise (R) Add (A) Void (V) Sheet No's	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.)/ [%]	City of Cedar Park Approval /Date	Date Imaged

Site Development Data Montessori Cedar Park

Developer: Ayz Capital Investment LLC
Contact Person: Arif Manasiya
2325 Yaupon Range Drive
Leander, Texas 78641
Phone: 512-412-5580
Email: info@ayzinvestment.com

Engineer: Bleyl Engineering
Contact Person: Steve Ihnen
7701 San Felipe, Suite 200
Austin, Texas 78729
Phone: (512) 454-2400
Email: sihnen@bleylengineering.com

Landscape Architect: Blair Landscape
Contact Person: William Blair
2028 E Ben White Blvd, #240-7873
Austin, TX 78741
Phone: (512) 589-7873
Email: info@BlairLA.com

Legal Description: 1.3 ac. - Lot 2, Block B Amending Plat of Lot 2A, Little Elm Subdivision Recorded in Doc. No. 2022107976 O.P.R.W.C.
Land Use: Daycare Facility (Ages 2-5 years)
Zoning Case No. 2024-6-SUP, Ord. No. SUP26.24.06.27.H3
Limits of Construction: 1.16 Acres

Total Required Parking - 37
Daycare Center
1:6 Students 180/6 = 30
.5:1 Staff 14/.5 = 7
Total Parking Provided 34
2 Trees preserved = 3 spaces waived
2 Handicap (9' x 17.5' Min. {1 Van})
32 45° Angular (9' x 17.5')
3 Drop-off/Pick up
1 Off-Street Loading (12' x 45')
6 Bicycle Spaces

Total Site Area - 1.31 Acres (57,053.43 s.f.)
Building 10,091.48 s.f.
F.A.R. 17,650 s.f. (1:0.3094)
Walks and Drives (Prop.) 3,679.69 s.f. and 17,612.93 s.f.
Walks and Drives (Exist.) 2,984.54 s.f. and 3,741.69 s.f.

Impervious 38,110.33 s.f. (66.8%)

TLDR Registration Confirmation: TABS2025000216

This project is located within the South Brushy Creek Watershed. All storm flows from this site will be directed to the South Brushy Creek Watershed. No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel #48491C0610F & #48491C0605F dated December 20, 2019 for Williamson County.

Edwards Aquifer Note This project is located within the Edwards Aquifer Contributing Zone.

Contractor is responsible for filing all necessary forms with the Environmental Protection Agency for all projects involving 5 acres or more of disturbed area or part of a larger development which will eventually disturb 5 acres or more. The contractor and the owner both must file a Notice of Intent.

These plans are in full compliance with the Landscape and Tree ordinance of the City of Cedar Park, Texas.

All potable water system components installed after January 4, 2014, shall be essentially "lead free" according to the US Safe Drinking Water Act. Examples are valves (corporation stop, curb stop, and pressure reducing), nipples, bushings, pipe, fittings and backflow preventers. Fire hydrants, tapping saddles and 2 inch and larger gate valves are the only components exempt from this requirement. Components that are not clearly identified by the manufacturer as meeting this requirement either by markings on the component or on the packaging shall not be installed.

Engineer has reviewed plans pertaining to the design of the existing detention facilities and agrees with their design. Proposed development does not adversely affect any downstream properties.

Water & Wastewater
City of Cedar Park
Engineering Department
450 Cypress Creek Road, Bldg. 1
Cedar Park, Texas 78613
Phone: (512) 401-5000

Electric
Pedernales Electric Coop.
1949 W. Whitestone Blvd.
Cedar Park, Texas 78613
Phone: (512) 401-2602
Contact: Ben Woods

City of Cedar Park
Building Construction Department
450 Cypress Creek Road, Bldg. 1
Cedar Park, Texas 78613
Phone: (512) 401-5100
Email: permits@cedarparktexas.gov

Gas
Center Point Energy
1005 Congress Ave
Austin, Texas 78701
Phone: (512) 392-6673

Storm Sewer
City of Cedar Park
Engineering Department
450 Cypress Creek Road, Bldg. 1
Cedar Park, Texas 78613
Phone: (512) 401-5000

Site Development Plans
Pace Preschool

1360 Little Elm Trail
Cedar Park, Texas 78613

2024-22-SD
Submittal Date: July 2024

Project Description: This project consists of the construction of (1) 2-Story Building with a Building footprint of 10,091 sq. ft. on a 1.31 acre site with associated parking, drainage and utility improvements. The proposed impervious cover is 67%.

Project Location Map
1" = 1000'

I Steven L. Ihnen do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me, as authorized by the Act. The plan or plat is complete, accurate and in compliance with Chapter 25-8 Subchapter A of the Land Development Code.
I certify that these engineering documents are complete, accurate and adequate for the intended purposes, including construction, but are not authorized for construction prior to formal City approval.

STEVEN L. IHNEN 81976 REGISTERED PROFESSIONAL ENGINEER
10/7/24

Sheet List Table

Sheet Number	Sheet Title
1	Cover
2	Plat 1
3	Plat 2
4	General Notes
5	Notes- TCEQ
6	Existing Conditions & Tree Removal
7	Erosion Control Plan
8	Erosion Control Notes
9	Erosion Control Details
10	Existing Pond and Calculations
11	Site Plan - Dimension Control Plan
12	Fire Protection Plan
13	Grading Plan
14	Existing Drainage Area Maps - Jamison
15	Proposed Drainage Area Maps - Jamison
16	Inlet Drainage Area Maps - Jamison
17	Onsite Inlet Drainage Area Map
18	Drainage Area Calculations - Jamison
19	Storm Sewer Plan
20	Utility Tap Plan
21	Construction Details 1
22	Construction Details 2
23	Construction Details 3
24	Construction Details 4
25	Landscape Plan
26	Landscape Details & Specifications
27	Structural Plans - 1
28	Structural Plans - 2
29	Structural Plans - 3
30	Structural Plans - 4
31	Building Elevations - 1
32	Building Elevations - 2
33	Photometric Plan
34	Screening Wall

Reviewed for Code Compliance:
Signature required from all Departments

Planning Date
Engineering Services Date
Industrial Pretreatment Date
Fire Marshall Date
Landscape Planner Date
Addressing Date
2024-22-SD
Site Development Permit Number Date
TCEQ, Edwards Aquifer Protection Program No. Date

All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In reviewing these plans, the City of Cedar Park must rely upon the adequacy of the work of the Design Engineer.

Bleyl Engineering and its associates will not be held responsible for the accuracy of the survey or for design errors or omissions resulting from survey inaccuracies.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

A civil engineer registered in Texas must certify a plan or plat as complete, accurate, and in compliance with City of Cedar Park Code of Ordinances. The director may waive this requirement after making a determination that the plan or plat includes only minor alterations or improvement that do not require the services of an engineer.

Revision	Date	By	App	Comment

Prepared For:
Ayz Capital Investments LLC
2325 Yaupon Range Drive,
Leander, Texas 78653

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd., Ste 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com
AUSTIN BRYAN CONROE HOUSTON

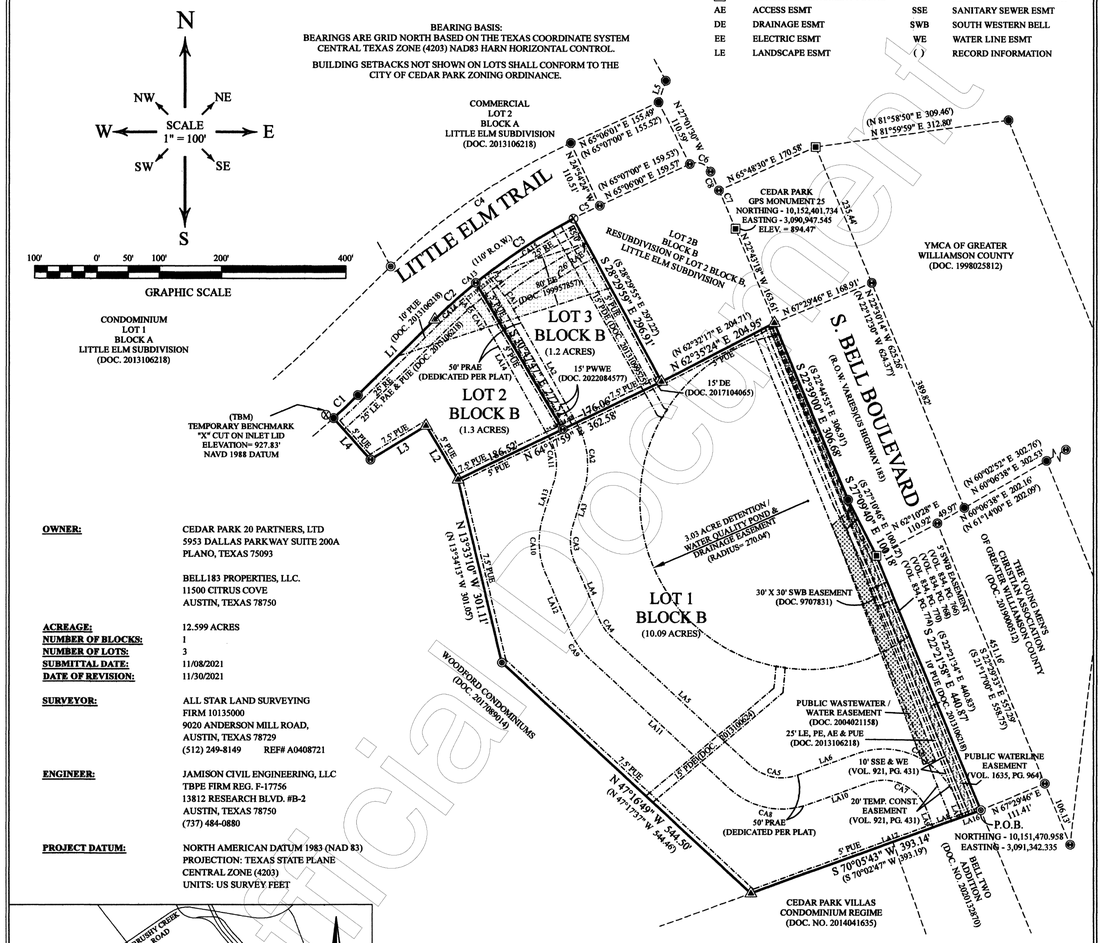
Cover

Pace Preschool
1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

STEVEN L. IHNEN 81976 REGISTERED PROFESSIONAL ENGINEER
10/7/24

Design: LW
CAD: SS Review: VG, SLI
Project No: ACI 70461
Sheet: 1 of 34
2024-22-SD

ACI 70461 (MONTESSORI CEDAR PARK)



LITTLE ELM TOWNHOMES, AMENDING PLAT OF LOT 2A, LITTLE ELM SUBDIVISION

LEGEND

●	1/2" ROD FOUND	RE	PUBLIC ROADWAY EASEMENT
⊗	CALCULATED POINT	PAE	PEDESTRIAN ACCESS ESMT
◎	1/2" IRON PIPE FOUND	PDE	PRIVATE DRAINAGE ESMT
ⓧ	"X" SCRIBE FOUND IN CONC.	PUE	PUBLIC UTILITY ESMT
▲	60D NAIL FOUND	PRAE	PRIVATE ACCESS ESMT
△	60D NAIL SET	PWWE	PUBLIC WASTEWATER ESMT
■	CONCRETE MONUMENT FOUND	RAE	RECIPROCAL ACCESS ESMT
AE	ACCESS ESMT	SSE	SANITARY SEWER ESMT
DE	DRAINAGE ESMT	SWB	SOUTH WESTERN BELL
EE	ELECTRIC ESMT	WE	WATER LINE ESMT
LE	LANDSCAPE ESMT	( )	RECORD INFORMATION

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

BUILDING SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.

OWNER:

CEDAR PARK 20 PARTNERS, LTD
5953 DALLAS PARKWAY SUITE 200A
PLANO, TEXAS 75093

BELL183 PROPERTIES, LLC.
11500 CITRUS COVE
AUSTIN, TEXAS 78750

ACREAGE:	12.599 ACRES
NUMBER OF BLOCKS:	1
NUMBER OF LOTS:	3
SUBMITTAL DATE:	11/08/2021
DATE OF REVISION:	11/30/2021

SURVEYOR:

ALL STAR LAND SURVEYING
FIRM 10135000
9020 ANDERSON MILL ROAD,
AUSTIN, TEXAS 78729
(512) 249-8149 REF# A0408721

ENGINEER:

JAMISON CIVIL ENGINEERING, LLC
TBPE FIRM REG. F-17756
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
(737) 484-0880

PROJECT DATUM:

NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE
CENTRAL ZONE (4203)
UNITS: US SURVEY FEET

VICINITY MAP
NOT TO SCALE

BOUNDARY LINE TABLES		
LINE	BEARING	DISTANCE
L1	N 45°30'32" E	172.52'
(L1)	(N 45°29'09" E)	(172.55')
L2	N 30°49'47" W	100.17'
(L2)	(N 30°54'52" W)	(100.17')
L3	S 58°38'14" W	104.45'
(L3)	(S 58°46'47" W)	(104.45')
L4	N 41°36'13" W	89.21'
(L4)	(N 41°36'32" W)	(89.34')
L5	N 18°34'49" E	36.27'
(L5)	(N 18°34'26" E)	(36.29')

BOUNDARY CURVE TABLES									
CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH	CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1055.00'	53.46'	N 46°52'28" E	53.47'	C5	945.27'	47.17'	N 63°42'47" E	47.18'
(C1)	(1055.00')	(53.49')	(N 46°56'19" E)	(53.50')	C6	25.00'	35.43'	S 69°47'40" E	39.38'
C2	945.00'	88.79'	N 48°12'55" E	88.83'	(C6)	(25.00')	(35.42')	(S 69°46'40" E)	(39.36')
C3	945.00'	187.46'	N 56°36'00" E	187.77'	C7	2806.93'	99.93'	S 23°40'47" E	99.93'
C4	1055.00'	350.77'	S 55°34'15" W	352.41'	(C7)	(2806.93')	(99.90')	(S 23°39'47" E)	(99.91')
(C4)	(1055.00')	(350.83')	(S 55°32'44" W)	(352.47')	C8	2806.93'	33.11'	S 24°21'42" E	33.11'

SHEET
1
OF 3

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD- PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48491C0605F & 48491C0610F
PANEL: 0605F & 0610F
DATED: 12/20/2019

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

LITTLE ELM TOWNHOMES, AMENDING PLAT OF LOT 2A, LITTLE ELM SUBDIVISION

BEING 12.599 ACRES OUT OF THE SAMUEL DAMON SURVEY, ABSTRACT NUMBER 170, IN WILLIAMSON COUNTY, TEXAS, BEING LOT 2A, BLOCK B, RESUBDIVISION OF LOT 2 BLOCK B LITTLE ELM SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 2017104065, AS RATIFIED IN DOCUMENT NUMBER 2018009324, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, CONVEYED TO US BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20180111084, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

SCALE:	1" = 100'
DATE:	06/16/2021
DRAWN BY:	DAVID BAK
JOB NO.:	A0408721
REVISION:	08/09/2022

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

2022107976

STANDARD PLAT NOTES (REVISED NOVEMBER 2, 2021):

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

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

3. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YR. STORM EVENTS.

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

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

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

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

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

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

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

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

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

13. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ADJACENT TO STREET ROW ON ALL LOTS. A FIVE (5) FOOT WIDE P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7 ½) FOOT WIDE P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

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

15. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.

16. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #'S 48491C0605F & 48491C0610F, FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.

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

18. ALL PROPOSED ACCESS POINTS AND/OR ACCESS EASEMENTS INTERSECTING WITH PUBLIC ROADWAY ROW SHALL BE IN COMPLIANCE WITH CITY ACCESS STANDARDS AS DESCRIBED IN CHAPTER 14 OF CITY CODE.

19. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

20. THIS SUBDIVISION IS NOT SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

21. PRIOR TO SUBDIVISION/SITE PLAN APPROVAL, THE ENGINEER SHALL SUBMIT TO THE CITY OF CEDAR PARK (COCP) DOCUMENTATION OF SUBDIVISION/SITE REGISTRATION WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) AND PROVIDE DOCUMENTATION OF REVIEW AND COMPLIANCE OF THE SUBDIVISION CONSTRUCTION PLANS WITH TEXAS ARCHITECTURAL BARRIERS ACT (TABA).

22. ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS POINTS SHALL BE IN COMPLIANCE WITH CITY CODE SECTION 14.05.007 SIGHT DISTANCE REQUIREMENTS. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009.

23. NO BUILDINGS, FENCES, RETAINING WALLS, SIGNS, PONDS, TREES, PARKING LOTS, OR OTHER STRUCTURES ARE PERMITTED WITHIN ANY OF THE PUBLIC WATER OR WASTEWATER EASEMENTS SHOWN ON THIS PLAT EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.

ADDITIONAL PLAT NOTES:

1) THIS SUBDIVISION IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS APPEARING ON THE PLAT OF "RESUBDIVISION OF LOT 2 BLOCK B LITTLE ELM SUBDIVISION PLAT", RECORDED IN THE OFFICIAL PUBLIC RECORDS, OF WILLIAMSON COUNTY, TEXAS IN INSTRUMENT NO. 2017104065.

2) SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.

3) THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR ORDINANCE OF THE CITY OF CEDAR PARK.

4) WATERSHED: THIS SUBDIVISION IS LOCATED WITHIN THE BRAZOS RIVER, AND THE BUTTERCUP CREEK WATERSHEDS.

5) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION.

6) EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT.
7) FOR A MINIMAL TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSAL BY CITY OF CEDAR PARK.

8) PUBLIC SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF S. BELL BLVD / US 183 AND LITTLE ELM TRAIL. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.

9) THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK.

10) ALL CONSTRUCTION TRAFFIC CAN ONLY ACCESS SITE FROM LITTLE ELM TRAIL.

11) UTILITY PROVIDER FOR WATER: CITY OF CEDAR PARK.

12) UTILITY PROVIDER FOR WASTEWATER: CITY OF CEDAR PARK.

13) UTILITY PROVIDER FOR TELEPHONE: AT&T.

14) UTILITY PROVIDER FOR ELECTRIC: PEDERNALES ELECTRIC COOP.

15) DIRECT ACCESS TO EITHER LITTLE ELM TRAIL OR BELL BOULEVARD IS PROHIBITED FROM LOT 2B BLOCK B, RESUBDIVISION OF LOT 2 BLOCK B LITTLE ELM SUBDIVISION PLAT. ALL ACCESS SHALL BE PROVIDED THROUGH ACCESS EASEMENTS THROUGH LOTS 2 AND 3 BLOCK B, ESTABLISHED BY PLAT OR BY SEPARATE INSTRUMENT PRIOR TO A SITE DEVELOPMENT PERMIT BEING ISSUED BY THE CITY FOR DEVELOPMENT.

16) THIS SUBDIVISION WILL BE DEVELOPED IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT AGREEMENT WHICH OUTLINES, RESTRICTIONS AND RESPONSIBILITIES FOR THIS TRACT HAS BEEN APPROVED AND EFFECTIVE DATE OF MAY 16, 2013, BY AND BETWEEN MILESTONE COMMUNITY BUILDERS, LLC, AND THE CITY OF CEDAR PARK.

17) PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL NEED TO BE OBTAINED FROM THE CITY OF CEDAR PARK.

18) ANY NEW DRIVEWAY ACCESS CONSTRUCTED ONTO LITTLE ELM TRAIL SERVING THE LOTS WITHIN THIS SUBDIVISION SHALL CONSTRUCT A RIGHT TURN DECELERATION LANE TO CITY DESIGN STANDARDS CONCURRENTLY WITH THE NEW DRIVEWAY.

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

20) DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATION OF EXISTING UTILITIES.

21) TEMPORARY AND PERMANENT EASEMENTS TO BE PROVIDED FOR OFF-SITE WATER, WASTEWATER AND DRAINAGE EASEMENTS.

22) THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT OF THIS SITE WILL COMPLY WITH ALL APPLICABLE TCEQ EDWARDS AQUIFER RULES.

23) THIS SUBDIVISION IS NOT SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE POLLUTION DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THIS SUBDIVISION.

24) ALL DRIVE LANES, FIRE LANES AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES. PRIOR TO THE CITY ISSUING A SITE DEVELOPMENT PERMIT FOR EACH LOT, RECIPROCAL CROSS ACCESS SHALL BE PROVIDED WITHIN AN ACCESS EASEMENT BETWEEN AND ACROSS EACH LOT OF THIS PLAT TO ALL ADJACENT LOTS UNLESS A CROSS ACCESS EASEMENT EXTENDING TO AN ADJACENT LOT IS WAIVED IN WRITING BY THE DIRECTOR OF ENGINEERING AND THE DIRECTOR OF DEVELOPMENT SERVICES.

25) PRIOR TO THE CITY OF CEDAR PARK ISSUING A SITE DEVELOPMENT PERMIT FOR LOT 3, A CROSS ACCESS DRIVE AISLE WITH A MINIMUM WIDTH OF 26 FEET SHALL CONSTRUCTED FROM THE LITTLE ELM TRAIL RIGHT-OR-WAY TO THE PROPERTY BOUNDARY OF LOT 2B - BLOCK B IN A LOCATION WHICH ALLOWS FOR A DRIVE AISLE TO BE CONSTRUCTED WHICH COMPLIES WITH FIRE LANE ACCESS STANDARDS OF CITY ORDINANCES. THE DRIVE AISLE SHALL BE PRESERVED FOR THE USE AND BENEFIT OF LOT 2B - BLOCK B WITHIN AN ACCESS EASEMENT RECORDED WITH THE WILLIAMSON COUNTY CLERK AND WITH THE RECORDED DOCUMENT NUMBER REFERENCED ON THE SITE PLAN.

PRIVATE ROAD ACCESS EASEMENT LINE TABLES					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
LA1	N 39°13'30" W	43.49'	LA10	S 70°05'43" W	101.03'
LA2	S 29°14'25" E	214.02'	LA11	N 47°16'49" W	303.35'
LA3	S 17°31'00" W	58.15'	LA12	N 23°16'18" W	99.11'
LA4	S 23°16'18" E	99.11'	LA13	N 17°31'00" E	58.15'
LA5	S 47°16'49" E	303.35'	LA14	N 29°14'25" W	214.02'
LA6	N 70°05'43" E	101.03'	LA15	N 39°13'30" W	43.49'
LA7	S 19°54'17" E	27.50'	LA16	N 70°05'43" E	31.53'
LA8	S 70°05'43" W	50.00'	LA17	S 70°05'43" W	311.61'
LA9	N 19°54'17" W	27.50'			

PRIVATE ROAD ACCESS EASEMENT CURVE TABLES									
CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH	CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
CA1	125.00'	21.76'	S 34°13'58" E	21.78'	CA9	135.00'	56.16'	N 35°16'34" W	56.57'
CA2	138.00'	109.52'	S 05°51'43" E	112.62'	CA10	133.00'	92.69'	N 02°52'39" W	94.68'
CA3	83.00'	57.85'	S 02°52'39" E	59.09'	CA11	88.00'	69.84'	N 05°51'43" W	71.81'
CA4	85.00'	35.36'	S 35°16'34" E	35.62'	CA12	75.00'	13.05'	N 34°13'58" W	13.07'
CA5	75.00'	77.96'	S 78°35'33" E	81.98'	CA13	944.99'	50.00'	N 50°46'30" E	50.01'
CA6	125.00'	176.78'	S 64°54'17" E	196.35'	CA14	945.00'	61.62'	S 47°23'27" W	61.63'
CA7	75.00'	106.07'	N 64°54'17" W	117.81'	CA15	945.00'	164.75'	N 57°17'30" E	164.95'
CA8	125.00'	129.93'	N 78°35'33" W	136.63'					

SHEET
2
OF 3

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD- PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48491C0605F & 48491C0610F
PANEL: 0605F & 0610F
DATED: 12/20/2019

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

LITTLE ELM TOWNHOMES, AMENDING PLAT OF LOT 2A, LITTLE ELM SUBDIVISION

BEING 12.599 ACRES OUT OF THE SAMUEL DAMON SURVEY, ABSTRACT NUMBER 170, IN WILLIAMSON COUNTY, TEXAS, BEING LOT 2A, BLOCK B, RESUBDIVISION OF LOT 2 BLOCK B LITTLE ELM SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 2017104065, AS RATIFIED IN DOCUMENT NUMBER 2018009324, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, CONVEYED TO US BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20180111084, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

SCALE:	1" = 100'
DATE	06/16/2021
DRAWN BY:	DAVID BAK
JOB NO.:	A0408721
REVISION:	08/09/2022

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

2022107976

Revision	Date	By	App	Comment

Prepared For:

Ayz Capital Investments LLC
2325 Yaupom Range Drive,
Leander, Texas 78653

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd., Ste 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON

Plat 1

Pace Preschool
1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

STEVEN L. IHNEN
81976
10/7/24

Design: LW	
CAD: SS	Review: VG, SLI
Project No: ACI 70461	
Sheet: 2 of 34	

2024-22-SD

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

THAT I, ZAIN FIDAI FOR BELL183 PROPERTIES, LLC., SOLE OWNER OF 10.09 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN 2022031056 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO HEREBY AMEND SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF CEDAR PARK AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS:

"LITTLE ELM TOWNHOMES, AMENDING PLAT OF LOT 2A, LITTLE ELM SUBDIVISION.".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14th DAY OF SEPTEMBER, 2022 A.D.

ZAIN FIDAI
BELL183 PROPERTIES, LLC.
11500 CITRUS COVE
AUSTIN, TEXAS 78750

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, ZAIN FIDAI FOR BELL183 PROPERTIES, LLC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF September 2022 A.D.

NOTARY PUBLIC IN THE STATE OF TEXAS

Brandon Bingham
Notary Public, State of Texas
My Comm. Exp. 03/05/2025
Notary ID 13297626-1

Brandon Bingham
PRINTED NAME

03/05/2025
MY COMMISSION EXPIRES

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

THAT I, GAIL PEYTON FOR CEDAR PARK 20 PARTNERS, LTD, SOLE OWNER OF THE REMAINING 2.509 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN 20180111084 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO HEREBY AMEND SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF CEDAR PARK AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS:

"LITTLE ELM TOWNHOMES, AMENDING PLAT OF LOT 2A, LITTLE ELM SUBDIVISION.".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 15th DAY OF September, 2022 A.D.

GAIL PEYTON
CEDAR PARK 20 PARTNERS, LTD.
5953 DALLAS PARKWAY - SUITE 200A
PLANO, TEXAS 75093

STATE OF TEXAS:
COUNTY OF ~~WILLIAMSON~~ Collin

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, GAIL PEYTON FOR CEDAR PARK 20 PARTNERS, LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF September, 2022 A.D.

NOTARY PUBLIC IN THE STATE OF TEXAS

Richard Parkins Kinchloe III
NOTARY PUBLIC
STATE OF TEXAS
Comm. Exp. 08-11-2026

Richard Parkins Kinchloe III
PRINTED NAME

08-11-2026
MY COMMISSION EXPIRES

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

I, NOAH MARBURGER FOR, BANCORPSOUTH BANK, A DIVISION OF CANDENCE BANK, LIEN HOLDER OF THE CERTAIN 10.09 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2022031056 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY, DO HEREBY CONSENT TO THE AMENDING PLAT OF SAID TRACT AS SHOWN HEREON; DO FURTHER HERBY JOIN, APPROVE AND COVENANT TO ALL RESTRICTIONS LISTED HEREIN; AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

"LITTLE ELM TOWNHOMES, AMENDING PLAT OF LOT 2A, LITTLE ELM SUBDIVISION.".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14 DAY OF September 2022 A.D.

NOAH MARBURGER
BANCORPSOUTH BANK, A DIVISION OF CANDENCE BANK
3951 W PARMER LANE
SUITE 100
AUSTIN, TEXAS 78727

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, NOAH MARBURGER FOR BANCORPSOUTH BANK, A DIVISION OF CANDENCE BANK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF September 2022 A.D.

NOTARY PUBLIC IN THE STATE OF TEXAS

Brandon Bingham
Notary Public, State of Texas
My Comm. Exp. 03/05/2025
Notary ID 13297626-1

Brandon Bingham
PRINTED NAME

03/05/2025
MY COMMISSION EXPIRES

FIELD NOTES:

BEING 12.599 ACRES OF LAND, OUT OF THE SAMUEL DAMON SURVEY, ABSTRACT NUMBER 170, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 2A, BLOCK B, RESUBDIVISION OF LOT 2, BLOCK B, LITTLE ELM SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2017104065 AND CORRECTED IN DOCUMENT NUMBER 2018009324, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN CEDAR PARK 20 PARTNERS LTD 12.599 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 20180111084, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 12.599 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND, IN THE WESTERLY RIGHT-OF-WAY LINE OF S. BELL BOULEVARD, AT THE NORTHEAST CORNER OF BELL TWO ADDITION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2020132870, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 2A, FOR THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 70 DEGREES 05 MINUTES 43 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID BELL TWO ADDITION, ALONG THE EASTERLY LINE OF THAT CERTAIN CEDAR PARK VILLAS CONDOMINIUMS, TAX ID NUMBER R530214, WILLIAMSON COUNTY, TEXAS, ALONG THE WESTERLY LINE OF SAID LOT 2A, BLOCK B, 393.14 FEET TO A 60D NAIL FOUND, IN SAID LINE, AT THE SOUTHEAST CORNER OF THAT CERTAIN WOODFORD CONDOMINIUMS, RECORDED IN DOCUMENT NUMBER 2015055993, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 2A, FOR THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE WESTERLY LINE OF SAID WOODFORD CONDOMINIUMS, ALONG THE EASTERLY LINE OF SAID LOT 2A, BLOCK B, THE FOLLOWING 5 CALLS:

1: NORTH 47 DEGREES 16 MINUTES 49 SECONDS WEST, 544.50 FEET TO A COTTON GIN SPINDLE FOUND;
2: NORTH 13 DEGREES 33 MINUTES 16 SECONDS WEST, 301.11 FEET TO A 60D NAIL FOUND;
3: NORTH 30 DEGREES 49 MINUTES 47 SECONDS WEST, 100.17 FEET TO A 60D NAIL FOUND;
4: SOUTH 58 DEGREES 38 MINUTES 14 SECONDS WEST, 104.45 FEET TO AN IRON ROD SET;
5: NORTH 41 DEGREES 36 MINUTES 13 SECONDS WEST, 89.21 FEET TO AN IRON ROD FOUND, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLE ELM TRAIL, AT THE NORTHEAST CORNER OF SAID WOODFORD CONDOMINIUMS, SAME BEING THE NORTHWEST CORNER OF SAID LOT 2A, BLOCK B, FOR THE NORTHWEST CORNER HEREOF; AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1055.00 FEET;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LITTLE ELM TRAIL, ALONG THE NORTHERLY LINE OF SAID LOT 2A, BLOCK B, THE FOLLOWING 4 CALL:

1: ALONG SAID CURVE TO THE LEFT, WHOSE CHORD BEARS, NORTH 46 DEGREES 52 MINUTES 28 SECONDS EAST, 53.46 FEET TO AN IRON ROD FOUND, IN SAID CURVE;
2: NORTH 45 DEGREES 30 MINUTES 32 SECONDS EAST, 172.52 FEET TO 60D NAIL SET, AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 945.00 FEET;
3: ALONG SAID CURVE TO THE RIGHT, WHOSE CHORD BEARS NORTH 53 DEGREES 54 MINUTES 26 MINUTES EAST, 275.61 FEET TO AN "X" SCRIBE FOUND IN CONCRETE, AT THE NORTHWEST CORNER OF LOT 2B, BLOCK B, SAID SUBDIVISION, SAME BEING THE NORTHEAST CORNER OF SAID LOT 2A, BLOCK B, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 28 DEGREES 29 MINUTES 59 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 2B, BLOCK B, ALONG THE EASTERLY LINE OF SAID LOT 2A, BLOCK B, 296.91 FEET TO A 60D NAIL FOUND, AT THE SOUTHWEST CORNER OF SAID LOT 2B, BLOCK B, FOR AN ANGLE POINT IN THE EASTERLY LINE HEREOF;

THENCE NORTH 62 DEGREES 35 MINUTES 24 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 2B, BLOCK B, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2A, BLOCK B, 204.95 FEET TO A 60D NAIL FOUND, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID S. BELL BOULEVARD, AT THE SOUTHEAST CORNER OF SAID LOT 2B, BLOCK B, FOR AN ANGLE POINT IN THE EASTERLY LINE HEREOF;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID S. BELL BOULEVARD, ALONG THE EASTERLY LINE OF SAID LOT 2A, BLOCK B, THE FOLLOWING 3 CALLS:

1: SOUTH 22 DEGREES 39 MINUTES 00 SECONDS EAST, 306.68 FEET TO AN IRON ROD FOUND;
2: SOUTH 27 DEGREES 09 MINUTES 40 SECONDS EAST, 100.18 FEET TO A CONCRETE MONUMENT FOUND;
3: SOUTH 22 DEGREES 21 MINUTES 58 SECONDS EAST, 440.87 FEET TO THE POINT OF BEGINNING.

I, AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES FOR THE CITY OF CEDAR PARK, TEXAS, DO HEREBY ATTEST AND AUTHORIZED THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, IN THE PLAT RECORDS OF SAID COUNTY.

DATE 9.15.2022

AMY LINK, DIRECTOR OF DEVELOPMENT
SERVICES CITY OF CEDAR PARK

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.152(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT. I ALSO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE LAND DEVELOPMENT CODE, TITLE 30.

STEPHEN R. JAMISON P.E.
JAMISON CIVIL ENGINEERING, LLC.
REGISTERED ENGINEERING FIRM F-17756
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750 (737) 484-0880

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

09/08/2022
DATE

I, EDWARD C. RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE CODES AND ORDINANCES OF THE CITY OF CEDAR PARK, TEXAS AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

EDWARD C. RUMSEY R.P.L.S. # 5729
ALL STAR LAND SURVEYING
REF# A0408721

STATE OF TEXAS
REGISTERED
EDWARD RUMSEY
5729
SURVEYOR
LAND

9-8-2022
DATE

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

THAT I, NANCY RISTER, CLERK, WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 16th DAY OF September, 2022 A.D., AT 10:00 O'CLOCK A M, AND DULY RECORDED THIS THE 16th DAY OF September, 2022 A.D. AT 10:15 O'CLOCK A M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER 2022107976

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

NANCY RISTER, CLERK COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: Diane Lam
DEPUTY

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

SHEET	F.I.R.M. MAP INFORMATION	LITTLE ELM TOWNHOMES, AMENDING PLAT OF LOT 2A, LITTLE ELM SUBDIVISION	SCALE:	1" = 100'
3	THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD- PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO.: 48491C0605F & 48491C0610F PANEL: 0605F & 0610F DATED: 12/20/2019	BEING 12.599 ACRES OUT OF THE SAMUEL DAMON SURVEY, ABSTRACT NUMBER 170, IN WILLIAMSON COUNTY, TEXAS, BEING LOT 2A, BLOCK B, RESUBDIVISION OF LOT 2 BLOCK B LITTLE ELM SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 2017104065, AS RATIFIED IN DOCUMENT NUMBER 2018009324, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, CONVEYED TO US BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 20180111084, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS	DATE	06/16/2021
OF 3	THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.		DRAWN BY:	DAVID BAK
			JOB NO.:	A0408721
			REVISION:	08/09/2022

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

2022107976

Revision	Date	By	App	Comment

Prepared For:
Ayz Capital Investments LLC
2325 Yaupom Range Drive,
Leander, Texas 78653

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd., Ste 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-434-2400
www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON

Plat 2

Pace Preschool
1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

STEVEN L. IHNEN
81976
REGISTERED
PROFESSIONAL ENGINEER
10/7/24

Design: LW
CAD: SS Review: VG, SLI
Project No: ACI 70461
Sheet: 3 of 34
2024-22-SD

ORIGINAL LAYOUT SIZE - 22X34

@2024 H:\JOBFILES\ACI (AYZ CAPITAL INVESTMENTS)\ACI 70461 (MONTESSORI CEDAR PARK)\04 CAD\2024 PLOT SHEETS\PLAT.DWG 10/7/2024 10:47 AM Sselfman

General Notes:

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

1. General Contractor shall call for all utility locates prior to any construction. Contractor shall delineate areas of excavation using white paint (white lining) in accordance with 16 TAC 18.3. Water & wastewater owned by the City of Cedar Park can be located by calling Texas 811 at 1-800-344-8377. Allow three business days for utility locates by the City of Cedar Park.
2. All construction shall be in accordance with the latest City of Austin Standard Specifications. City of Austin standards shall be used unless otherwise noted.
3. Design procedures shall be in general compliance with the City of Austin Drainage Criteria Manual. All variances to the manual are listed below: NONE
4. Benchmarks should be tied to the City of Cedar Park benchmarks and be correctly "georeferenced" to state plane coordinates. A list of the City's benchmarks can be found at: http://www.cedarparktexas.gov/index.aspx?page=793.
   B.M. # "X" cut on Inlet Lid
   N: 10152417.4 E: 3090687.01
   Elevation: 927.83' NVAD 1988 Datum
5. Prior to issuance of a certificate of occupancy for a site development permit, the right of way between the property line and edge of pavement / back of curb shall be revegetated according to COA specification 602S and 606S. Prior to City acceptance of subdivision improvements all graded and disturbed areas shall be re-vegetated in accordance with the City of Austin Specification Item #604 native seeding unless non- native is specifically approved.
6. The Contractor shall provide the City of Cedar Park copies of all test results prior to acceptance of subdivision improvements.
7. City, owner, engineer, contractor, representatives of all utility companies, and a representative from the testing lab shall attend pre-construction conference prior to start of construction. The contractor shall schedule the meeting with the City of Cedar Park Engineering Department a minimum of 48 hours prior to this pre-construction meeting (512-401-5000). Final construction plans shall be delivered to Engineering a minimum of seven business days prior to requesting a pre-construction meeting.
8. Excess soil shall be removed at the contractor's expense. Notify the City of Cedar Park if the disposal site is inside the City's jurisdictional boundaries.
9. Burning is prohibited.
10. Any changes or revisions to these plans must first be submitted to the City by the design engineer for review and written approval prior to construction of the revision. All changes and revisions made to the design of utilities or impacts utilities shall use revision clouds to highlight all revisions or changes with each submittal. Revision triangles shall be used to mark revisions. All clouds and triangle markers from previous revisions may be removed. Revision information shall be updated in the appropriate areas of the Title Block.
11. Minimum setback requirements for existing and newly planted trees from the edge of pavement to conform to the requirements as shown in Table 6-1 of the City of Austin's Transportation Criteria Manual.
12. The Contractor will reimburse the City for all cost incurred as a result of any damage to any City utility or any infrastructure within the Right-of-Way by the Contractor, regardless of these plans.
13. An engineer's concurrence letter and electronic 22"x34" record drawings shall be submitted to the Engineering Department prior to the issuance of certificate of occupancy or subdivision acceptance. The Engineer and Contractor shall verify that all final revisions and changes have been made to record drawings prior to City submittal. Record construction drawings, including roadway and all utilities, shall be provided to the City in AutoCad ".dwg" files and ".PDF" format on a CD or DVD. Line weights, line types and text size shall be such that if half-size prints (11"x17") were produced, the plans would still be legible. All required digital files shall contain a minimum of two (2) control points referenced to the State Plane Grid Coordinate System – Texas Central Zone (4203), in US feet and shall include rotation information and scale factor required to reduce surface coordinates to grid coordinates in US feet.
14. The City of Cedar Park has not reviewed these plans for compliance with the Americans With Disabilities Act. It is the responsibility of the owner to provide compliance with all legislation related to accessibility within the limits of construction shown in these plans.
15. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
16. No blasting is allowed on this project.
17. A traffic control plan, in accordance with the Texas Manual on Uniform Traffic Control Devices, shall be submitted to the City for review and approval prior to any partial or complete roadway closures. Traffic control plans shall be site specific and seal by a registered professional engineer.
18. The contractorshall keep the site clean and maintained at all times, to the satisfaction of the City. The subdivision will not be accepted (or Certificate of Occupancy issued) until the site has been cleaned to the satisfaction of the City.
19. Signs are not permitted in Public Utility Easements, Set Backs or Drainage Easements.
20. It shall be the responsibility of the Contractor to inspect temporary erosion controls on a daily basis. Adjust the controls and/or remove any sediment buildup as necessary. A stop work order and/or fine may be imposed if the erosion controls are not maintained.
21. A final certificate of occupancy will not be issued on commercial sites until all disturbed areas have been re-vegetated. Substantial grass cover, as determined by Engineering Department, must be achieved prior to the issuance of a final certificate of occupancy. All erosion controls must remain in place and maintained until all disturbed areas have been re-vegetated to the acceptance of the City of Cedar Park Engineering Department. Prior to issuance of a certificate of occupancy for a site development permit, the right of way between the property line and edge of pavement / back of curb shall be revegetated according to COA specification 602S and 606S.
22. Contractor will be responsible for keeping roads and drives adjacent to and near the site free from soil, sediment and debris. Contractor will not remove soil, sediment or debris from any area or vehicle by means of water, only shoveling and sweeping will be allowed. Contractor will be responsible for dust control from the site. Failure to comply with this requirement may result in a stop work order or a fine.
23. All wet utilities shall be installed and all densities must have passed inspection(s) prior to the installation of dry utilities.
24. A minimum ofseven days of cure time is required for HMAC prior to the introduction of vehicular traffic to any streets.
25. Prior to plan approval, the Engineer shall submit to the Engineering Department documentation of subdivision/site registration with the Texas Department of Licensing and Regulations (TDLR) and provide documentation of review and compliance of the subdivision/site construction plans with Texas Architectural Barriers Act (TABA).
26. Prior to subdivision/site acceptance, the engineer/developer-ownershall submit to the Engineering Department documentation that the subdivision/site was inspected by TDLR or a registered accessibility specialist (RAS) and the subdivision/site is in compliance with the requirements of the TABA.
27. All construction and construction related activities shall be performed Monday thru Friday from 7:00 A.M. to 6:00 P.M. However, construction activities within one hundred feet (100') of a dwelling or dwelling unit shall be performed between the hours of 8:00 a.m. and 6:00 p.m. Otherwise all construction and construction related activities shall conform to City of Cedar Park Code of Ordinances, specifically ARTICLE 8.08.
28. Approval for construction activities performed on Owner's Holidays, and/or Saturdays, outside of Monday through Friday 8 am to 5 pm, or in excess of 8 hours per day shall be obtained in writing 48 hours in advance, and inspection fees at 1.5 times the hourly inspection rate shall be billed directly to the contractor. There shall be no construction or construction related activities performed on Sunday. The City reserves the right to require the contractor to uncover all work performed without City inspection.
29. All poles to be approved by City and PEC, no conduit shall be installed down lot lines / between homes. All conduit shall be located in the public ROW or in an easement adjacent to and parallel to the public ROW.
30. Dry utilities shall be installed after subgrade is cut and before first course base. No trenching of compacted base. If necessary dry utilities installed after first course base shall be bored across the full width of the ROW.
31. No ponding of water shall be allowed to collect on or near the intersection of private driveway(s) and a public street. Reconstruction of the driveway approach shall be at the Contractor's expense.
32. All driveway approaches shall have a uniform two percent slope within the ROW unless approved in writing by the Engineering Department.
33. Contractors on site shall have an approved set of plans at all times. Failure to have an approved set may result in a stop work order.
34. Contractor to clear five feet beyond all right of way to prevent future vegetative growth into the sidewalk areas.
35. There shall be no water or wastewater appurtenances, including but not limited to, valves, fittings, meters, clean-outs, manholes, or vaults in any driveway, sidewalk, traffic or pedestrian area.
36. Sidewalks shall not use curb inlets as a partial walking surface. Sidewalks shall not use traffic control boxes, meter or check valve vaults, communication vaults, or other buried or partially buried infrastructure as a vehicular or pedestrian surface.

Street Notes:

1. No trenching of compacted base will be allowed. A penalty and/or fine may be imposed to the general contractor if trenching of compacted base occurs without City approval, regardless of who performed the trenching.
2. All sidewalks shall comply with the Americans With Disabilities Act. The City of Cedar Park has NOT reviewed these plans for compliance with the Americans With Disabilities Act, or any other accessibility legislation, and does not warranty or approve these plans for any accessibility standards.
3. Street barricades shall be installed on all dead end streets and as necessary during construction to maintain job safety.
4. Any damage caused to existing pavement, curbs, sidewalks, ramps, etc., shall be repaired by the contractor to the satisfaction of the City prior to acceptance of the subdivision.
5. At intersections, which have valley drainage, the crown to the intersecting street will be culminated at a distance of 40 ft. from the intersecting curb line unless otherwise noted.
6. Geotech Pavement Design Note:
   The pavement design section (wear surface thickness, base materials, etc.) shall be designed and determined by a Geotechnical Engineer to support an imposed vehicle load of 90,000 pounds.
7. Density testing of compacted subgrade material, first course and second course compacted base, shall be made at 500 foot intervals.
8. All density testing is the responsibility of the owner or contractor and shall be witnessed by the City of Cedar Park's project representative. The contractor is to notify the City 48 hours prior to scheduled density testing.
9. Traffic control signs and pavement markings shall be in accordance with the Texas Manual on Uniform Traffic Control Devices and installed as directed by the City of Cedar Park prior to City acceptance of the Subdivision.
10. Slope of material ground adjacent to the right-of-way shall not exceed 3:1. If a 3:1 slope is not possible, a retaining wall orsome other form of slope protection approved by the City shall be placed in a location acceptable to the City.
11. The City, engineer, contractor, and a representative from the asphalt testing lab shall attend a pre-paving conference prior to the start of HMAC paving. The contractor shall give the City a minimum of 48 hours notice prior to this meeting (512-401-5000).
12. The Contractor or owner is responsible for conducting tests on asphalt pavement in accordance with the requirements set forth in the City of Austin Standard Specification No. 340. Any re-testing of the asphalt pavement shall be conducted under the supervision of the engineer and the City of Cedar Park. Re-testing of the asphalt pavement shall be limited to one retest per project.
13. All pavement markings and signage shall comply with MUTCD standards. Street name lettersizing shall be in accordance with MUTCDTable2D-2. Pavement markings shall be thermoplastic unless otherwise noted.
14. All street name signs shall be high intensity retro grade.
15. No Fencing or Wall is allowed to be constructed so that it obstructs the sight lines of drivers from an intersecting public roadway or from an intersecting private driveway. Sight lines are to be maintained as described in City Code Section 14.05.007. Installing a fence or wall which does not comply with the City's Sight Distance Requirements or Fencing Regulations is a violation of the City's Ordinance and may be punishable pursuant to Section 1.01.009 of City Code.
16. Temporary rock crushing operations are not allowed. All sources for flexible base material are required to be approved by the City. Prior to base placement all current triaxial test reports for the proposed stockpiles are to be submitted to the City's project representative for review and approval.
17. Utility service boxes or other utility facilities shall not be installed within areas determined to be required sight lines of two intersecting public streets or within sight lines of a private driveway. Sight lines are to be maintained compliant with Table 1-1 of the Austin Transportation Criteria Manual. Utilities determined by the Director of Engineering to be placed within required sight lines may be required to be relocated at the expense of the contractor prior to the City issuing a Certificate of Occupancy or prior to the City's Acceptance of the Project Improvements.
18. All lane closures shall occur only between the hours of 9 AM and 4 PM. Any night time lane closures require approval by the Director of Engineering and shall occur between the hours of 8 PM and 6 AM. Lane closures observed by City during the peak hours of 6 AM to 9 AM, or 4 PM to 8 PM will be subject to fine per Chapter 1 of City Ordinance, and/or subsequent issuance of Work Stoppage.
19. Improvements that include reconstruction of an existing Type II driveway shall be done in a manner which retains operations of not less than half of the driveway at all times. Full closure of such driveway can be considered with written authorization retained by the Contractor from the property owner(s) or access easement right holder(s) of the driveway allowing full closure of the driveway.
20. Trees must not overhang within 10' vertically of a sidewalk, or 18' vertically of a roadway or driveway.

Wastewater Notes:

1. Refer to the City of Cedar Park Public Works Utility Policy and Specifications manual.
2. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade at the owner's expense by the contractor with the City approval. All utility adjustments shall be completed prior to final paving construction.
3. The location of any existing utility lines shown on these plans may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor. The contractor shall locate all utilities prior to bidding the project.
4. All iron pipe and fittings shall be wrapped with at least 8 mil. Polyethylene wrap.
5. All water mains, wastewater mains and service lines shall meet City of Austin minimum cover specifications. All streets are to be cut to subgrade prior to installation of water mains or cuts will be issued by the engineer.
6. Where 48-inches of cover below subgrade cannot be achieved for wastewater service lines alternate materials may be used. A minimum of 36-inches of cover below subgrade shall be achieved. Any wastewater service line with cover between 36-inch and 48- inches shall be SDR-26 PVC pressure pipe.
7. Gasketed PVC sewer main fittings shall be used to connect SDR-35 PVC to SDR-26 PVC pressure pipe or C-900.
8. Pipe materials to be used for construction of utility lines:
   Wastewater- SDR-26
   Force Main- N/A
   (Note: If using PVC, SDR-26 is required, SDR-35 WW is not allowed. Forcemains shall be epoxy lined ductile iron)
9. All sanitary sewers, excluding service lines, shall be mandrel tested per TCEQ (Texas Commission on Environmental Quality) criteria. A mandrel test will not be performed until backfill has been in place for a minimum of 30 days.
10. All wastewater lines 10" and larger shall be video inspected in accordance with City of Cedar Park Public Works Department Utility Policy and Standard Specifications Manual Appendix E: Requirements for Video Inspection of Wastewater Lines at the Contractor's expense. No separate pay unless noted on the bid form.
11. All sanitary sewers, including service lines, shall be air tested per City of Austin Standard Specifications.
12. Density testing of compacted backfill shall be made at a rate of one test per two foot lifts per 500 feet of installed pipe.
13. City shall be given 48 hours notice prior to all testing of water and wastewater lines. City inspection is required for all testing of water and wastewater lines.
14. Where a water or wastewater line crosses above (or below) a storm sewer structure and the bottom (or top) of the pipe is within 18 inches of the top (or bottom) of the utility structure, the pipe shall be encased with concrete for a distance of at least 1 ft. on either side of the ditch line of the utility structure or the storm sewer. Concrete encasement will not be required for ductile iron (thickness Class 50), AWWA C-900 (SDR- 18) 150 psi rated PVC in sizes to 12 inches or AWWA C-905 (SDR-25) 165 psi rated PVC in sizes larger than 12 inches. Concrete encasement shall conform to C.O.A. standard detail 505-1.
15. The allowable (maximum) adjustment for a manhole shall be 12" (inches) or less.
16. Where a sewer line crosses a water line, the sewer line shall be one 20 ft. joint of 150 psi rated PVC centered on crossing.
17. All manhole and inlet covers shall read "City of Cedar Park".
18. Contractor to notify, and obtain approval from, the City of Cedar Park 48 hours prior to connecting to existing City utilities.
19. All pipe bedding material shall conform to City of Austin Standard Specifications.
20. Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi ~ 28-days), and all reinforcing steel to be ASTM A615 60.
21. All wastewater manholes to be coated with organic materials and procedures listed in City of Austin Qualified Products List No. WW-511 (WW-511A and WW-511B are not allowed unless manhole is being structurally rehabilitated with approval by Public Works). All manholes will be pre-coated or coated AFTER testing.
22. Polybrid Coatings on wastewater manholes will not be allowed. Any other product appearing on the COA SPL WW-511 is acceptable.
23. All penetrations of existing wastewater manholes are required to be re-coated in accordance with the specifications listed in Note 20.
24. All manholes will be vacuum tested only.
25. Tracer tape AND marking tape shall be installed on all water and wastewater mains in accordance with City of Austin Standards, regardless of the type of pipe.
26. All pressure pipe shall have mechanical restraint and concrete thrust blocking at all valves, bends, tees, plugs, and other fittings.

Water Notes:

1. Refer to the City of Cedar Park Public Works Utility Policy and Specifications manual.
2. The top of valve stems shall be at least 18", and no more than 36", below finished grade. Valve stem risers shall be welded on each end to the City's satisfaction.
3. Fire hydrant leads to be ductile iron, Class 350, and installed per City of Austin standard specifications and detail.
4. Prior to installation of fire hydrants, the engineer will provide the Contractor one (1) cut from a hub pin, establishing the elevation of the bury line.
5. The engineer shall provide cuts for all water lines at all storm sewer crossings to the City of Cedar Park.
6. Pipe materials to be used for construction of utility lines:
   - Water - C-900 PVC
   Copper pipe and fittings are not permitted within the Right-of-Way. Minimum DR-14 12" dia and smaller. Minimum class 250 DI larger than 12" dia.
7. Approved 5 ¼" fire hydrants:
   - American Flow Control, B84B
   - Mueller Company, Super Centurion 250
   - Clow Medallion Hydrant
     - Requirements for private fire hydrants (Behind Double Check Backflow Prevention Assembly): Must be in accordance with City of Austin specifications.
   - All fire hydrants must meet City of Cedar Park thread specifications (National Thread)
   - Blue reflector markers shall be located on the centerline of the pavement across from all fire hydrants. Pavement markers at intersections shall be four-sided.
8. Should a Tapping Saddle be approved by Public Works, the saddle shall be Smith-Blair 662 Stainless Steel Tapping Sleeves with all stainless hardware, or approved equal. Requests for alternate providers shall be made to the City of Cedar Park Public Works. No tap exceeding 2" in diameter will be approved.
9. All water lines, including service lines, shall be pressure and leak tested per City of Austin Standard Specifications and witnessed by the City of Cedar Park representative. All testing is to be the responsibility of the contractor, and the contractor may be required to re-test lines if the testing is not witnessed by the City. Contractor must notify the City of Cedar Park 48 hours prior to any testing. Initial water line disinfection must meet a chlorine residual of 50ppm, and a chlorine residual of 25 ppm after a 24 hour detention period. Sections that are 20 – 30 feet can use granular or tablet disinfection, but anything beyond that must be liquid disinfection to evenly clean the pipe.
10. All water lines shall be sterilized and bacteriologically tested in accordance with City of Austin Standards. The contractor is responsible for sterilization and the City of Cedar Park is responsible for submitting bacteriological samples to the State. Public Works will require a contractor specialized in disinfection for large diameter lines or critical infrastructure, subsidiary to pipe installation.
11. Density testing of compacted backfill shall be made at a rate of one test per two foot lifts per 500 feet of installed pipe.
12. Contractor to obtain a water meter from the City of Cedar Park for any water that may be required during construction. (512-401-5000)
13. ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.
    - SINGLE G-148-233
    - DUAL DG-148-243
    - 1" METER YL111 - 444
    - 1 ½" – 2" METER 1730-R (LID) & 1730-12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER
14. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade, when in public streets, at the owner's expense by the contractor with City inspection. All utility adjustments shall be completed prior to final paving construction.
15. The location of any existing utility lines shown on these plans is the best available and may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor.
16. All iron pipe and fittings shall be wrapped with at least 8 mil. Polyethylene wrap.
17. All water mains, wastewater mains and service lines shall meet City of Austin Specifications for minimum cover requirements. All streets are to be cut to subgrade prior to installation of water mains or cuts will be issued by the engineer.
18. City to be given 48 hours notice prior to all testing of water and wastewater lines. City inspection is required for all testing of water and wastewater lines.
19. Where a water or wastewater line crosses above (or below) a storm sewer structure and the bottom (or top) of the pipe is within 18 inches of the top (or bottom) of the utility structure, the pipe shall be encased with concrete for a distance of at least 1 ft. on either side of the ditch line of the utility structure or the storm sewer. Concrete encasement will not be required for ductile iron (thickness Class 50), AWWA C-900 (SDR- 18) 150 psirated PVC in sizesto 12 inches or AWWA C-905 (SDR-25) 165 psi rated PVC in sizeslarger than 12 inches. Concrete encasement shall conform to C.O.A. standard detail 505-1.
20. Contractor to notify the City of Cedar Park 48 hours prior to connecting to existing utilities.
21. All pipe bedding material shall conform to City of Austin Standard Specifications.
22. Tracer tape shall be installed on all water and wastewater mains regardless of the type of pipe or depth of pipe installed.
23. Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi ~ 28-days), and all reinforcing steel to be ASTM A615 60.
24. The City considers protection of its water system paramount to construction activities. City personnel will operate, or authorize the contractor to operate, all water valves that will pass through the City's potable water. The contractor may not operate any water valve, existing or proposed, that will allow water from the City's water system to flow to a proposed or existing water system without the express consent of the City. Notify the City two business days in advance of any request to operate a water valve. The general contractor may be fined $500 or more, including additional theft of water fines, if a water valve is operated in an unauthorized manner, regardless of who operated the valve.
25. All water valves over 24" in size shall have a by-pass line and valve installed. By-pass valves and lines are subsidiary to the cost of the valve unless specifically identified on the bid form.
26. All water valves, including those over 12" in size, shall be gate valves.
27. A double check backflow device in a vault shall be installed at the property line on all private fire lines. A detector water meter will be installed on this backflow device, and it must be a Sensus SRII 3/4" meter with AMI radio read capability. The City will provide this meter. Please reference the City of Cedar Park Double Check Backflow Prevention Assembly Detail.
28. All potable water system components installed after January 4, 2014, shall be "lead free" according to the United States Safe Drinking Water Act. The only components exempt from this requirement are fire hydrants. Components that are not clearly identified by the manufacturer as meeting this requirement by marking, or on the product packaging, or by pre-approved submittal, will be rejected for use. A NSF certification will be adequate if the certification has not expired as of January 4, 2014 and remains unexpired at the time of construction.
29. All pressure pipe shall have mechanical restraint and concrete thrust blocking at all valves, bends, tees, plugs, and other fittings.

Storm Sewer Notes:

1. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade at the owner's expense by the contractor with City inspection. All utility adjustments shall be completed prior to final paving construction. Contractor shall backfill around manholes and junction boxes with Class A concrete.
2. All manhole lids shall be 32" or larger, unless expressly approved in writing by the Engineering Department.
3. The location of any existing utility lines shown on these plans is the best available and may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor.
4. Pipe materials to be used for construction of utility lines: Unless otherwise specified by the Engineer, all storm sewer RCP shall be Class III. Corrugated Metal Pipe is not permitted.
5. All manhole and inlet covers shall read "City of Cedar Park".
6. Contractor to notify the City of Cedar Park 48 hours prior to connecting to existing utilities.
7. All pipe bedding material shall conform to City of Austin Standard Specifications.
8. Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi ~ 28-days), and all reinforcing steel to be ASTM A615 60.
9. Contractor to install and maintain geo-textile fabric barrier (inlet protection) around storm sewer leads and inlets to prevent silt and other material from entering the storm sewer collection system.
10. Install concrete safety end treatments to all culverts and ends of drainage pipe.
11. All curb inlets shall have an Almetek 4" Disc "No Dumping Drains to Waterway" marker.

Sequence of Construction Notes:

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

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan or subdivision construction plan and in accordance with the Erosion Sedimentation Control Plan (ESC) and Stormwater Pollution Prevention Plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures.
2. The General Contractor must contact the City Inspector at 512-401-5000, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
3. The General Contractor will follow the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.
4. Rough grade the pond(s) at 100% proposed capacity. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of embankment or excavation that leads to ponding conditions. The outlet system must consist of a sump pit outlet and an emergency spillway meeting the requirements of the City of Austin Drainage Criteria Manual, as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until installation of the permanent water quality pond(s).
5. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site.
6. Begin site clearing/construction (or demolition) activities.
7. Underground utilities will be installed, including fire hydrants.
8. Fire Department access will be installed where required by approved site plan.
9. Vertical construction may occur after the Pre-vertical Inspection has been cleared by the Fire Marshal.
10. Permanent water quality ponds or controls will be cleaned out and filter media will be installed prior to/concurrently with revegetation of site.
11. Complete construction and start revegetation of the site and installation of landscaping.
12. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence bearing the engineer's seal, signature, and date to the City indicating that construction, including revegetation, is complete and in substantial compliance with the approved plans. After receiving this letter, a final inspection will be scheduled by the City Inspector.
13. Upon completion of landscape installation of a project site, the Landscape Architect shall submit a letter of concurrence to the City indicating that the required landscaping is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the City Inspector.
14. After a final inspection has been conducted by the City Inspector and with approval from the City Inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation of the water quality ponds or controls.

Legend

	Benchmark		Property Line
	Property Pin	TBM	Temporary Benchmark
PUE	Existing Easement	PUE	Easement
( )	Record Information		Wastewater Cleanout
	Existing Concrete		Wastewater Double Cleanout
	Existing Light Pole		Wastewater Inspection Port
	Existing Area Light		Inlet
	Existing Power Pole & Down Guy		Curb Inlet
E	Existing Electric Meter		Trench Drain
P	Existing Transformer Pad	T	Transformer Pad
AT	Existing Telephone Pedestal		Water AARV
ATV	Existing Cable TV Pedestal		Water Tee
OHE	Existing Overhead Electric Line	OHE	Overhead Electric Line
T	Existing Telephone Line		ADA Accessible Route
FO	Existing Fiber Optic Line		ADA Ramp/Handrails
AG	Existing Gas Riser	FL	Firelanes
G	Existing Gas Line	G	Gas Line
G	Existing Gas Meter	G	Gas Meter
WW	Existing Wastewater	WW	Wastewater
	Existing Wastewater Manhole		Wastewater Manhole
W	Existing Water Line	W	Water Line
	Existing Water Valve		Water Valve
W	Existing Water Meter	W WM	Water Meter
	Existing Fire Hydrant	FH	Fire Hydrant
IR	Existing Irrigation Box		Water Reducer
	Existing Water Plug		Water Plug
	Existing Sign		Water Flush Valve
100 yr	Existing 100 yr	100 yr	100 yr
SD	Existing Storm Drain Line	SD	Storm Drain Line
924	Existing Contour	924	Contour
EHZ	Erosion Hazard Zone		
55	Tree	55	Tree to be Removed

Revision	Date	By	App	Comment

Prepared For:
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2325 Yaupom Range Drive,
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General Notes

Pace Preschool
1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

STEVEN L. IHNEN 81976 REGISTERED PROFESSIONAL ENGINEER
10/7/24

Design: LW
CAD: SS Review: VG, SLI
Project No: ACI 70461
Sheet: 4 of 34
2024-22-SD

Texas Commission on Environmental Quality
Contributing Zone Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

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

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

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

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

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

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

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

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

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

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

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

11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

    A. any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;

    B. any change in the nature or character of the regulated activity from that which was originally approved;

    C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or

    D. any development of land previously identified as undeveloped in the approved contributing zone plan.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

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

Revision	Date	By	App	Comment

Prepared For:
Ayz Capital Investments LLC
2325 Yaupom Range Drive,
Leander, Texas 78653

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd, Ste 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-434-2400
www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON

Notes- TCEQ

Pace Preschool
1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

STEVEN L. IHNEN
81976
REGISTERED
PROFESSIONAL ENGINEER
10/7/24

Design: LW	
CAD: SS	Review: VG, SLI
Project No: ACI 70461	

Sheet: 5 of 34

2024-22-SD

#	City Code	Species	Trunks	Desc	Caliper Equivalent	Status
228		Cedar	1	8	8	Removed
799		Live Oak	1	12	12	
801		Live Oak	1	8.25	8.5	
803		Live Oak	1	10.5	10.5	Removed
805		Live Oak	1	10.25	10.5	Removed
807		Live Oak	1	8	8	Removed
809	M	Live Oak	2	10, 8.75	14.5	Removed
811		Live Oak	1	9	9	
813		Live Oak	1	8.5	8.5	
815		Live Oak	1	8.5	8.5	Removed
817		Live Oak	1	9	9	Removed
819		Live Oak	1	8.5	8.5	Removed
821		Live Oak	1	9	9	Removed
823		Live Oak	1	8.5	8.5	Removed
825		Live Oak	1	8	8	Removed
827		Live Oak	1	8.5	8.5	Removed
829		Live Oak	1	9	9	Removed
831		Live Oak	1	13	13	Removed
833		Live Oak	1	8	8	Removed
835	M	Live Oak	2	8, 4.5	10.5	
837		Live Oak	1	9	9	
839		Live Oak	1	8	8	
841		Live Oak	1	8.25	8.5	
843		Live Oak	1	10	10	Removed
845		Live Oak	1	8	8	Removed
847		Live Oak	1	9.5	9.5	Removed
849		Live Oak	1	13.75	14	Removed

Call Before You Dig!!

Benchmarks
BM #1 Temporary Benchmark "X" Cut on Inlet Lid
Elevation - 927.83 NAVD 1988 Datum
Northing: 10152100.60'
Easting: 3090284.36'

Legal Description: 1.3 Acres - Lot 2, Block B, Amended Plat of Lot 2A, Little Elm Subdivision Doc. No. 20180111084 O.P.R. Williamson County, Texas.

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

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AUSTIN BRYAN CONROE HOUSTON

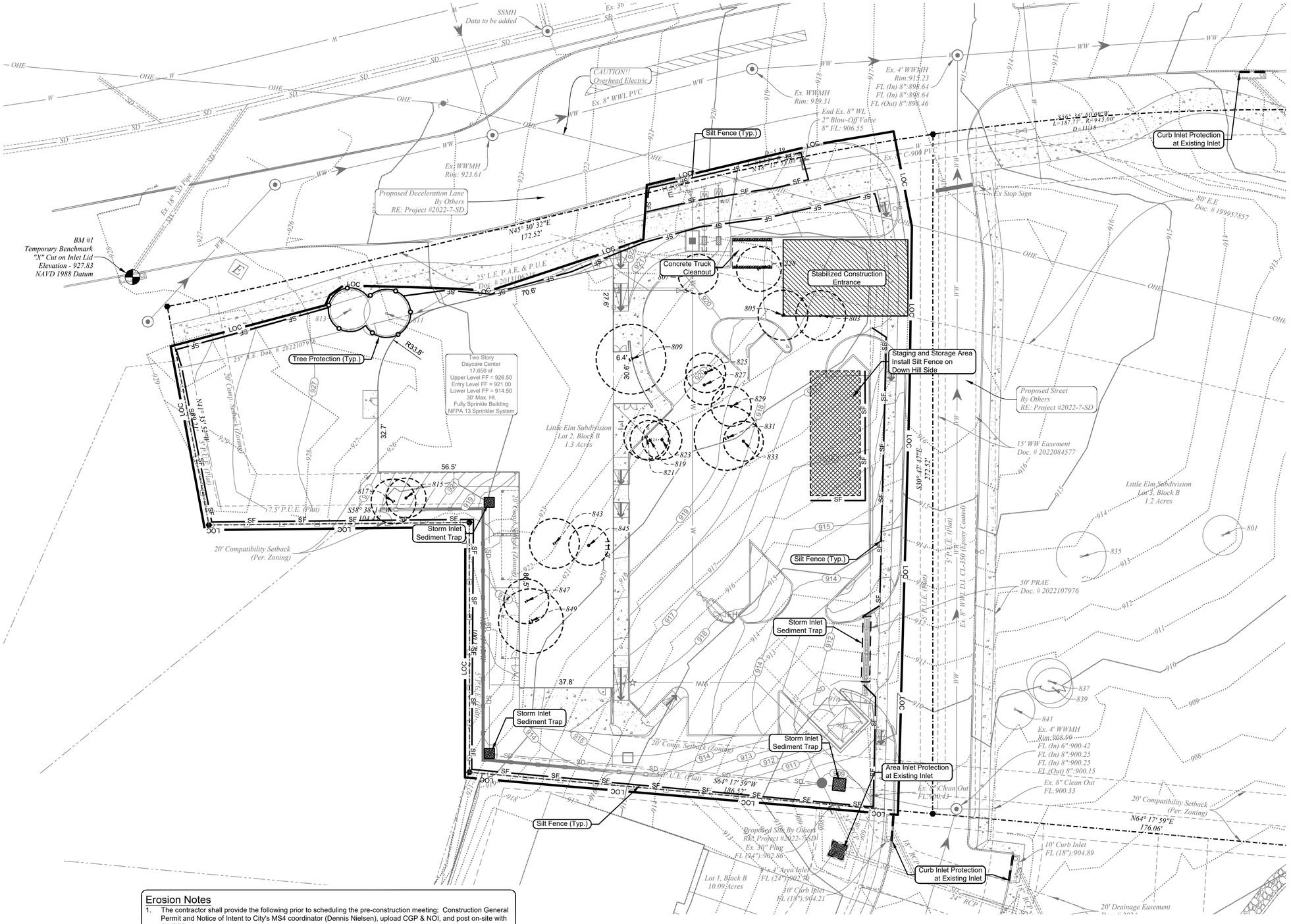
Existing Conditions & Demolition Plan

Pace Preschool
1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

STEVEN L. IHNEN 81976 REGISTERED PROFESSIONAL ENGINEER 10/7/24

Design: LW
CAD: SS Review: VG, SLI
Project No: ACI 70461
Sheet: 6 of 34
2024-22-SD

ORIGINAL LAYOUT SIZE - 22X34



Erosion Notes

1. The contractor shall provide the following prior to scheduling the pre-construction meeting: Construction General Permit and Notice of Intent to City's MS4 coordinator (Dennis Nielsen), upload CGP & NOI, and post on-site with SWPPP.
2. A preconstruction meeting with the Environmental Inspector is required prior to any site disturbance.
3. Silt fence type and installation shall comply with City of Cedar Park Rules and Regulations.
4. If disturbed area is not to be worked on for more than 14 days, disturbed area needs to be stabilized by revegetation, mulch, tarp or revegetation matting.
5. Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Cedar Park Rules and Regulations. Additional erosion control measures may be required by inspector at time of construction.
6. Contractor shall utilize dust control measures during site construction such as irrigation trucks and mulching as per City of Cedar Park Rules and Regulations, or as directed by the Environmental Inspector.
7. The contractor will clean up spoils that migrate onto the roads a minimum of once daily.
8. All disturbed areas shall be re-vegetated to meet the requirements of the City of Cedar Park's ordinances
9. Contractor shall be responsible for maintenance of existing pond during all construction activity prior to final certificate of occupancy. Coordinate with the City of Cedar Park's Stormwater Coordinator, Dennis Nielsen at (512) 401-5359.

Texas 811
Call Before You Dig!!

Benchmarks

BM #1 Temporary Benchmark "X" Cut on Inlet Lid
Elevation - 927.83 NAVD 1988 Datum
Northing: 10152100.60'
Easting: 3090284.36'

Legal Description: 1.3 Acres - Lot 2, Block B, Amended Plat of Lot 2A, Little Elm Subdivision Doc. No. 20180111084 O.P.R. Williamson County, Texas.

These plans are in full compliance with the Landscape and Tree ordinance of the City of Cedar Park, Texas.

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

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AUSTIN

Erosion Control Plan

Pace Preschool

1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

STEVEN L. IHNEN
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REGISTERED
PROFESSIONAL ENGINEER
10/7/24

Design: LW
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Sheet: 7 of 34

2024-22-SD

Erosion Control Notes

1. The contractor shall install erosion/sedimentation controls, tree/natural area protective fencing, and conduct "Pre-Construction" tree fertilization (if applicable) prior to any site preparation work (clearing, grubbing or excavation).

2. The placement of erosion/sedimentation controls shall be in accordance with City of Cedar Park Rules and Regulations and the approved Erosion and Sedimentation Control Plan. The CoCP ESC Plan shall be consulted and used as the basis for a TPDES required SWPPP. If a SWPPP is required, it shall be available for review by the City of Cedar Park Environmental Inspector at all times during construction, including at the Pre-Construction meeting. The checklist below contains the basic elements that shall be reviewed for permit approval by CoCP EV Plan Reviewers as well as CoCP EV Inspectors.

   Plan sheets submitted to the City of Cedar Park MUST show the following:
   - Direction of flow during grading operations.
   - Location, description, and calculations for off-site flow diversion structures.
   - Areas that will not be disturbed; natural features to be preserved.
   - Delineation of contributing drainage area to each proposed BMP (e.g., silt fence, sediment basin, etc.)
   - Location and type of E&S BMPs for each phase of disturbance.
   - Calculations for BMPs as required.
   - Location and description of temporary stabilization measures.
   - Location of on-site spoils, description of handling and disposal of borrow materials, and description of on-site permanent spoils disposal areas, including size, depth of fill and revegetation procedures.
   - Describe sequence of construction as it pertains to ESC including the following elements:
     1. Installation sequence of controls (e.g. perimeter controls, then sediment basins, then temporary stabilization, then permanent, etc.)
     2. Project phasing if required (LOC greater than 25 acres)
     3. Sequence of grading operations and notation of temporary stabilization measures to be used
     4. Schedule for converting temporary basins to permanent WQ controls
     5. Schedule for removal of temporary controls
     6. Anticipated maintenance schedule for temporary controls
   - Categorize each BMP under one of the following areas of BMP activity as described below:
     3.1 Minimize disturbed area and protect natural features and soil
     3.2 Control Stormwater flowing onto and through the project
     3.3 Stabilize Soils
     3.4 Protect Slopes
     3.5 Protect Storm Drain Inlets
     3.6 Establish Perimeter Controls and Sediment Barriers
     3.7 Retain Sediment On-Site and Control Dewatering Practices
     3.8 Establish Stabilized Construction Exits
     3.9 Any Additional BMPs
   - Note the location of each BMP on your site map(s).

   Categorize each BMP under one of the following areas of BMP activity as described below:
   - For any structural BMPs, you should provide design specifications and details and refer to them.

3. The Placement of tree/natural area protective fencing shall be in accordance with City of Cedar Park Rules and Regulations.

4. A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls, tree/natural area protection measures and "Pre-Construction" tree fertilization (if applicable) prior to beginning any site preparation work. The owner or owner's representative shall notify the City of Cedar Park at least three days prior to the meeting date. CoCP approved ESC Plan and TPDES SWPPP (if required) should be reviewed by CoCP EV Inspector at this time.

3. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer, Environmental Specialist or City Arborist as appropriate. Major revisions must be approved by authorized CoCP staff. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.

4. The contractor is required to provide a certified inspector that is either a licensed engineer (or person directly supervised by the licensed engineer) or Certified Professional in Erosion and Sediment Control (CPESC pr CPESC-IT), Certified Erosion, Sediment and Stormwater- Inspector (CESSWI or CESSWI) or Certified Inspector of Sedimentation and Erosion Controls (CISEC or CISEC-IT) certification to inspect the controls and fences at weekly or bi-weekly intervals and after one-half (1/ 2) inch or greater rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches or one-third (1/ 3) of the installed height of the control whichever is less.

5. Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.

6. All work must stop if a void in the rock substrate is discovered which is; one square foot in total area; blows air from within the substrate and/or consistently receives water during any rain event. At this time it is the responsibility of the Project Manager to immediately contact a City of Cedar Park Environmental Inspector for further investigation. Construction activities within 50 feet of the void must stop.

7. Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below:
   A. All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil Do not add topsoil within the critical root zone of existing trees.
   - Topsoil salvaged from the existing site is encouraged for use, but it should meet the standards set forth by the City of Cedar Park. An owner/engineer may propose use of onsite salvaged topsoil which does not meet the criteria of the City of Cedar Park, by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are required.
   - Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material. The vegetative stabilization of areas disturbed by construction shall be as follows:

TEMPORARY VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding shall be with or include a cool season cover crop: (Western Wheatgrass (Pascopyrum smithii) at 5.6 pounds per acre, Oats (Avena sativa) at 4.0 pounds per acre, Cereal Rye Grain (Secale cereale) at 45 pounds per acre. Contractor must ensure that any seed application requiring a cool season cover crop does not utilize annual ryegrass (Lolium multiflorum) or perennial ryegrass (Lolium perenne). Cool season cover crops are not permanent erosion control.

From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per acre or a native plant seed mix.

A. Fertilizer shall be applied only if warranted by a soil test and shall conform to CoCP Rules and Regulations, Fertilizer. Fertilization should not occur when rainfall is expected or during slow plant growth or dormancy. Chemical fertilizer may not be applied in the Critical Water Quality Zone.

B. Hydromulch shall comply with Table 1, below.

C. Temporary erosion control shall be acceptable when the grass has grown at least 1½ inches high with a minimum of 95% total coverage so that all areas of a site that rely on vegetation for temporary stabilization are uniformly vegetated, and provided there are no bare spots larger than 10 square feet.

D. When required, native plant seeding shall comply with requirements of the City of Cedar Park Rules and Regulations.

Table 1: Hydromulching for Temporary Vegetative Stabilization

Material	Description	Longevity	Typical Application	Application Rates
100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)	70% or greater Wood/Straw 30% or less Paper or Natural Fibers	0-3 months	Moderate slopes; from flat to 3:1	1500 to 2000 lbs per acres)

PERMANENT VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetative stabilization is desired, the grasses shall be mowed to a height of less than one-half (½) inch and the area shall be re-seeded in accordance with Table 2 below. Alternatively, the cool season cover crop can be mixed with Bermudagrass or native seed and installed together, understanding that germination of warm-season seed typically requires soil temperatures of 60 to 70 degrees.

2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per acre with a purity of 95% and a minimum pure live seed (PLS) of 0.83. Bermuda grass is a warm season grass and is considered permanent erosion control. Permanent vegetative stabilization can also be accomplished with a native plant seed mix conforming City of Cedar Park Rules and Regulations

   A. Fertilizer use shall follow the recommendation of a soil test. Fertilizer. Applications of fertilizer (and pesticide) on City-owned and managed property requires the yearly submittal of a Pesticide and Fertilizer Application Record, along with a current copy of the applicator's license.

   B. Hydromulch shall comply with Table 2, below.

   C. Water the seeded areas immediately after installation to achieve germination and a healthy stand of plants that can ultimately survive without supplemental water. Apply the water uniformly to the planted areas without causing displacement or erosion of the materials or soil. Maintain the seedbed in a moist condition favorable for plant growth. All watering shall comply with City Code Chapter 6-4 (Water Conservation), at rates and frequencies determined by a licensed irrigator or other qualified professional, and as allowed by the Austin Water Utility and current water restrictions and water conservation initiatives.

   D. Permanent erosion control shall be acceptable when the grass has grown at least 1½ inches high with a minimum of 95 percent for the non-native mix, and 95 percent coverage for the native mix so that all areas of a site that rely on vegetation for stability must be uniformly vegetated, and provided there are no bare spots larger than 10 square feet.

   E. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, Items 604S and 609S.

Table 2: Hydromulching for Permanent Vegetative Stabilization

Material	Description	Longevity	Typical Application	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic defibrated fibers			
10% Tackifier		6 Months	On slopes up to 2:1 and erosive soil conditions	2,500 to 4,000 lbs per acre (see manufacturer specifications)
Fiber Reinforced Matrix (FRM)	65% Organic defibrated fibers 25% Reinforcing Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive soil conditions	3000 to 4500 lbs per acre (see manufacturers recommendations)

10. Developer Information:
    Owner: Phone:
    Address: Austin, Texas 78747
    Owner's representative responsible for plan alterations:
    Bleyl Engineering Phone # (512) 454-2400
    Person or firm responsible for erosion/sedimentation control maintenance:
    TBD Phone #
    Person or firm responsible for tree/natural area protection Maintenance:
    TBD Phone #

11. The contractor shall not dispose of surplus excavated material from the site without notifying the City of Cedar Park at least 48 hours prior with the location and a copy of the permit issued to receive the material.

STANDARD SEQUENCE OF CONSTRUCTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Special Construction Techniques

1. Prior to excavation within tree driplines, or the removal of trees adjacent to the other trees that are to remain, make a clean cut between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize root damage.
2. In critical root zone areas that cannot be protected during construction with fencing, and where heavy vehicular traffic is anticipated, cover those areas with four (4) inches of organic mulch to be produced on site, to minimize soil compaction.
3. Perform all grading within critical root zone areas with small equipment to minimize root damage.
4. Water all trees most heavily impacted by construction activities deeply as necessary during periods of hot, dry weather. Spray tree crowns with water periodically to reduce dust accumulation on the leaves.
5. When installing concrete adjacent to the root zone of a tree, use a plastic vapor barrier behind the concrete to prohibit leaching of lime into the soil.

Remedial Tree Care Notes

Aeration and Supplemental Nutrient requirements for trees within construction areas

As a component of an effective remedial tree care program, preserved trees within the limits of construction may require soil aeration and supplemental nutrients. Soil and/or foliar analysis should be used to determine the need for supplemental nutrients. The City Arborist may require these analyses as part of a comprehensive tree care plan. Soil pH shall be considered when determining the fertilization composition as soil pH influences the tree's ability to uptake nutrients from the soil. If analyses indicate the need for supplemental nutrients, then humate/nutrient solutions with mycorrhizae components are highly recommended. In addition, soil analysis may be needed to determine if organic material or beneficial microorganisms are needed to improve soil health. Materials and methods are to be approved by the City Arborist prior to application. The owner or general contractor shall select a fertilization contractor and ensure coordination with the City Arborist.

Pre-construction treatment should be applied in the appropriate season, ideally the season preceding the proposed construction. Minimally, areas to be treated include the entire critical root zone of trees as depicted on the City approved plans. Treatment should include, but not limited to, fertilization, soil treatment, mulching, and proper pruning.

Post-construction treatment should occur during final revegetation or as determined by a qualified arborist after construction. Construction activities often result in a reduction in soil macro and micro pores and an increase in soil bulk density. To ameliorate the degraded soil conditions, aeration via water and/or air injected into the soil is needed or by other methods as approved by the City Arborist. The proposed nutrient mix specifications and soil and/or foliar analysis results need to be provided to and approved by the City Arborist prior to application (Fax # 512-974-3010). Construction which will be completed in less than 90 days may use materials at ½ recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arborist. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arborist.

Dust Control Note

Contractor shall utilize dust control measures during site construction such as irrigation trucks and mulching as per City of Cedar Park Rules and Regulations, or as directed by the Environmental Inspector.

Environmental Inspector Note

Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Cedar Park Rules and Regulations.

Spoils Control Note

All spoils will be cleaned off of all roads, driveways, and any other impervious cover located outside the LOC at the end of each day.

Note:

All disturbed areas will be re-vegetated to meet the requirements of the City of Cedar Park's ordinances.

Call Before You Dig!!

Benchmarks

BM #1 Temporary Benchmark "X" Cut on Inlet Lid
Elevation - 927.83 NAVD 1988 Datum
Northing: 10152100.60'
Easting: 3090284.36'

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Erosion Control Notes

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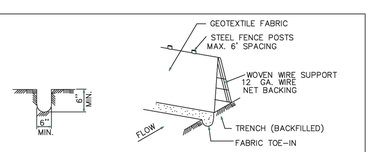


TRENCH CROSS SECTION SILT FENCE

GENERAL NOTES:

1. SILT FENCE LOCATED ADJACENT TO PLAYGROUNDS, PARKS, SIDEWALKS, AND OTHER LOCATIONS AS DETERMINED BY CITY OF CEDAR PARK REPRESENTATIVES SHALL HAVE CITY APPROVED SAFETY CAPS ON ALL STEEL POSTS.

2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.

3. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

4. WHERE FENCE CAN NOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE. 6 INCHES DEEP AND 6 INCHES WIDE TO THE TRENCH MUST BE A MINIMUM OF ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

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

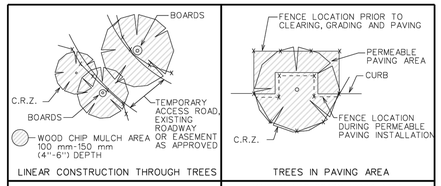
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.

8. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION. STANDARD SYMBOL SF

REV. DATE: 09/13/01

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

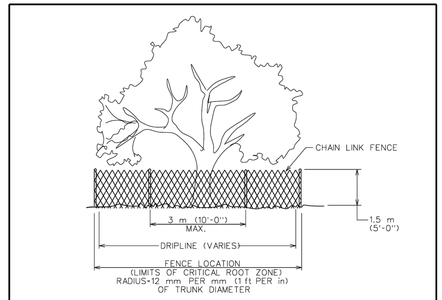


LINEAR CONSTRUCTION THROUGH TREES | TREES IN PAVING AREA

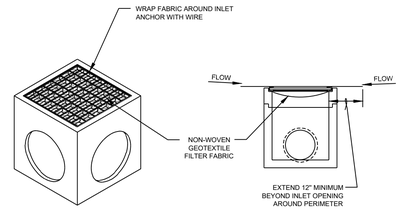
NATURAL AREAS | TREES NEAR CONSTRUCTION ACTIVITY

INDIVIDUAL TREE | GROUP OF TREES

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



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



FILTER FABRIC SPECIFICATION TABLE

PROPERTY	TEST METHOD	ASTM REQUIREMENTS
FABRIC WEIGHT	D 3776	3.0 OUNCES/SQUARE YARD
UV RADIATION STABILITY	D 4355	70% STRENGTH RETAINED MIN., AFTER 500 HOURS IN XENON ARC DEVICE
MULLEN BURST STRENGTH	D 3786	120 POUND PER SQUARE INCH
WATER FLOW RATE	D 4491	275 GALLONS/MINUTE/SQUARE FEET

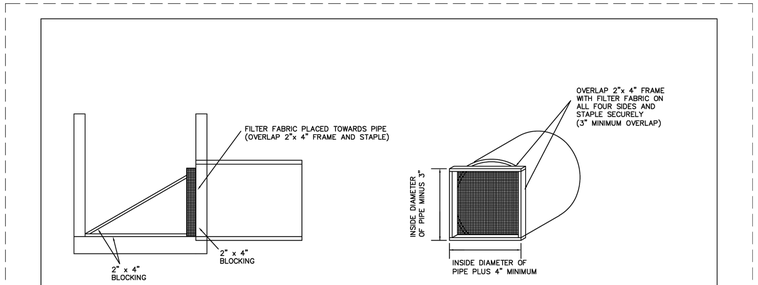
Contact GeoSolutions at 512-445-0790 for filter fabric

NOTES

1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2". DO NOT ALLOW SILT TO ENTER STORM SYSTEM WHEN REMOVING INLET.
2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
3. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

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

AREA INLET PROTECTION DETAIL



NOTES:
STORM INLET SEDIMENT TRAPS SHALL BE PLACED IN ALL PROPOSED CURB INLETS AND AREA INLETS AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE LATERAL BRACING SHALL BE PLACED IN A MANNER AS TO ADEQUATELY SECURE THE FILTER FRAME TO THE SIDE OF THE INLET, INSURING THE PROPER FUNCTION OF THE SEDIMENT TRAP.

FILTER FABRIC MAY BE IDENTICAL TO THAT SPECIFIED AS "TEMPORARY SEDIMENT CONTROL FENCE". OTHER MATERIAL MAY BE USED UPON APPROVAL OF THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

THE "STORM INLET SEDIMENT TRAPS" SHALL BE INSTALLED UPON COMPLETION OF THE PROPOSED INLET WALLS OR AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

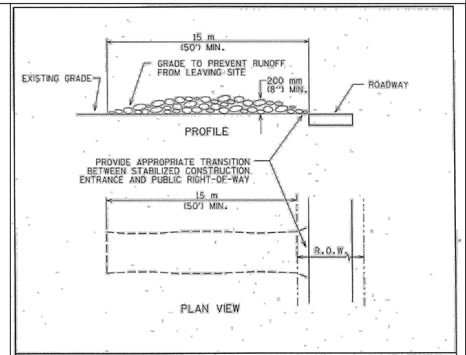
THE CONTRACTOR WILL BE REQUIRED TO PERFORM PERIODIC MAINTENANCE OF THE SEDIMENT TRAP AND REMOVE ACCUMULATED SILT AS DIRECTED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE.

"STORM INLET SEDIMENT TRAPS" SHALL REMAIN IN PLACE UNTIL CONSTRUCTION OF THE PROPOSED INLET DECK BEGINS.

ALL WOOD SHALL BE PRESSURE TREATED.

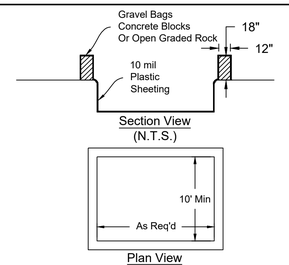
STORM INLET SEDIMENT TRAP

CITY OF CEDAR PARK PUBLIC WORKS ENGINEERING	STANDARD DETAIL STORM INLET SEDIMENT TRAP
DARWIN MARCHELL, P.E.	ADOPTED: 01/02/01 SCALE: NTS INITIAL:



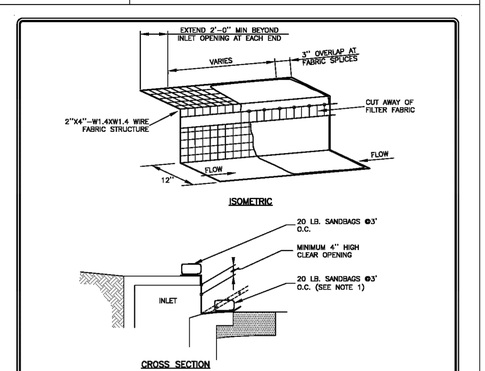
NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR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

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



Alternative Self-Installed Construction Site Concrete Truck Washout

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



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

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

Call Before You Dig!!

Benchmarks
BM #1 Temporary Benchmark "X" Cut on Inlet Lid
Elevation - 927.83 NAVD 1988 Datum
Northing: 10152100.60'
Easting: 3090284.36'

Legal Description: 1.3 Acres - Lot 2, Block B, Amended Plat of Lot 2A, Little Elm Subdivision Doc. No. 20180111084 O.P.R. Williamson County, Texas.

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

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Revision	Date	By	App.	Comment

Prepared For:
Ayz Capital Investments LLC
2325 Yaupom Range Drive,
Leander, Texas 78653

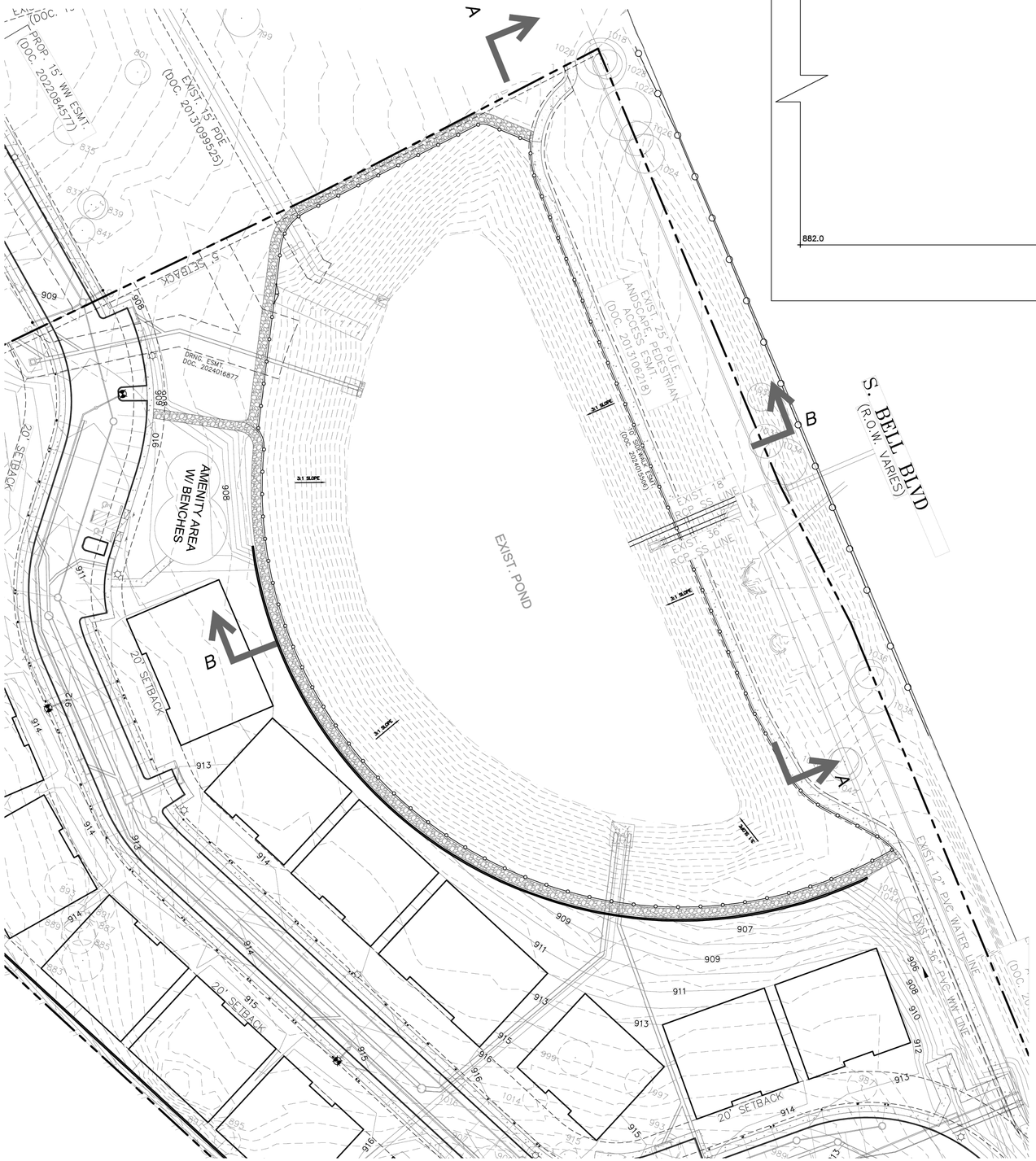
BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd., Ste 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com
AUSTIN BRYAN CONROE HOUSTON

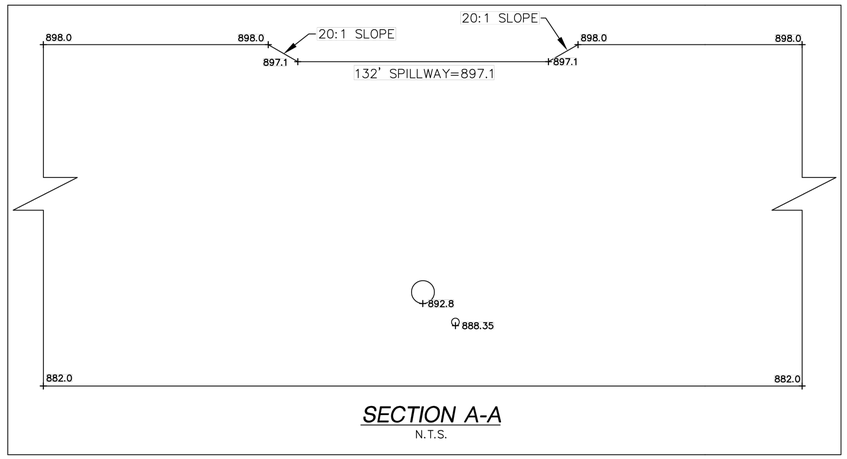
Erosion Control Details

Pace Preschool
1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

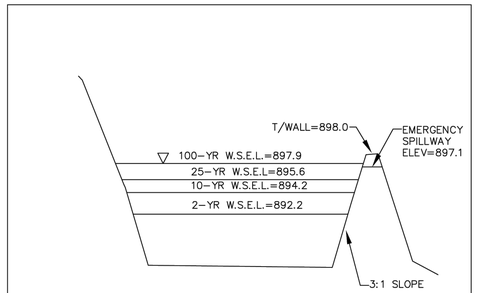
STEVEN L. IHNEN 81976 REGISTERED PROFESSIONAL ENGINEER 10/7/24

Design: LW
CAD: SS Review: VG, SLI
Project No: ACI 70461
Sheet: 9 of 34
2024-22-SD





SECTION A-A
N.T.S.



SECTION B-B
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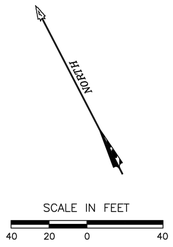

SCALE IN FEET
40 20 0 40

LEGEND

PROPERTY LINE
R.O.W. LINE
EASEMENT LINE
EXISTING CONTOUR LINE 832

EXISTING FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS. 100-YR RAINFALL DEPTHS CALCULATED FROM ATLAS 14

BASIN	CN	AREA (AC)	T_C (MIN)	I.C. (AC)	FLOW (Q) 2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
EXISTING OFFSITE 1	87	16.22	5.00	7.62	71.2	122.0	156.6	188.3
EXISTING OFFSITE 2	87	27.61	5.00	15.46	128.7	214.4	272.5	324.7
POND					15.9	54.6	76.7	103.3
EXISTING JUNCTION 1					15.9	54.6	76.7	103.3

DEVELOPED FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS. 100-YR RAINFALL DEPTHS CALCULATED FROM ATLAS 14

BASIN	CN	AREA (AC)	T_C (MIN)	I.C. (AC)	FLOW (Q) 2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
DEVELOPED OFFSITE 1	87	16.22	5.00	7.62	71.2	122.0	156.6	188.3
DEVELOPED OFFSITE 2	94	19.30	5.00	9.65	102.3	160.2	199.5	233.5
TOTAL TO POND A	88	7.90	5.00	3.71	37.9	62.2	78.7	78.1
POND					16.7	60.1	80.2	156.3
DEVELOPED JUNCTION 1	87	0.46	5.00	0.18	16.7	60.1	80.2	156.3

PROPOSED DETENTION POND SUMMARY

STORM	DETENTION POND STORAGE (AC-FT)	DETENTION POND ELEVATION	DETENTION POND DISCHARGE (CFS)
2-YEAR	11.1	892.2	16.7
10-YEAR	19.9	894.2	60.1
25-YEAR	26.5	895.6	80.2
100-YEAR	40.5	897.9	156.3

2022-7-SD

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

For Reference Only

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

LITTLE ELM CONDOMINIUMS
EXISTING POND PLAN
1501 S. BELL BLVD.
CEDAR PARK, TEXAS 78613

The seal appearing on this document was authorized by Stephen Ray Jamison on 03/07/2024

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File:H:\LITTLE ELM CONDOS\DWG\PLANS\POND.DWG
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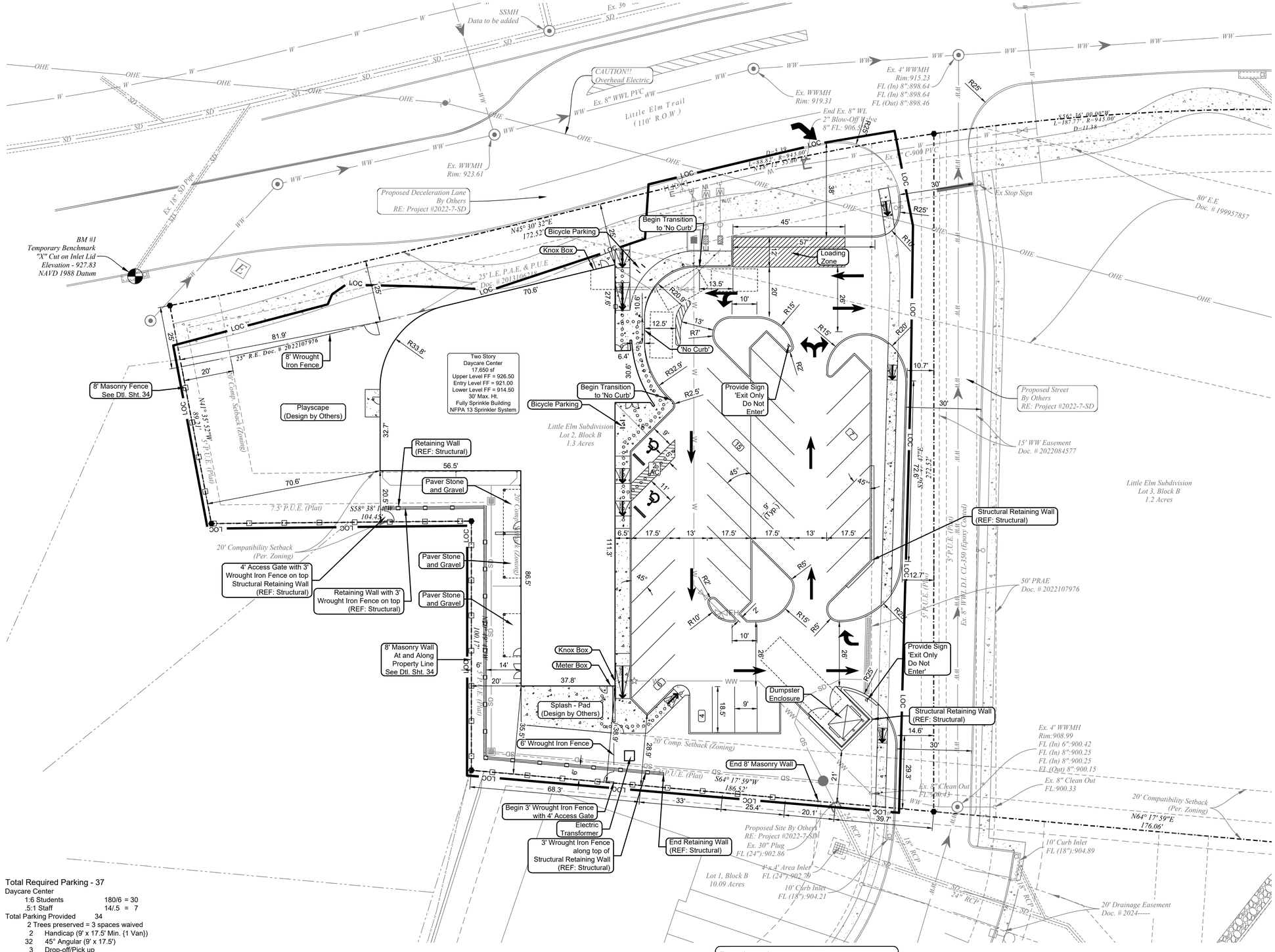
Scale (Hor.): 1"=40' | Scale (Vert.): 1"=4'
Date: | Checked By: | Drawn By: NM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
10 of 34



Total Required Parking - 37

Daycare Center

1:6 Students	180/6	= 30
.5:1 Staff	14/.5	= 7
Total Parking Provided	34	

2 Trees preserved = 3 spaces waived

2	Handicap (9' x 17.5' Min. {1 Van})
32	45° Angular (9' x 17.5')
3	Drop-off/Pick up
1	Off-Street Loading (12' x 45')
6	Bicycle Spaces

Total Site Area - 1.31 Acres (57,053.43 s.f.)

Building	10,091.48 s.f.
F.A.R.	17,650 s.f. (1:0.3094)
Walks and Drives (Prop.)	3,679.69 s.f. and 17,612.93 s.f.
Walks and Drives (Exist.)	2,984.54 s.f. and 3,741.69 s.f.
Impervious	38,110.33 s.f. (66.8%)

Legend

Masonry Wall

Wrought Iron Fence

Retaining Wall

Retaining Wall w/ 3' Wrought Iron Fence

Texas 811
Call Before You Dig!!

Benchmarks

BM #1 Temporary Benchmark "X" Cut on Inlet Lid
Elevation - 927.83 NAVD 1988 Datum
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Revision	Date	By	App	Comment

Prepared For:
Ayz Capital Investments LLC
2325 Yaupom Range Drive,
Leander, Texas 78653

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd., Ste 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-434-2400
www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON

Site Plan - Dimension Control Plan

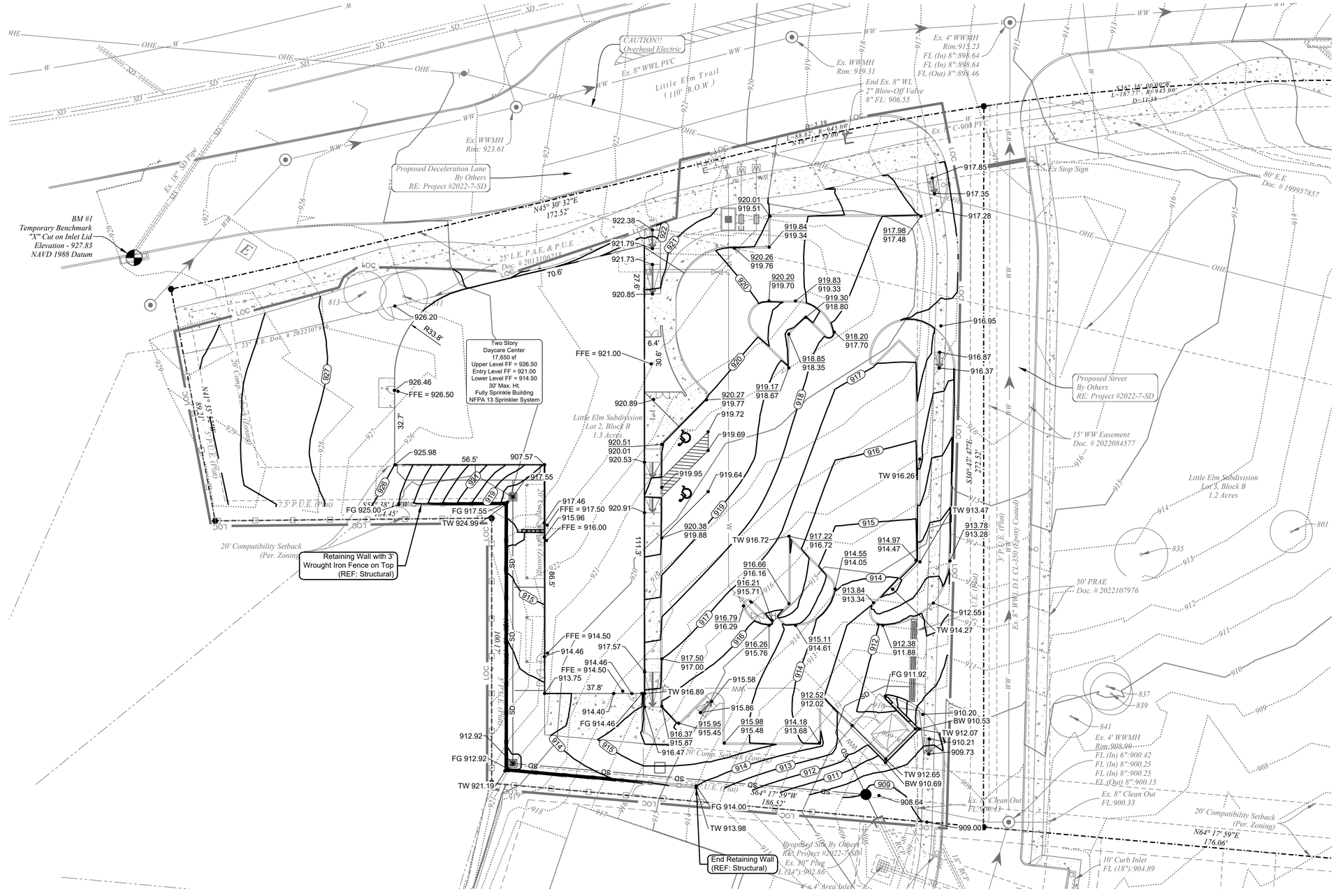
Pace Preschool
1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

STEVEN L. IHNEN
81976
REGISTERED
PROFESSIONAL ENGINEER
10/7/24

Design: LW
CAD: SS Review: VG, SLI
Project No: ACI 70461

Sheet: 11 of 34

2024-22-SD



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7701 San Felipe Blvd., Ste 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-434-2400
www.bleylengineering.com
BRYAN CONROE HOUSTON AUSTIN

Grading Plan

Pace Preschool
1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

STEVEN L. IHNEN 81976 REGISTERED PROFESSIONAL ENGINEER 10/7/24

Design: LW
CAD: SS | Review: VG, SLI
Project No: ACI 70461

Sheet: 13 of 34

2024-22-SD

ORIGINAL LAYOUT SIZE - 22X34

@2024 H:\JOBFILES\ACI (AYZ CAPITAL INVESTMENTS)\ACI 70461 (MONTESSORI CEDAR PARK)\04 CAD\2024 PLOT SHEETS\GRADING ONLY PLAN.DWG 10/7/2024 10:49 AM Lwelsh

NORTH

SCALE IN FEET
100 50 0 100

LEGEND

PROPERTY LINE
R.O.W. LINE
EASEMENT LINE
EXISTING CONTOUR LINE — 832 —
BASIN BOUNDARY

For Reference Only

2022-7-SD

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JCE

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(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

LITTLE ELM CONDOMINIUMS
EXISTING CONDITIONS MAP
1501 S. BELL BLVD.
CEDAR PARK, TEXAS 78613

The seal appearing on this document was authorized by Stephen Ray Jamison on 04/04 ,2024

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File:H:\LITTLE ELM CONDOS\DWG\PLANS\DRAINAGE.DWG
Job No. | Snapshot: EXISTING
Scale (Hor.): 1"=100' | Scale (Vert.):
Date: | Checked By: | Drawn By: NM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
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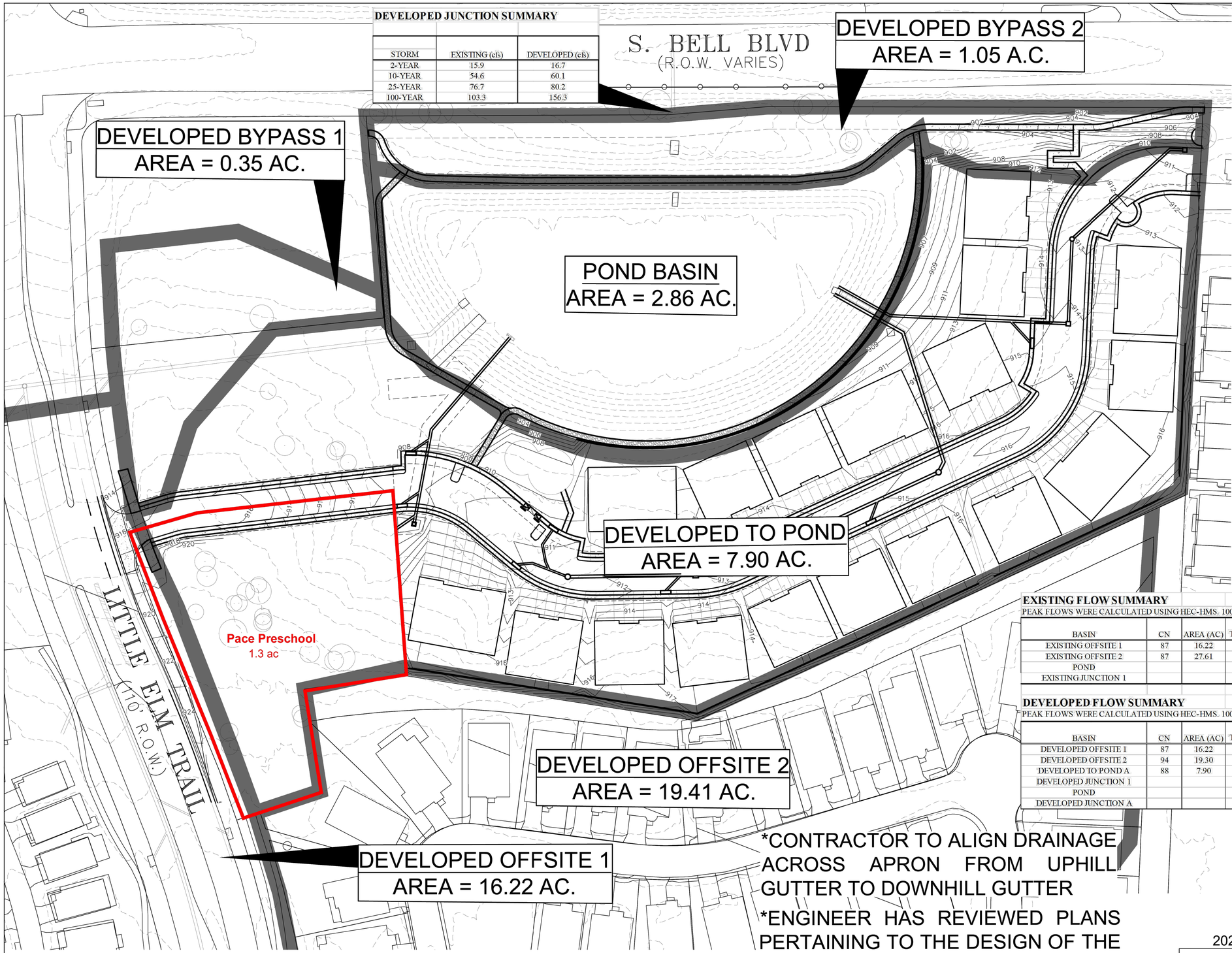
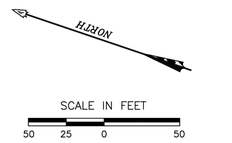
Existing Drainage Area Maps - Jamison

DEVELOPED JUNCTION SUMMARY

STORM	EXISTING (cfs)	DEVELOPED (cfs)
2-YEAR	15.9	16.7
10-YEAR	54.6	60.1
25-YEAR	76.7	80.2
100-YEAR	103.3	156.3





LEGEND

- PROPERTY LINE
- R.O.W. LINE
- EASEMENT LINE
- EXISTING CONTOUR LINE — 832 —
- BASIN BOUNDARY

EXISTING FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS. 100-YR RAINFALL DEPTHS CALCULATED FROM ATLAS 14

BASIN	CN	AREA (AC)	T_C (MIN)	I.C. (AC)	FLOW (Q) 2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
EXISTING OFFSITE 1	87	16.22	5.00	7.62	71.2	122.0	156.6	188.3
EXISTING OFFSITE 2	87	27.61	5.00	15.46	128.7	214.4	272.5	324.7
POND					15.9	54.6	76.7	103.3
EXISTING JUNCTION 1					15.9	54.6	76.7	103.3

DEVELOPED FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS. 100-YR RAINFALL DEPTHS CALCULATED FROM ATLAS 14

BASIN	CN	AREA (AC)	T_C (MIN)	I.C. (AC)	FLOW (Q) 2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
DEVELOPED OFFSITE 1	87	16.22	5.00	7.62	71.2	122.0	156.6	188.3
DEVELOPED OFFSITE 2	94	19.30	5.00	9.65	58.5	91.4	113.8	152.8
DEVELOPED TO POND A	88	7.90	5.00	3.71	37.9	62.2	78.7	106.9
DEVELOPED JUNCTION 1					70.9	111.9	141.1	191.2
POND					16.7	60.1	80.2	156.3
DEVELOPED JUNCTION A					16.7	60.1	80.2	156.3

*SEE ENGINEER'S REPORT FOR ALL DRAINAGE CALCULATIONS

*ALL DRAINAGE CALCULATIONS PER ATLAS 14 PRECIPITATION DATA

*CONTRACTOR TO ALIGN DRAINAGE ACROSS APRON FROM UPHILL GUTTER TO DOWNHILL GUTTER

*ENGINEER HAS REVIEWED PLANS PERTAINING TO THE DESIGN OF THE EXISTING DETENTION FACILITIES AND AGREES WITH THEIR DEISGN

2022-7-SD

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

For Reference Only

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

LITTLE ELM CONDOMINIUMS
PROPOSED DRAINAGE MAP
1501 S. BELL BLVD.
CEDAR PARK, TEXAS 78613

The seal appearing on this document was authorized by Stephen Ray Jamison on 04/04 ,2024

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File:H:\LITTLE ELM CONDOS\DWG\PLANS\DRAINAGE.DWG
Job No.
Scale (Hor.): 1"=50' Scale (Vert.):
Date: Checked By: Drawn By: NM
Revision 1:
Revision 2:
Revision 3:
Revision 4:
Snapshot: DEVELOPED

SHEET
15 of 34

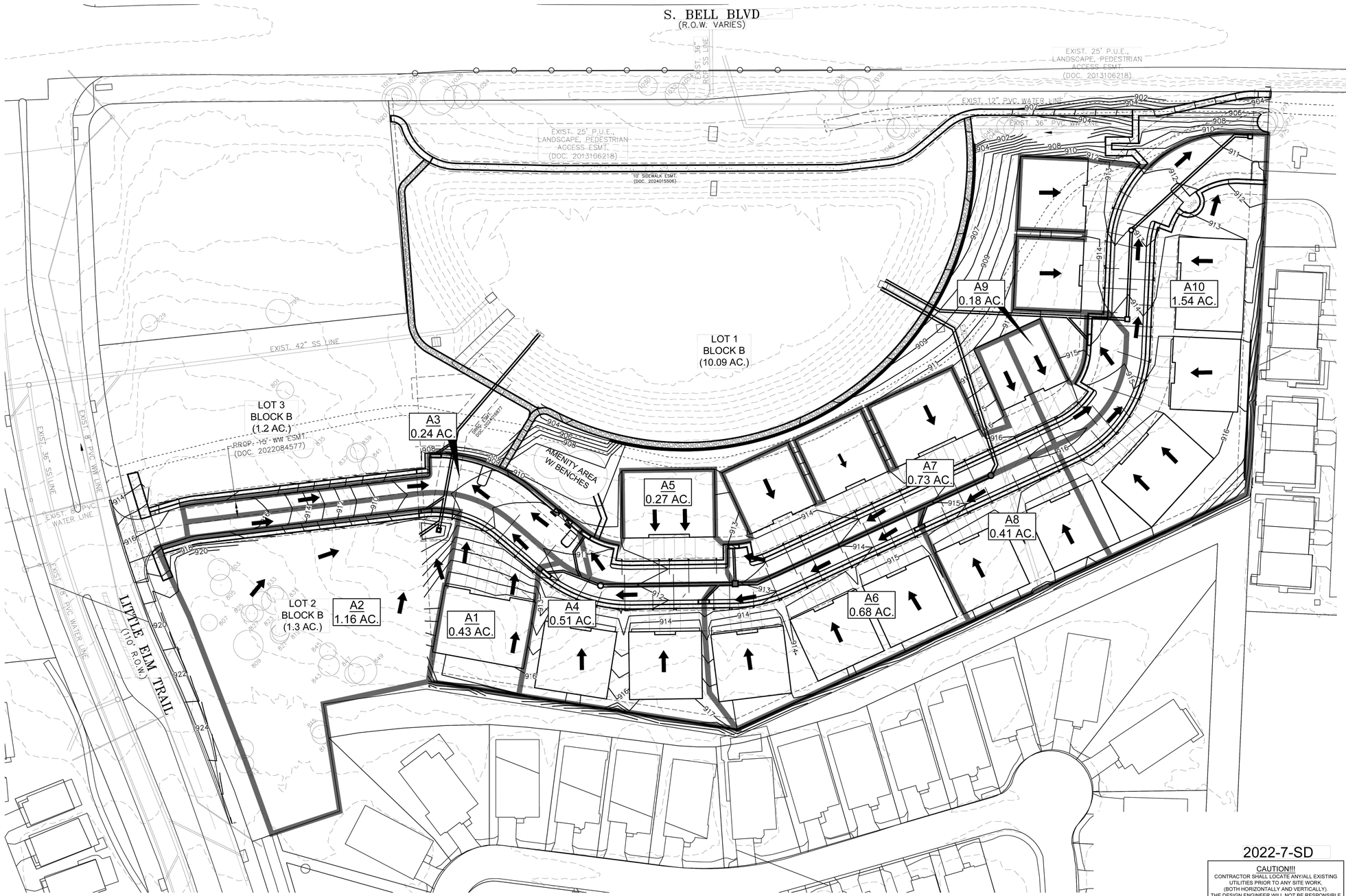
Proposed Drainage Area Maps - Jamison

*SEE ENGINEER'S REPORT FOR ALL DRAINAGE CALCULATIONS

*ALL DRAINAGE CALCULATIONS PER ATLAS 14 PRECIPITATION DATA

*ENGINEER HAS REVIEWED PLANS PERTAINING TO THE DESIGN OF THE EXISTING DETENTION FACILITIES AND AGREES WITH THEIR DEISGN

*CONTRACTOR TO ALIGN DRAINAGE ACROSS APRON FROM UPHILL GUTTER TO DOWNHILL GUTTER



2022-7-SD

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AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

LITTLE ELM CONDOMINIUMS
PROPOSED INLET DRAINAGE MAP
1501 S. BELL BLVD.
CEDAR PARK, TEXAS 78613

The seal appearing on this document was authorized by Stephen Ray Jamison on 04/04 ,2024

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

File:H:\LITTLE ELM CONDOS\DWG\PLANS\DRAINAGE.DWG
Job No. | Snapshot: INLET
Scale (Hor.): 1"=50' | Scale (Vert.):
Date: | Checked By: | Drawn By: NM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
16 of 34

25 YR - INLET CALCULATION TABLE - GRATE INLETS

ON-SITE

Inlet Name	Sub-Basin Area (acres)	Q_{25} (cfs)	Inlet Size (ft x ft)			Inlet Type	A_g (sf)	h (ft)	Q(cap.)* (cfs)	Q(cap.)-Q(25) (cfs)	Qcap. > Q25 Yes / No
A2-A	0.37	2.67	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	2.47	Yes
A2-B	0.15	1.17	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	3.96	Yes
A2-C	0.44	4.18	1.0	X	24.0	Grate Inlet (Trench)	18.07	0.50	30.80	26.62	Yes
A2-D	0.11	0.53	4.0	X	4.0	Grate Inlet	12.05	0.50	20.53	20.00	Yes
A1-A	0.19	1.69	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	3.44	Yes

Formulas:

Intercept Flow, $Q_i = 4.82 * A_g * h^{0.5}$ (Eq. 4-6) (COA - DCM Section 4.3.1 (b), Eq. 4-1)

Notes:

* Inlet Capacity of a Grate Inlet is reduced by fifty (50) percent to allow for clogging.

100 YR - INLET CALCULATION TABLE - GRATE INLETS

ON-SITE

Inlet Name	Sub-Basin Area (acres)	Q100 (cfs)	Inlet Size (ft x ft)			Inlet Type	A_g (sf)	h (ft)	Q(cap.)* (cfs)	Q(cap.)-Q(100) (cfs)	Qcap. > Q100 Yes / No
A2-A	0.37	4.00	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	1.14	Yes
A2-B	0.15	1.74	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	3.39	Yes
A2-C	0.44	6.15	1.0	X	24.0	Grate Inlet (Trench)	18.07	0.50	30.80	24.65	Yes
A2-D	0.11	0.82	4.0	X	4.0	Grate Inlet	12.05	0.50	20.53	19.71	Yes
A1-A	0.19	2.49	2.0	X	2.0	Grate Inlet	3.01	0.50	5.13	2.64	Yes

Formulas:

Intercept Flow, $Q_i = 4.82 * A_g * h^{0.5}$ (Eq. 4-6) (COA - DCM Section 4.3.1 (b), Eq. 4-1)

Notes:

* Inlet Capacity of a Grate Inlet is reduced by fifty (50) percent to allow for clogging.

INLET POST-DEVELOPED RATIONAL METHOD RUNOFF CALCULATIONS

Cedar Park

Inlet / Sub-Basin Name	Sub-Basin Area (sq Ft)	Sub-Basin Area (Acres)	Impervious Cover (%)	Impervious Area (ac)	Pervious Area (ac)	T_c (min)	25-Year Storm Coefficient (C)	25-Year Storm Intensity, I (in/hr)	25-Year Storm Runoff, Q (cfs)	100-Year Storm Coefficient (C)	100-Year Storm Intensity, I (in/hr)	100-Year Storm Runoff, Q (cfs)
A2-A	15974	0.37	50%	0.18	0.18	5	0.64	11.45	2.67	0.72	15.24	4.00
A2-B	6505	0.15	60%	0.09	0.06	5	0.68	11.45	1.17	0.77	15.24	1.74
A2-C	19111	0.44	90%	0.39	0.04	5	0.83	11.45	4.18	0.92	15.24	6.15
A2-D	4576	0.11	10%	0.01	0.09	5	0.44	11.45	0.53	0.51	15.24	0.82
A1-A	8211	0.19	80%	0.15	0.04	5	0.78	11.45	1.69	0.87	15.24	2.49

Notes:

1 Rainfall Intensity obtained from City of Austin DCM Section 2.4.3, Table 2-2B.

2 Rainfall intensities account for NOAA Atlas 14

Revision	Date	By	App.	Comment

Prepared For:

Ayz Capital Investments LLC
2325 Yaupom Range Drive,
Leander, Texas 78653

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd., Ste 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com

AUSTIN BRYAN CONROE HOUSTON

Onsite Inlet Drainage Area Map

Pace Preschool
1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

STEVEN L. IHNEN
81976
REGISTERED
PROFESSIONAL ENGINEER
10/7/24

Design:	LW
CAD:	SS
Review:	VG, SLI
Project No:	ACI 70461

Sheet: 17 of 34

2024-22-SD

ORIGINAL LAYOUT SIZE - 22X34

@2024 H:\JOBFILES\ACI (AYZ-CAPITAL INVESTMENTS)\ACI 70461 (MONTESSORI CEDAR PARK)\04 CAD\2024 PLOT SHEETS\DRAINAGE AREA MAPS.DWG 10/7/2024 10:49 AM Seellman

DETENTION POND AND DISCHARGE STRUCTURE SIZING CALCS

Elevation * Ft. msl	Depth Ft.	Area S. F.	Area Ac.	Avg. Area S. F.	Inc. Vol. C. F.	Total Vol. C. F.	DISCHARGE C.F.S
882.00	-	33,214.00	0.762		-	-	-
883.00	1.00	35,783.00	0.821	34,499	34,491	34,491	-
884.00	1.00	38,425.00	0.882	37,104	37,097	71,588	-
885.00	1.00	41,141.00	0.944	39,783	39,776	111,364	-
886.00	1.00	50,714.00	1.164	45,928	45,845	157,209	-
887.00	1.00	53,740.00	1.234	52,227	52,221	209,430	-
888.00	1.00	56,836.00	1.305	55,288	55,282	264,712	-
889.00	1.00	60,001.00	1.377	58,419	58,413	323,124	6.3
890.00	1.00	63,236.00	1.452	61,619	61,613	384,737	10.9
891.00	1.00	66,539.00	1.528	64,888	64,882	449,619	13.8
892.00	1.00	69,911.00	1.605	68,225	68,219	517,838	16.3
893.00	1.00	73,350.00	1.684	71,631	71,625	589,463	35.3
894.00	1.00	76,857.00	1.764	75,104	75,098	664,561	58.2
895.00	1.00	76,857.00	1.764	76,857	76,859	741,420	72.2
896.00	1.00	80,432.00	1.846	78,645	78,639	820,059	85.2
897.00	1.00	84,073.00	1.930	82,253	82,247	902,307	94.5
898.00	1.00	87,780.00	2.015	85,927	85,922	988,228	-

INLET DRAINAGE BASINS

A1 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.66	0.73	0.78	0.87	0.09	3,849.00	**20.6%**
Tc	5.0	5.0	5.0	5.0	5.00	14,876.00	**79.4%**
I	6.18	9.29	11.45	15.24			
Q	**1.8**	**2.9**	**3.8**	**5.7**	**0.43**	**18,725.00**	**100.0%**

A2 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.66	0.73	0.78	0.87	0.23	10,122.00	**20.0%**
Tc	5.0	5.0	5.0	5.0	5.00	40,489.00	**80.0%**
I	6.18	9.29	11.45	15.24			
Q	**4.7**	**7.9**	**10.4**	**15.4**	**1.16**	**50,611.00**	**100.0%**

A3 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.74	0.82	0.87	0.96	0.01	275.00	**2.7%**
Tc	5.0	5.0	5.0	5.0	5.00	10,099.00	**97.3%**
I	6.18	9.29	11.45	15.24			
Q	**1.1**	**1.8**	**2.4**	**3.5**	**0.24**	**10,374.00**	**100.0%**

A4 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.60	0.67	0.72	0.80	0.17	7,303.00	**33.1%**
Tc	5.0	5.0	5.0	5.0	5.00	14,769.00	**66.9%**
I	6.18	9.29	11.45	15.24			
Q	**1.9**	**3.2**	**4.2**	**6.2**	**0.51**	**22,072.00**	**100.0%**

A5 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.71	0.79	0.84	0.93	0.02	957.00	**8.1%**
Tc	5.0	5.0	5.0	5.0	5.00	10,861.00	**91.9%**
I	6.18	9.29	11.45	15.24			
Q	**1.2**	**2.0**	**2.6**	**3.8**	**0.27**	**11,818.00**	**100.0%**

A6 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.60	0.67	0.72	0.80	0.22	9,636.00	**32.7%**
Tc	5.0	5.0	5.0	5.0	5.00	19,846.00	**67.3%**
I	6.18	9.29	11.45	15.24			
Q	**2.5**	**4.2**	**5.6**	**8.3**	**0.68**	**29,482.00**	**100.0%**

A7 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.71	0.79	0.84	0.92	0.07	2,866.00	**9.0%**
Tc	5.0	5.0	5.0	5.0	5.00	28,949.00	**91.0%**
I	6.18	9.29	11.45	15.24			
Q	**3.2**	**5.4**	**7.0**	**10.2**	**0.73**	**31,815.00**	**100.0%**

A8 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.60	0.67	0.72	0.80	0.14	5,944.00	**33.3%**
Tc	5.0	5.0	5.0	5.0	5.00	11,904.00	**66.7%**
I	6.18	9.29	11.45	15.24			
Q	**1.5**	**2.6**	**3.4**	**5.0**	**0.41**	**17,848.00**	**100.0%**

A9 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.71	0.79	0.84	0.93	0.02	669.00	**8.5%**
Tc	5.0	5.0	5.0	5.0	5.00	7,242.00	**91.5%**
I	6.18	9.29	11.45	15.24			
Q	**0.8**	**1.3**	**1.7**	**2.6**	**0.18**	**7,911.00**	**100.0%**

A10 Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.61	0.68	0.73	0.81	0.48	20,817.00	**31.0%**
Tc	5.0	5.0	5.0	5.0	5.00	46,296.00	**69.0%**
I	6.18	9.29	11.45	15.24			
Q	**5.8**	**9.7**	**12.9**	**19.0**	**1.54**	**67,113.00**	**100.0%**

POND B Event	2-yr	10-yr	25-yr	100-yr	Acres	Sq. Ft.	
C	0.34	0.40	0.44	0.51	0.60	26,080.00	**100.0%**
Tc	5.0	5.0	5.0	5.0	5.00	-	**0.0%**
I	6.18	9.29	11.45	15.24			
Q	**1.3**	**2.2**	**3.0**	**4.7**	**0.60**	**26,080.00**	**100.0%**

EXISTING FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS. 100-YR RAINFALL DEPTHS CALCULATED FROM ATLAS 14

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EXISTING OFFSITE 2	87	27.61	5.00	15.46	128.7	214.4	272.5	324.7
POND					15.9	54.6	76.7	103.3
EXISTING JUNCTION 1					15.9	54.6	76.7	103.3

DEVELOPED FLOW SUMMARY

PEAK FLOWS WERE CALCULATED USING HEC-HMS. 100-YR RAINFALL DEPTHS CALCULATED FROM ATLAS 14

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DEVELOPED JUNCTION 1					70.9	111.9	141.1	191.2
POND					16.7	60.1	80.2	156.3
DEVELOPED JUNCTION A					16.7	60.1	80.2	156.3

PROPOSED DETENTION POND SUMMARY

STORM	DETENTION POND STORAGE (AC-FT)	DETENTION POND ELEVATION	DETENTION POND DISCHARGE (CFS)
2-YEAR	11.1	892.2	16.7
10-YEAR	19.9	894.2	60.1
25-YEAR	26.5	895.6	80.2
100-YEAR	40.5	897.9	156.3

2022-7-SD

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AUSTIN, TEXAS 78750
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JCE

LITTLE ELM CONDOMINIUMS
PROPOSED DRAINAGE CALCULATIONS
1501 S. BELL BLVD.
CEDAR PARK, TEXAS 78613

Drainage Area Calculations - Jamison

The seal appearing on this document was authorized by Stephen Ray Jamison on 03/07 2024

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

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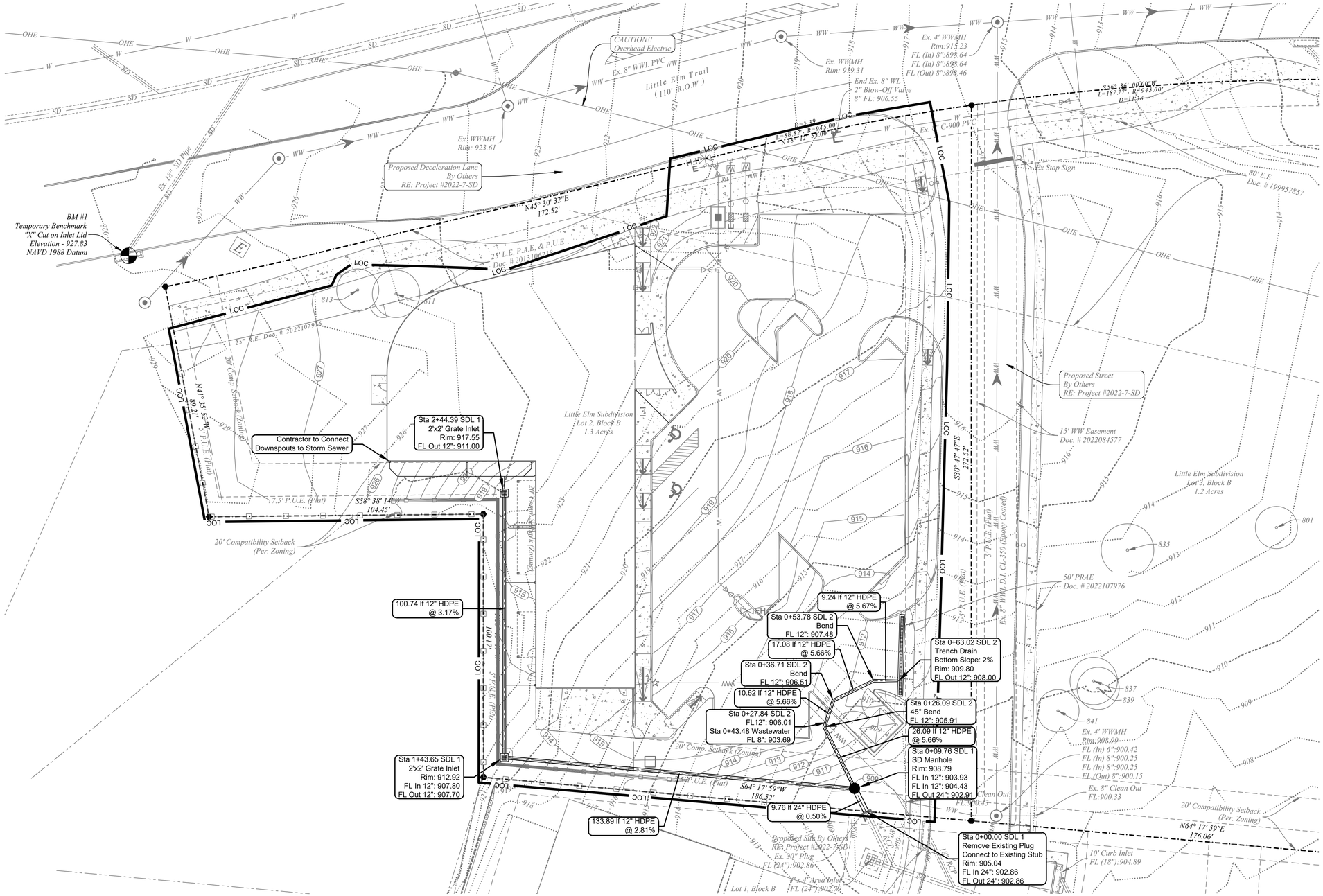
Snapshot: CALCS
Scale (Hor.):
Scale (Vert.):
Date:
Checked By:
Drawn By: NM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
18 of 34

ORIGINAL LAYOUT SIZE - 22X34



Drainage Notes

1. Upon completion of the proposed site improvements, and prior to the release of the Certificate of Occupancy by the Watershed Protection and Development Review Department, the Design Engineer shall certify in writing that the proposed detention and filtration facilities were constructed in conformance with the approved plans.
2. Contractor shall call One Call Center (472-2822) for utility locations prior to any work in City easements or street R.O.W.

Texas 811
Call Before You Dig!!

Benchmarks

BM #1 Temporary Benchmark "X" Cut on Inlet Lid
Elevation - 927.83 NAVD 1988 Datum
Northing: 10152100.60'
Easting: 3090284.36'

Legal Description: 1.3 Acres - Lot 2, Block B, Amended Plat of Lot 2A, Little Elm Subdivision Doc. No. 20180111084 O.P.R. Williamson County, Texas.

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Revision	Date	By	App	Comment

Prepared For:

Ayz Capital Investments LLC
2325 Yaupom Range Drive,
Leander, Texas 78653

Bleyl Engineering
Planning • Design • Management
7701 San Felipe Blvd., Ste 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com

Austin Bryan Conroe Houston

Storm Sewer Plan

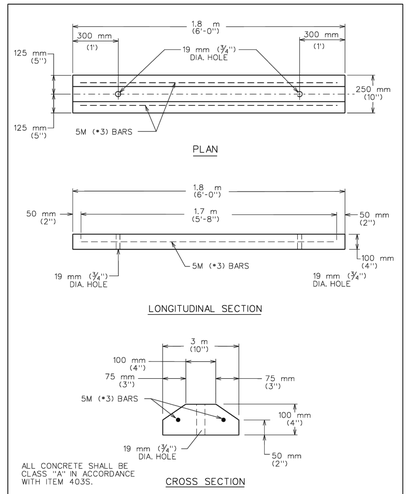
Pace Preschool

1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

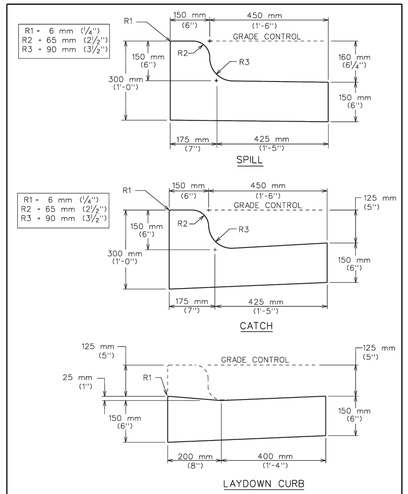
STEVEN L. IHNEN
81976
10/7/24

Design: LW
CAD: SS Review: VG, SLI
Project No: ACI 70461
Sheet: 19 of 34
2024-22-SD

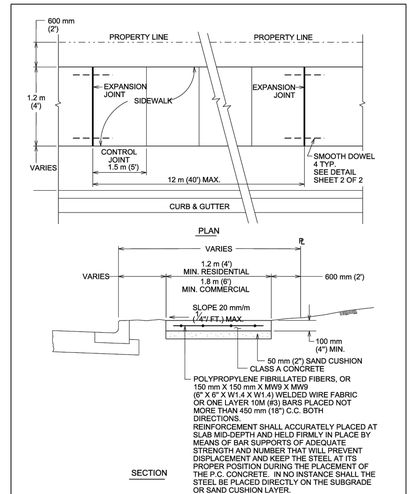
@2024 H:\JOBFILES\ACI (AYZ CAPITAL INVESTMENTS)\ACI 70461 (MONTESSORI CEDAR PARK)\04 CAD\2024 PLOT SHEETS\STORM DRAIN PLAN & PROFILE - SDL 1.DWG 10/7/2024 10:49 AM Ssellman



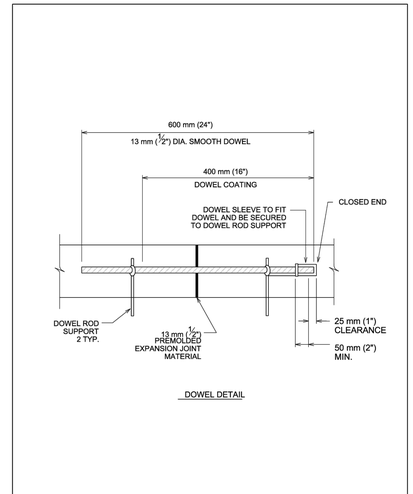
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		PARKING LOT BUMPER CURB	
RECORD COPY SIGNED BY BILL GARDNER	*3/15/05*	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 439S-1
APPROVED	ADOPTED		



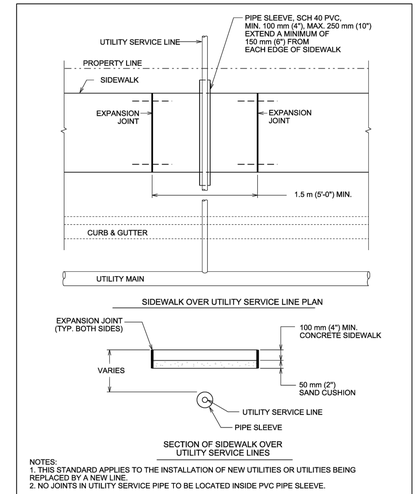
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CURB AND GUTTER SECTION	
RECORD COPY SIGNED BY LINO RIVERA	*9/29/99*	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-1
	ADOPTED		



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

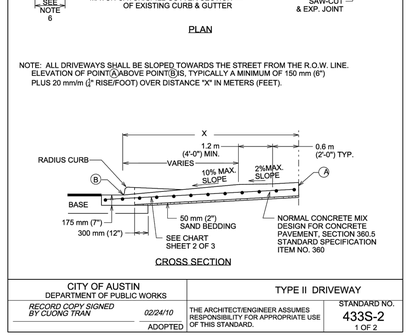


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3
	ADOPTED		



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

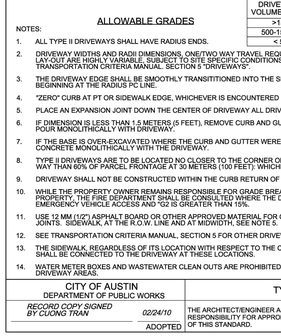
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3
	ADOPTED		



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

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

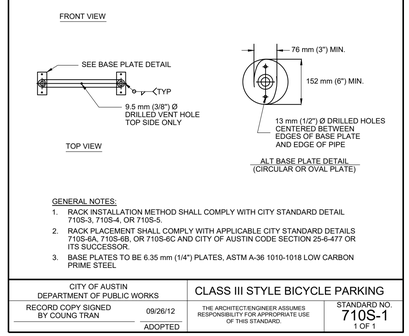
USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS



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

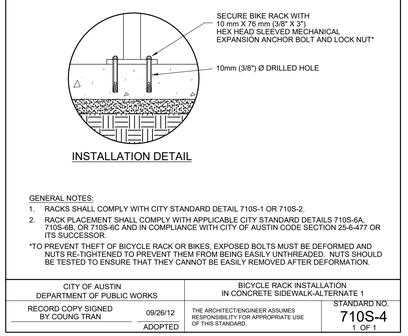
NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET) WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

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



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

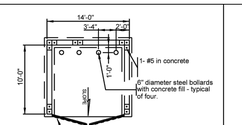
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		CLASS III STYLE BICYCLE PARKING	
RECORD COPY SIGNED BY COUNG TRAN	09/26/12	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-1 1 OF 1
	ADOPTED		



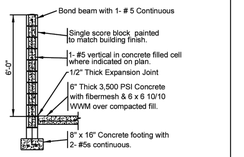
GENERAL NOTES:
1. RACKS SHALL COMPLY WITH CITY STANDARD DETAIL 710S-1 OR 710S-2.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND IN COMPLIANCE WITH CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.

*TO PREVENT THEFT OF BICYCLE RACK OR BIKES, EXPOSED BOLTS MUST BE DEFORMED AND NUTS RE-TIGHTENED TO PREVENT THEM FROM BEING EASILY UNTHREADED. NUTS SHOULD BE TESTED TO ENSURE THAT THEY CANNOT BE EASILY REMOVED AFTER DEFORMATION.

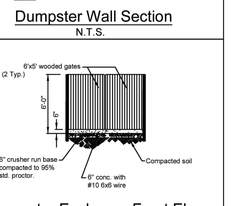
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		BICYCLE RACK INSTALLATION IN CONCRETE SIDEWALK-ALTERNATE 1	
RECORD COPY SIGNED BY COUNG TRAN	09/26/12	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-4 1 OF 1
	ADOPTED		



Dumpster Enclosure Plan
N.T.S.



Dumpster Wall Section
N.T.S.



Dumpster Enclosure Front Elev.
N.T.S.

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd., Ste 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com

BRYAN CONROE HOUSTON
AUSTIN

Revision	Date	By	App	Comment

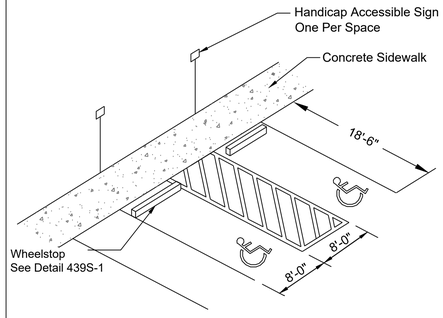
Prepared For:
Ayz Capital Investments LLC
2325 Yaupom Range Drive,
Leander, Texas 78653

Construction Details 1

Pace Preschool
1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

STEVEN L. IHNEN
81976
REGISTERED
PROFESSIONAL ENGINEER
10/7/24

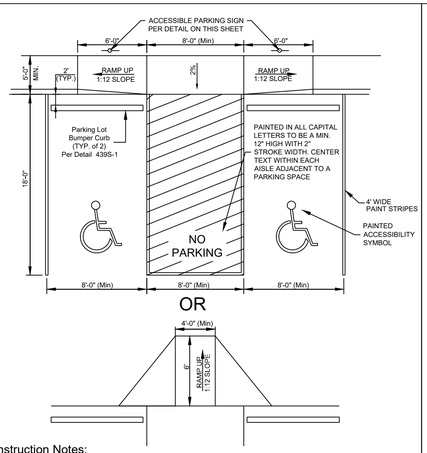
Design: LW
CAD: SS | Review: VG, SLI
Project No: ACI 70461
Sheet: 21 of 34
2024-22-SD



Notes:

1. This detail is to illustrate the major components required for ADA parking. Refer to the site plan.
2. All painted lines and striping shall be 4" wide; striping shall be spaced at 18" on center; color shall be per T.A.S. requirements.
3. Max Slope in any Direction 2%

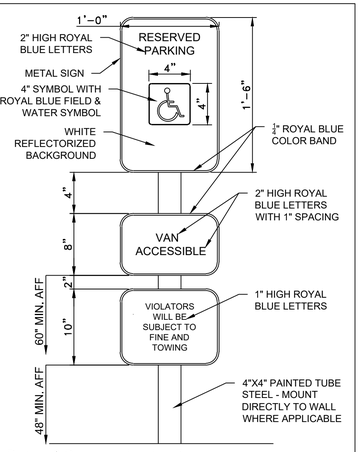
Handicap Parking Detail - No Curb N.T.S.



Construction Notes:

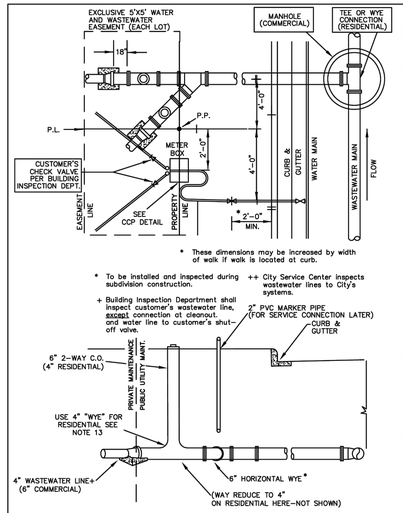
1. Maximum slope of a curb ramp system shall be 1:12 (8.33% Maximum).
2. Maximum slope of the curb ramp's "flared side" shall be 1:10 (1.0%).
3. Slope and crosslope of a sidewalk leading into a curb ramp system shall be a maximum of 1:50 (2% Maximum).
4. Maximum slope of a handicapped accessible route along a sidewalk leading into a curb ramp, before it must be considered a ramp is 1:20 (5% Maximum).
5. All sloped surfaces at curb ramp systems must conform to Texas Accessibility Standards Section 4.7.

Handicapped Parking Spaces (Van)
N.T.S.



Parking & Passenger Loading Zone:
Provide wheel stops where vehicle overhang would obstruct any access route.
Parking spaces, access aisle & vehicle standing spaces shall be level, with sloped surfaces not exceeding 1:50 (2%) in all directions & cannot include a ramp or sloped area.

Parking Identification Sign
N.T.S.



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

1. UTILITY CONTRACTOR LEAVE ONE 6" HORIZONTAL WYE AS SHOWN FOR DOUBLE SERVICE CONNECTION – OPENINGS PLUGGED. FOR DOUBLE SERVICE AND NEW INSTALLS OF METER BOX, WATER PIPE, FITTINGS AND VALVE TO INLET SIDE OF METER(S) IN ACCORDANCE WITH INFORMATION SHOWN ON APPLICABLE STANDARD DETAIL SHEET. INSTALLATION TO BE COMPLETED DURING SUBDIVISION CONSTRUCTION – INSPECTION BY WATER AND WASTEWATER CONSTRUCTION INSPECTION PERSONNEL.

2. CUSTOMER IS RESPONSIBLE FOR METER BOX AND PIPING SYSTEMS UNTIL METER IS INSTALLED AND WASTEWATER IS CONNECTED. ANY MISSING OR DAMAGED PARTS SHALL BE REINSTALLED BY CUSTOMER WHO SHALL GUARANTEE, FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE, THAT CONNECTIONS TO CITY SYSTEMS ARE FREE FROM DEFECTS IN WORKMANSHIP OR MATERIALS. CUSTOMER HAS THE RESPONSIBILITY TO ASSURE THAT ALL VALVES AND STOPS, METER BOX AND VERTICAL WYE REMAIN CLEAR OF SIDEWALKS AND OTHER OBSTRUCTIONS

3. CITY OF CEDAR PARK ACTIVITY IS LIMITED TO INSTALLATION OF THE WATER METER AND INSPECTION OF CONNECTIONS TO THE CITY'S WATER AND WASTEWATER SYSTEMS FOR MAINTENANCE PURPOSES, THE CITY'S RESPONSIBILITY ENDS AT THE METER BOX AND AT THE WASTEWATER CONNECTION TO THE HORIZONTAL WYE.

4. ALL WASTEWATER SERVICE LATERALS SHALL SLOPE 1 PERCENT (1/8 INCH PER FOOT) MINIMUM TO MAIN.

5. PIPE IN STREET RIGHT-OF-WAY AND IN EASEMENT AREAS SHALL BE BEDDED WITH MATERIALS REQUIRED BY CITY OF AUSTIN SPECIFICATIONS; AND TO HAVE A MINIMUM COVER BELOW FINAL GRADE OF 42 INCHES. THE ENGINEERING DEPARTMENT MUST SPECIFICALLY APPROVE ANY EXCEPTION.

6. CUSTOMER TO PROVIDE CLEANOUT WITHIN 5' P.U.E.

7. CONTRACTOR SHALL PROVIDE ALL MATERIALS & LABOR UNLESS DIRECTED OTHERWISE BY THE CITY UTILITY INSPECTOR.

8. FOR COMMERCIAL SITES, COORDINATE ALL W/WW TAPS WITH THE UTILITY INSPECTOR. 512-401-5550.

9. DO NOT USE DOUBLE WYE OR 4"X6"X4" WYE. SINGLE SERVICES SHALL NOT HAVE ANY WYE INSTALLED.

10. ALL WW FITTINGS UPSTREAM OF THE SERVICE LATERAL FROM THIS POINT TO BE SOLVENT WELD. DO NOT USE GASKET-TYPE OR PUSH ON FITTINGS FOR SERVICE LATERALS.

11. GENERAL CONTRACTOR/HOME OR COMMERCIAL BUILDER/PLUMBER SHALL INSTALL AND MAINTAIN A PLUG ON THE CITY SIDE OF THE SERVICE LATERAL AT ALL TIMES UNTIL FINISHED DEVELOPMENT IS APPROVED AND CONNECTED TO THE WASTE WATER SYSTEM.

12. INSTALL A 6-INCH INSPECTION PORTAL AT EACH SERVICE CONNECTION FOR EACH NON-RESIDENTIAL BUILDING AT LEAST FIVE FEET OFF THE BUILDING. CLEAN OUT REQUIRED AT PROPERTY LINE OF NON-RESIDENTIAL DEVELOPMENT SHALL MEET INSPECTION PORT CRITERIA. DEPICT THE INSPECTION PORTAL AS A SINGLE "STAR" SYMBOL ON THE WASTEWATER LINE, LABEL AS AN "INSPECTION PORTAL". THE INSPECTION PORTAL SHALL NOT BE INSTALLED AT A CHANGE IN HORIZONTAL OR VERTICAL ALIGNMENT OF THE SEWER LINE AND NOT ON THE EDGE OF A CURB, SIDEWALK OR OTHER HARDSCAPE. AN INSPECTION PORTAL LOCATED IN A TRAFFIC AREA WILL NEED TO HAVE AN APPROPRIATE TRAFFIC BEARING CAST IRON LID COVERING THE "PVC" THREADED CAP. AN "INSPECTION PORTAL" IS A SINGLE RISER WITH A "TWO-WAY" CLEANOUT AT THE BOTTOM, NOT A DOUBLE CLEANOUT WHICH HAS TWO RISERS.

13. RESIDENTIAL TO USE 4"(MIN) VERTICAL WYE FITTING FACING THE MAIN IN PLACE OF THE 6" 2-WAY CO REQUIRED BY THE IPT PROGRAM AND COMMERCIAL CODE. (NON RESIDENTIAL APPLICATION SHOWN IN SKETCH.)

14. CONNECTIONS CLASSIFIED AS "HEALTH HAZARD" BY INDUSTRIAL PRETREATMENT PROGRAM SHALL HAVE REDUCED PRESSURE ZONE ASSEMBLY (RPZ) AS REQUIRED BY 30 TAC 290.47(f) REF TO 18.09.

15. SITE THAT UTILIZES AN AUXILIARY WATER SOURCE (WELL, RAINWATER HARVESTER, ETC.) ARE CLASSIFIED AS HIGH HAZARD AND SHALL INSTALL AN RPZ ON ALL WATER SERVICES TO THE SITE (DOMESTIC AND IRRIGATION). WELLS SHALL BE PLUGGED IN ACCORDANCE WITH 16 TAC SECTION 17.104 AND LISTED IN THE STATE WELL DATABASE.

16. COMMERCIAL DEVELOPMENT REQUIRING A GRINDER PUMP SHALL LOCATE THE GRINDER PUMP INSIDE THE BUILDING.

17. ALL PIPE DOWNSTREAM OF THE C.O. NEAR THE R-O-W, IS CITY-MAINTAINED. CONTACT CITY FOR PUBLIC UTILITY ISSUE AT 512-401-5550

18. NO METER, CLEAN-OUT, VALVE, VAULT, OR UTILITY APPURTENANCE, MAY BE UNDER OR WITHIN A DRIVEWAY, SIDEWALK, OR IMPERVIOUS HARDSCAPE.

19. NO SIGNS SHALL BE PERMITTED IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY.

Revision	Date	By	App	Comment

Prepared For:
Ayz Capital Investments LLC
2325 Yaupom Range Drive,
Leander, Texas 78653

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AUSTIN BRYAN CONROE HOUSTON

Construction Details 2

Pace Preschool
1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

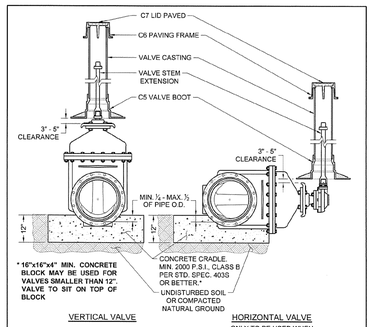
STEVEN L. IHNEN
81976
REGISTERED
PROFESSIONAL ENGINEER
10/7/24

Design: LW
CAD: SS | Review: VG, SLI
Project No: ACI 70461

Sheet: 22 of 34
2024-22-SD

ORIGINAL LAYOUT SIZE - 22X34

@2024 H:\JOBFILES\ACI [AYZ CAPITAL INVESTMENTS]\ACI 70461 (MONTESSORI CEDAR PARK)\04 CAD\2024 PLOT SHEETS\DETAILS.DWG 10/7/2024 10:49 AM Ssellman



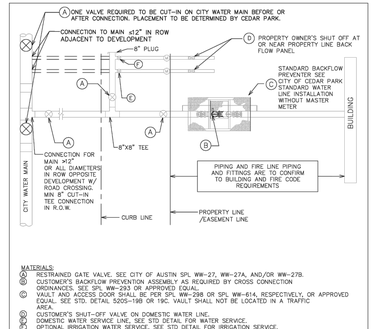
VERTICAL VALVE

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

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

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

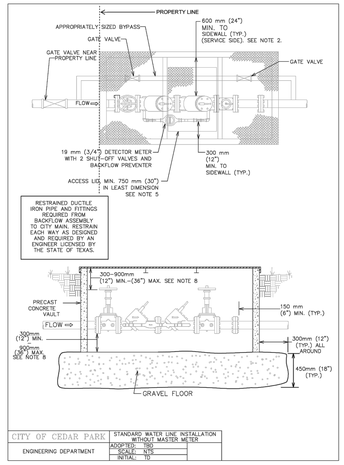
CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 1 OF 4



MATERIALS:
(A) RESTRAINED GATE VALVE. SEE CITY OF AUSTIN SPL WW-27, WW-27A, AND/OR WW-27B.
(B) CUSTOMER'S BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY CROSS CONNECTION ORDINANCES. SEE SPL WW-29S OR APPROVED EQUAL.
(C) VAULT AND ACCESS DOOR SHALL BE PER SPL WW-29B OR SPL WW-61A, RESPECTIVELY, OR APPROVED EQUAL. SEE STD. DETAIL 520S-19B OR 19C. VAULT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
(D) CUSTOMER'S SHUT-OFF VALVE ON DOMESTIC WATER LINE.
DOMESTIC WATER SERVICE LINE, SEE STD DETAIL FOR WATER SERVICE.
OPTIONAL IRRIGATION WATER SERVICE, SEE STD DETAIL FOR IRRIGATION SERVICE.

NOTES:
1. FIRE LINE SHALL BE A MINIMUM OF (4") & GREATER THAN OR EQUAL TO METER SIZE IN THE STREET RIGHT-OF-WAY. PLANS SHALL BE PREPARED BY A LICENSED ENGINEER.
2. ALL BURIED PIPE SHALL BE WRAPPED COMPLETELY WITH A MINIMUM OF 0.2 mm (8 MIL) POLYETHYLENE FILM.
3. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS: BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
4. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.
5. NO TAPPING SADDLES ≥ 2".
6. NO WATER SERVICES, METER BOXES, METERS, VAULTS, OR VALVES IN DRIVEWAYS OR SIDEWALKS.

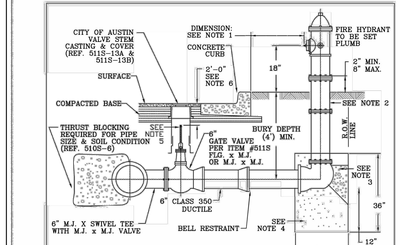
CITY OF CEDAR PARK	STANDARD WATER LINE INSTALLATION WITH OR WITHOUT MASTER METER
ENGINEERING DEPARTMENT	ADOPTED: 03/29/2022 SCALE: NTS INITIAL: TP



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

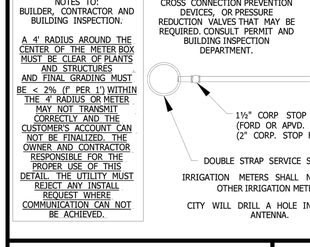
NOTE:
1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
2. ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
4. CLEARANCE SHALL BE AS INDICATED AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.
5. ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.
6. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
7. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
8. VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.
9. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.
10. FOR ACCESS DOORS SEE SPL WW-61A OR APPROVED EQUAL (H20 LOADING REQUIRED).
11. FOR VAULT SEE SPL WW-29B OR APPROVED EQUAL (H20 LOADING REQUIRED).
12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.
13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.
14. Detector water meter shall be a Sensus SR II 3/4" meter with AMI radio read capability. The City of Cedar Park will provide this meter.

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



NOTES:
1. ONLY 4.5 INCH NST HYDRANTS ARE ALLOWED.
2. HYDRANTS MUST BE PLACED TO FACE THE FIRE LANE.
3. IN RIGHT OF WAY AREAS, PLACE HYDRANTS AT ROW LINE. HYDRANTS ARE NOT TO BE PLACED IN SIDEWALK AREAS. HYDRANTS SHOULD NOT BE PLACED CLOSER THAN 3'FEET OR FURTHER THAN 6 FEET FROM THE BACK OF CURB. WHERE POSSIBLE, PLACE VALVE IN PAVEMENT. IF NOT POSSIBLE, PLACE A VALVE BOX PAD (DETAIL FROM CEDAR PARK WEBSITE) AROUND VALVE. NO VALVES ARE TO BE PLACED IN CONFLICT WITH PROPOSED/ EXISTING CURBS OR GUTTERS.
4. FOR BURY DEPTHS GREATER THAN 5', ONE BARREL EXTENSION NOT EXCEEDING 2 FOOT IN LENGTH SHALL BE INSTALLED DIRECTLY BELOW THE FIRE HYDRANT.
5. ALL PIPE AND FITTINGS SHALL HAVE JOINT RESTRAINT FROM MAIN TO FIRE HYDRANT, ALL INCLUSIVE. THRUST BLOCKING SHALL BE CLASS A CONCRETE WITH A MINIMUM 1.5 SQUARE FOOT SURFACE AREA AGAINST PIPE. DO NOT BLOCK DRAIN HOLES.
6. CRUSHED STONE OR GRAVEL SHALL BE PLACED AROUND THE BOTTOM OF THE HYDRANT FOR A RADIUS OF AT LEAST 12" AND EXTEND AT LEAST 12" ABOVE THE OUTLET. DO NOT BLOCK DRAIN HOLES.
7. WELD SOCKET 2½" X 2" DEEP TO 1" SCH. 40 ROUND STEM EXTENSION, FITTED ON OPERATING NUT, SCH. 80 FOR LENGTHS OVER 10'.
8. VALVE EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 18" AND 24" FROM FINISHED GRADE.
9. VALVE SPECIFICATION PER CITY OF AUSTIN STANDARD SPECIFICATION ITEM NO. 511.

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



NOTES TO: BUILDER, CONTRACTOR AND BUILDING INSPECTION.

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

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

1½" CORP STOP (FORD OR APVD. EQIV.) (2" CORP. STOP FOR 2" SERVICE)

DOUBLE STRAP SERVICE SADDLE

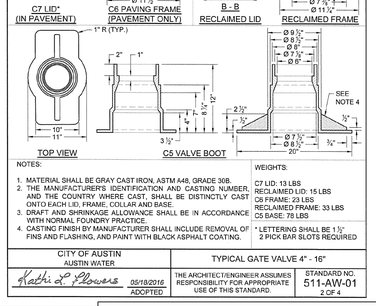
IRRIGATION METERS SHALL NOT "LOOP" TO OTHER IRRIGATION METERS

CITY WILL DRILL A HOLE IN LID FOR ANTENNA.

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

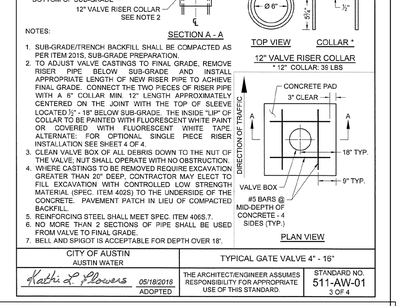
NOTES FOR NEW RESIDENTIAL SERVICES OR NON-RESIDENTIAL SERVICES ON NEW MAIN:
1. THE CONTRACTOR WILL PROVIDE ALL PARTS, FITTINGS, PIPE, BOXES AND APPURTENANCES SHOWN.
2. THE CONTRACTOR SHALL PERFORM ALL TAPS.
3. ALL TAPS SHALL BE COMPLETE, FLUSHED AND OPEN TO THE CURB STOP PRIOR TO MAIN TESTING.

CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS VER: 200918	STANDARD DETAIL FOR 1½" OR 2" WATER METER SERVICE



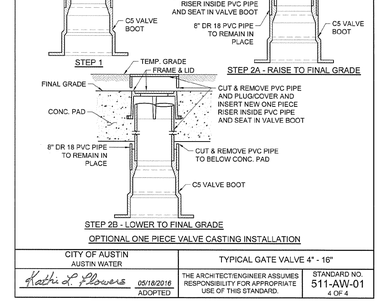
NOTES:	WEIGHTS:
1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B. 2. THE MANUFACTURER'S IDENTIFICATION AND CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID, FRAME, COLLAR AND BASE. 3. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE. 4. CASTING FINISH BY MANUFACTURER SHALL INCLUDE REMOVAL OF FINS AND FLASHING, AND PAINT WITH BLACK ASPHALT COATING.	C7 LID: 13 LBS RECLAIMED LID: 15 LBS C6 FRAME: 23 LBS RECLAIMED FRAME: 33 LBS C5 BASE: 75 LBS * LETTERING SHALL BE 1½" 2 PICK BAR SLOTS REQUIRED

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 2 OF 4

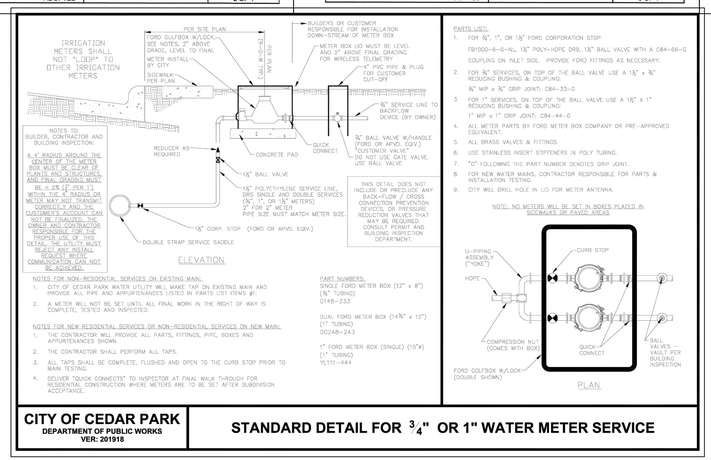


NOTES:
1. SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 201S, SUB-GRADE PREPARATION.
2. TO ADJUST VALVE CASTINGS TO FINAL GRADE, REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR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

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 3 OF 4



CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 4 OF 4



CITY OF CEDAR PARK DEPARTMENT OF PUBLIC WORKS VER: 201918	STANDARD DETAIL FOR ¾" OR 1" WATER METER SERVICE

Prepared For:
Ayz Capital Investments LLC
2325 Yaupom Range Drive,
Leander, Texas 78653

Revision	Date	By	App	Comment

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd., Ste 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com

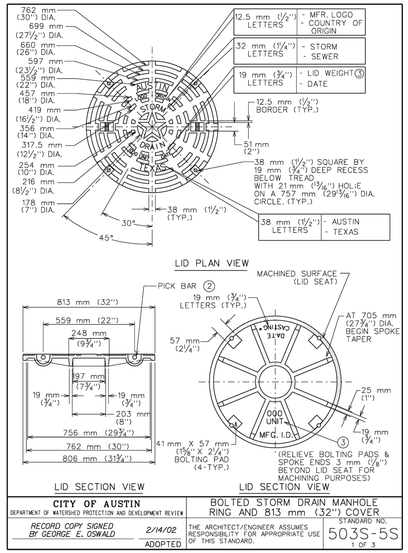
AUSTIN BRYAN CONROE HOUSTON

Construction Details 3

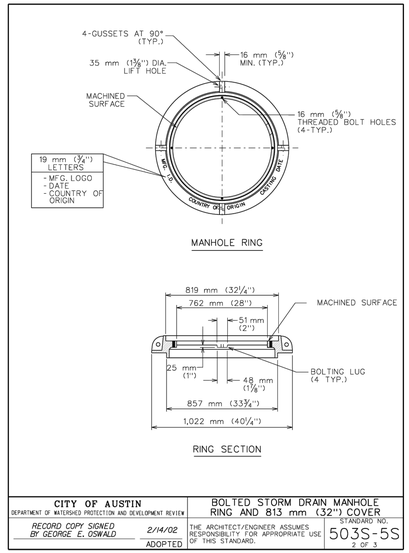
Pace Preschool
1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

STEVEN L. IHNEN 81976 REGISTERED PROFESSIONAL ENGINEER
10/7/24

Design: LW
CAD: SS | Review: VG, SLI
Project No: ACI 70461
Sheet: 23 of 34
2024-22-SD



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	BOLTED STORM DRAIN MANHOLE RING AND 813 mm (32") COVER	
RECORD COPY SIGNED BY GEORGE E. OSWALD 2/14/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 503S-5S 1 OF 3



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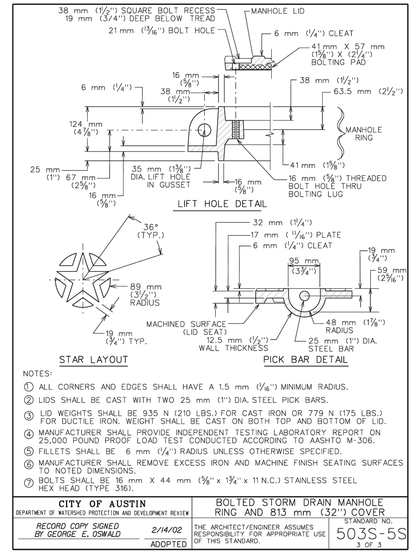
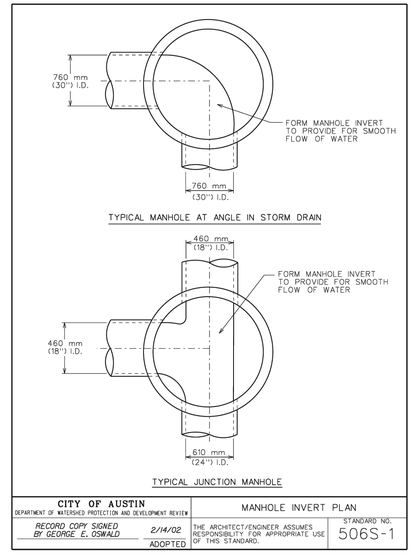


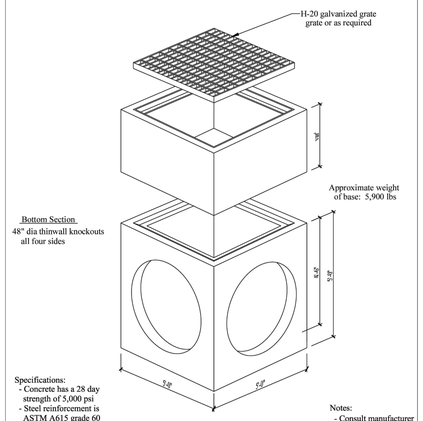
NOTES:
① ALL CORNERS AND EDGES SHALL HAVE A 1.5 mm (1/16") MINIMUM RADIUS.
② LIDS SHALL BE CAST WITH TWO 25 mm (1") DIA. STEEL PICK BARS.
③ LID WEIGHTS SHALL BE 935 N (210 LBS.) FOR CAST IRON OR 779 N (175 LBS.) FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF LID.
④ MANUFACTURER SHALL PROVIDE INDEPENDENT TESTING LABORATORY REPORT ON 25,000 POUND PROOF LOAD TEST CONDUCTED ACCORDING TO AASHTO M-306.
⑤ FILLETS SHALL BE 6 mm (1/4") RADIUS UNLESS OTHERWISE SPECIFIED.
⑥ MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
⑦ BOLTS SHALL BE 16 mm X 44 mm (⅝" x 1¾" x 11 N.C.) STAINLESS STEEL HEX HEAD (TYPE 316).

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	BOLTED STORM DRAIN MANHOLE RING AND 813 mm (32") COVER	
RECORD COPY SIGNED BY GEORGE E. OSWALD 2/14/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 503S-5S 3 OF 3



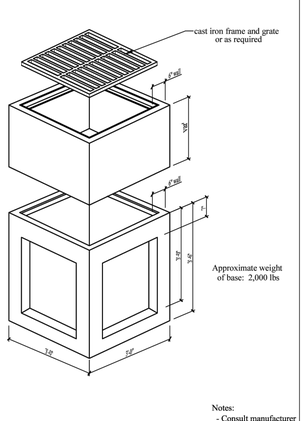
CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	MANHOLE INVERT PLAN	
RECORD COPY SIGNED BY GEORGE E. OSWALD 2/14/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-1

4' x 4' x var Grate Inlet

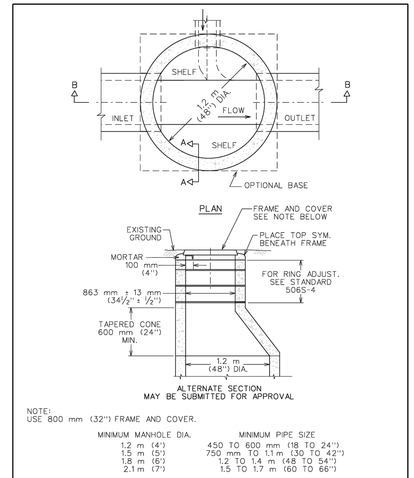


CAPITAL PRECAST, INC. 6905 SOUTH OLD BASTROP HWY SAN MARCOS, TEXAS 78666 PH. (830) 606-6200	FOR 4' x 4' x var Grate Inlet JOB DRAWN: RW DATE: 12/1/2015 Rev. No. FILE: catalog/grate inlets/4x4 Grate Inlet	SHEET 1 of 1

24" x 24" x var Grate Inlet



CAPITAL PRECAST, INC. 6905 SOUTH OLD BASTROP HWY SAN MARCOS, TEXAS 78666 PH. (830) 606-6200	FOR 24" x 24" x var Grate Inlet JOB DRAWN: RW DATE: 12/1/2015 Rev. No. FILE: catalog/grate inlets/24x24 Grate Inlet	SHEET 1 of 1

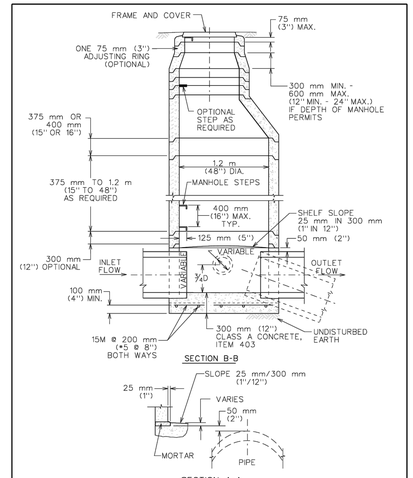


NOTE:
USE 800 mm (32") FRAME AND COVER.

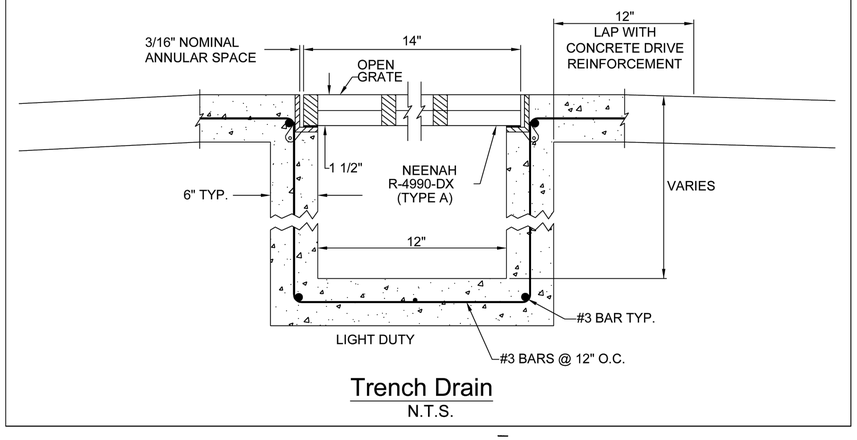
MINIMUM MANHOLE DIA.	MINIMUM PIPE SIZE
1.2 m (4')	450 TO 600 mm (18 TO 24")
1.5 m (5')	750 mm TO 1.1 m (30 TO 42")
1.8 m (6')	1.2 TO 1.4 m (48 TO 54")
2.1 m (7')	1.5 TO 1.7 m (60 TO 66")

SIZE TO BE USED IS DEPENDENT ON DRAIN ANGLES.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	PRE-CAST CONCRETE STORM DRAIN MANHOLE	
RECORD COPY SIGNED BY GEORGE E. OSWALD 2/14/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-3 1 OF 2



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	PRE-CAST CONCRETE STORM DRAIN MANHOLE	
RECORD COPY SIGNED BY GEORGE E. OSWALD 2/14/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-3 2 OF 2



Trench Drain
N.T.S.

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AUSTIN BRYAN CONROE HOUSTON

Revision	Date	By	App	Comment

Prepared For:
Ayz Capital Investments LLC
2325 Yaupom Range Drive,
Leander, Texas 78653

Construction Details 4

Pace Preschool
1360 Little Elm Trail
Cedar Park, Texas 78613
Williamson County

STEVEN L. IHNEN
81976
REGISTERED PROFESSIONAL ENGINEER
10/7/24

Design: LW
CAD: SS | Review: VG, SLI
Project No: ACI 70461
Sheet: 24 of 34
2024-22-SD