DILL-N-CHILL
CONTRIBUTING ZONE PLAN

Submitted to:

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

Submitted by / Agent:

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

Owner / Applicant:

PURPLE SQUIRRELS INVESTING CORP
1804 LUCERA BEND
LEANDER, TX 78641
Voice: 858-848-4121
Attn: Mr. SANDEEP ADUSUMILLI

10/16/2024

Registration No. F-17877

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied the application fee will be forfeited.
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: DILL-N-CHILL					2. Regulated Entity No.:				
3. Customer Name: PURPLE SQUIRRELS INVESTING CORP					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):			1.61 Ac
9. Application Fee:	$4,000		10. Permanent BMP(s):			Batch Detention			
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			N/A			
13. County:	Williamson		14. Watersheds:			Block House Creek			

Application Distribution

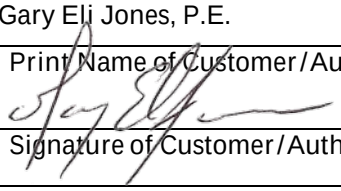
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Gary Eli Jones, P.E. Print Name of Customer/Authorized Agent
 ***10/16/2024*** Signature of Customer/Authorized Agent Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

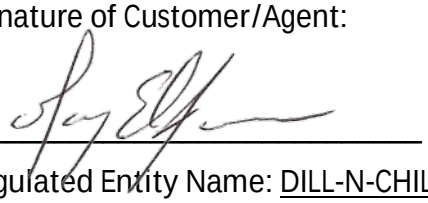
Signature

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

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

Date: 10/16/2024

Signature of Customer/Agent:



Regulated Entity Name: DILL-N-CHILL

Project Information

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

   Contact Person: SANDEEP ADUSUMILLI
   Entity: PURPLE SQUIRRELS INVESTING CORP
   Mailing Address: 1804 LUCERA BEND
   City, State: LEANDER, TX Zip: 78641
   Telephone: 858-848-4121 Fax: N/A
   Email Address: SANDAY201@GMAIL.COM

5. Agent/Representative (If any):

Contact Person: Gary Eli Jones, P.E.
Entity: Eli Engineeing, PLLC
Mailing Address: 700 Theresa Cove
City, State: Cedar Park, TX Zip: 78613
Telephone: 512-658-8095 Fax: N/A
Email Address: gejtexas@gmail.com

6. Project Location:

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

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

SOUTHWEST CORNER OF NEW HOPE ROAD AND CLOVER LANE IN CEDAR PARK, TX.

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): 1.61 Acres

Total disturbed area: 1.61 Acres

14. Estimated projected population: COMMERCIAL

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	8451	÷ 43,560 =	0.19
Parking	35,013	÷ 43,560 =	0.80
Other paved surfaces	0	÷ 43,560 =	0
Total Impervious Cover	43,464	÷ 43,560 =	0.99

Total Impervious Cover 0.99 ÷ Total Acreage 1.61 X 100 = 61% Impervious Cover

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):
The sewage collection system will convey the wastewater to the 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 Map / Map Service Center / 48491C0464F Eff. 12/20/2019.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

52. ☒ Attachment J - BMPs for Upgradient Stormwater.

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

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

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

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

    ☒ N/A

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

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

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☐ N/A

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

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

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

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

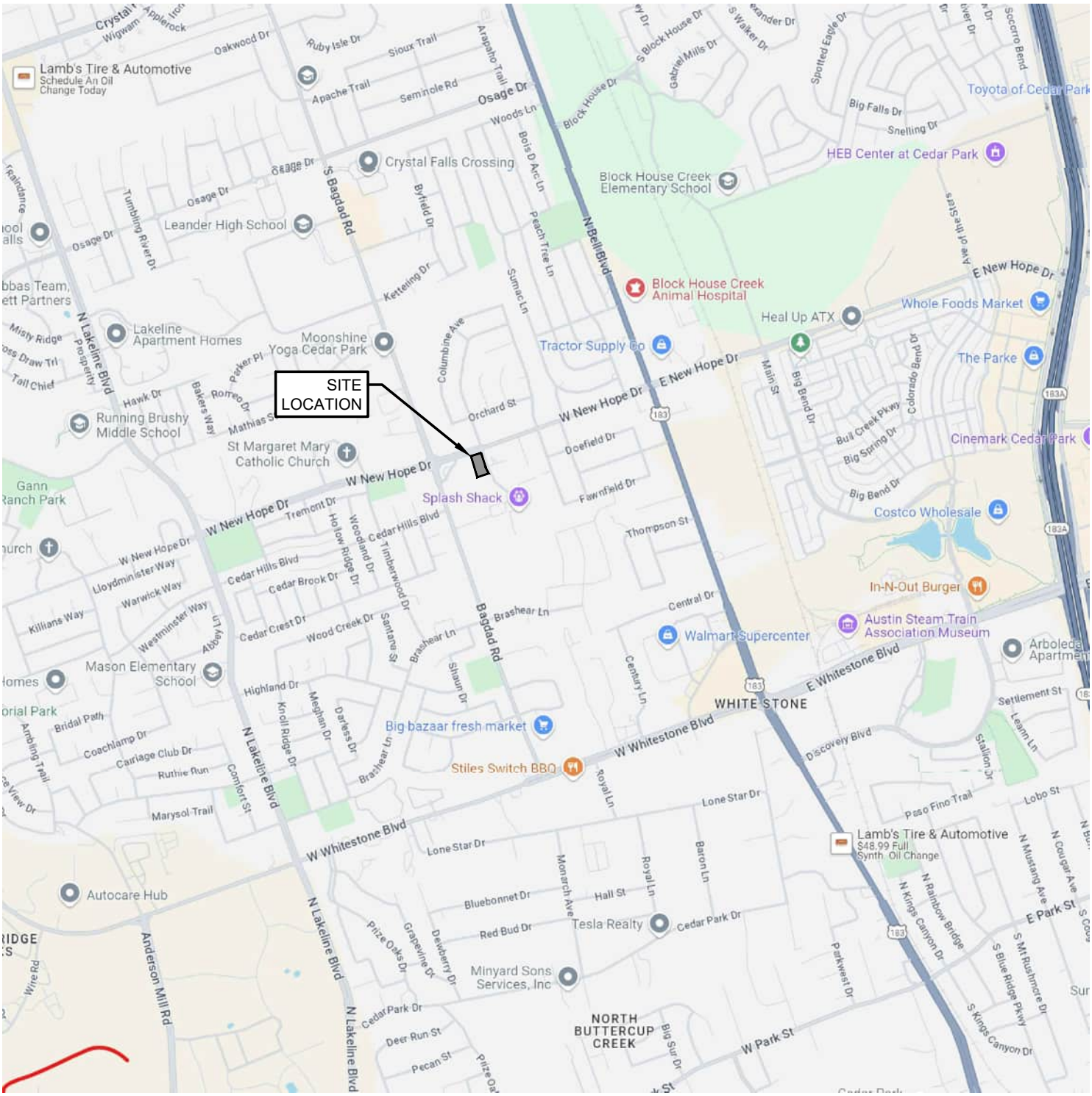
Administrative Information

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

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

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

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



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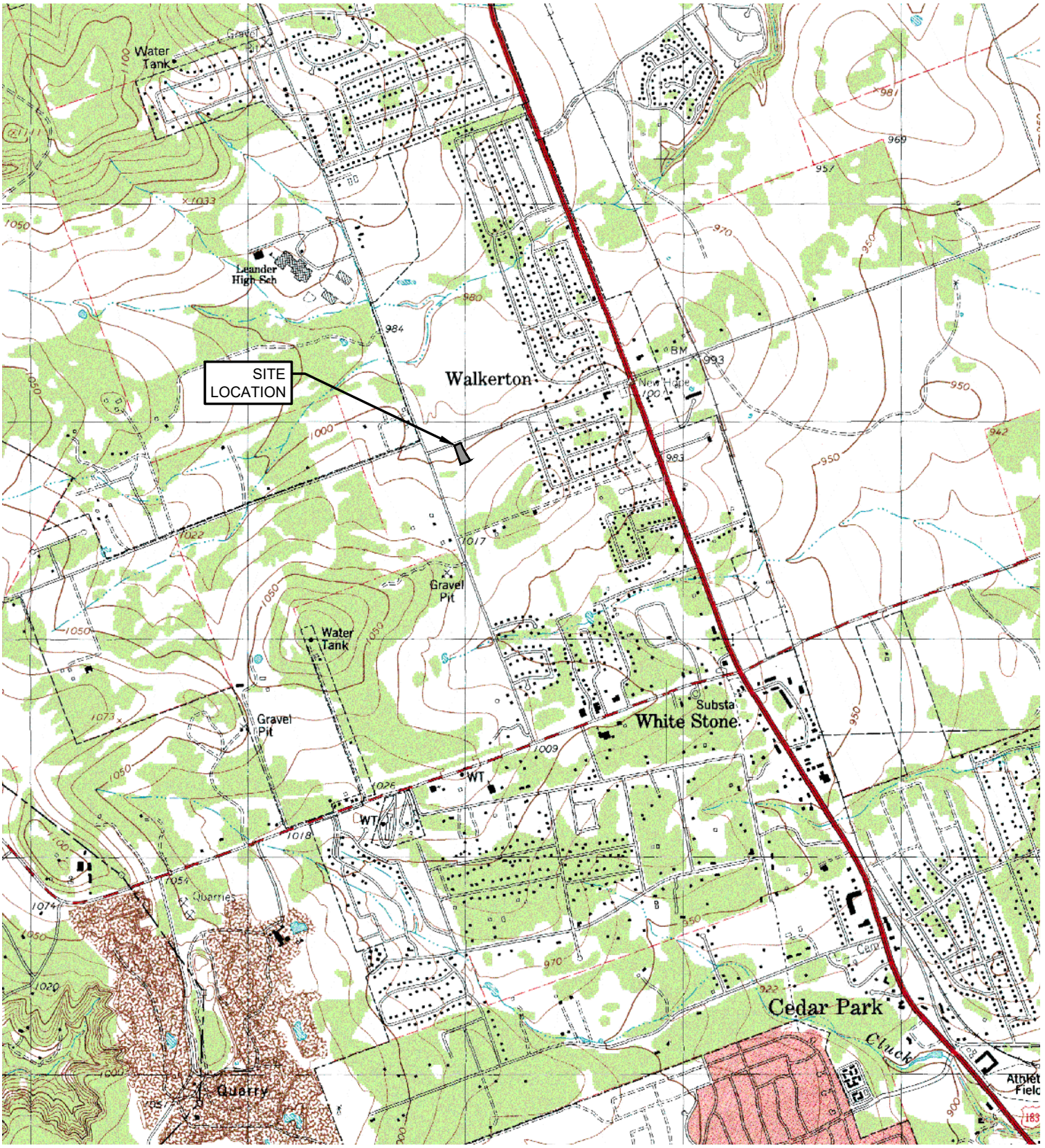
SCALE: 1"=2000'

ATTACHMENT - A ROAD MAP	DILL N CHILL	SHEET 1 OF 1	ELI ENGINEERING



0 1000 2000

SCALE: 1"=2000'

ATTACHMENT - B USGS QUAD MAP	DILL N CHILL	SHEET 1 OF 1	ELI ENGINEERING

ELI ENGINEERING

Firm # 17877

October 19, 2024

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

Re: Dill-N-Chill
Contributing Zone Plan Permit
Attachment C-Project Narrative

To Whom It May Concern:

Eli Engineering, PLLC is pleased to submit this Project Narrative accompanying the Contributing Zone application for the Dill-N-Chill project. This project, located on the SW corner of New Hope Road and Clover Lane within the Cedar Park city limits. The 1.613 acre property has been conveyed by metes and bounds as recorded in a Special Warranty Deed to Purple Squirrels Investing Corp. recorded in Document Number 2023075662 in Williamson County Public Records. The property is in the process of being platted through the City of Cedar Park. The project consists of a 4,730 SF of vendor space with indoor and outdoor seating. The project also includes three (3) pickleball courts.

The site currently is undeveloped except for an existing detention/water quality pond that was constructed in 2005 for Clover Lane that is being modified to add the site development. The project is located inside of the Edwards Aquifer Contributing Zone, and is part of a common development larger than 5 acres which will require a Contributing Zone Plan (CZP) to be submitted to TCEQ. The existing pond includes water quality for 0.96 acres of impervious cover from Clover Lane cul-de-sac that will continue to drain to the pond. There are also three (3) other offsite areas comprising 8.04 acres that are passed through the pond via the existing storm drain system in Clover Lane. The sites that make up the 8.04 acres are responsible for their own detention and water quality. This area is included as “Off-site area draining to the BMP” in the TCEQ calculations spreadsheet. Please refer to the Overall Drainage Area Map on Sheet 10 of 29 for details. The total area of the site and Clover Lane is 2.85 acres with 2.02 acres of impervious cover which results in 1,756 lbs of TSS removal required to be mitigated. The drainage area to the pond is 2.55 acres with 1.96 acres of impervious cover. Using 1,756 lbs as the Designed Lm results in 8,614 CF of storage required for the Batch Detention pond. Add in the offsite 8.04 acres of pass through and storage required for sediment and the total water quality volume required is 11,458 CF which is the same as proposed volume in the pond.

City of Cedar Park Wastewater exists along the property frontage and an 8-inch waterline exists on both the New Hope and Clover frontage. Pedernales Electric Cooperative (PEC) will provide electric service to the property. The total impervious cover for the site is 0.99 ac (61%). Full details of the calculations and proposed pond are included in the Site Plan Construction set.

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

Sincerely,

10/19/2024

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 19, 2024

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

Re: Dill-N-Chill
Contributing Zone Plan Permit
Attachment D-Factors Affecting Surface Water Quality

To Whom It May Concern:

The proposed 1.613 acre property includes proposed impervious cover of 61% when fully developed. The entire site impervious cover will be routed to the Batch Detention pond on the north boundary of the property. Since the entire site is routed to the pond, the drainage areas are not broken down on site, however, there is a small portion of the south parking lot and a portion of the building that is routed to a vegetative swale on the east boundary parallel to Clover Lane that will provide some water quality benefit, however the proposed plan does not include credit for that area. The remainder of the site will flow to the pond and across a ribbon curb on the north parking aream then across a landscape buffer before falling into the pond over a 1.5:1 limestone wall. The slope on the wall will keep that flow going into the pond from being a waterfall that would be subject to erosion. The drainage patterns proposed are intended to match the drainage patterns that exist on the site prior to development.

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

Sincerely,

10/19/2024

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 19, 2024

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

Re: Dill-N-Chill
Attachment E-Volume and Character of Stormwater

To Whom It May Concern:

The development of the site will obviously change the volume and character of the stormwater from the site due to taking an undeveloped parcel and adding 61% impervious cover. The entire 1.613 site area except for 0.1 ac of landscape area will sheet flow to the proposed batch detention pond. The offsite area will be conveyed to the pond via existing storm drain lines in Clover Lane. There is an existing 24" outlet pipe that conveys drainage from the pond to the existing storm drain system in New Hope Road. Sheet 10 of 29 in the plan set shows a Drainage Area Map form the plan set done for Clover Lane in 2005. The ROW and IC in Clover Lane is required to be mitigated for detention and water quality in the pond. The other 8.02 acres of offsite areas are required to mitigate before discharging to the Clover Lane storm drain. Sheets 11-12 of 29 in the plan set show the site Drainage Area Maps. The drainage analysis shows modifications to the existing pond to add development of the 1.613 ac site development. The existing pond is being converted from a sedimentation/filtration pond to a batch detention pond to take advantage of the additional storage with removal of the sand and increased efficiency of batch detention. All of the proposed site impervious cover plus the Clover Lane impervious cover and the offsite pass through flow is routed to this pond. A summary of existing and proposed flows at each analysis point may be seen below:

PROPOSED

Analysis Point				
	Existing Flows		Proposed Flows	
2 YR	30.82	CFS	24.16	CFS
10 YR	54.40	CFS	35.98	CFS
25 YR	70.65	CFS	42.63	CFS
100 YR	98.58	CFS	73.45	CFS

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

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

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 19, 2024

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

Re: Dill-N-Chill
Contributing Zone Plan Permit
Attachment J-BMPs for Upgradient Stormwater

To Whom It May Concern:

In 2005, the Clover Lane cul-de-sac was constructed for the surrounding commercial property. The ROW of Clover Lane and impervious cover from the road is collected in an existing storm drain in Clover Lane and routed to an existing sedimentation/filtration pond. There is 8.02 ac of commercial property that drains to the Clover Lane storm drain system, however, all of that 8.02 acres is required to provide onsite water quality and detention prior to discharging to Clover Lane. The BMP for the proposed pond will convert the existing sedimentation/filtration to batch detention. The offsite areas will continue to be routed to the pond and treated in the proposed pond.

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

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 21, 2024

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

Re: Hallmark Condominiums
Contributing Zone Plan Permit
Attachment K-BMPs for On-site Stormwater

To Whom It May Concern:

The proposed BMP for new on-site impervious cover is a batch detention pond. This BMP has a TSS removal efficiency of 91%. The outlet structure for the pond is designed so that the drawdown time of each basin does not exceed 48 hours. Based on the TCEQ Spreadsheet, 80% of the total annual mass loading of total suspended solids generated by regulated activity on the site is 1,756 lbs. The BMP catchment area is 2.55 acres with 1.96 ac of impervious cover. The TSS load removal from this catchment by the batch detention system is 1982 lbs. There is 8.04 ac of offsite area that is a pass through the pond. This results in a total volume required of 11,458 CF which is the same as the proposed volume.

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

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 21, 2024

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

Re: Dill-N-Chill
Contributing Zone Plan Permit
Attachment L-BMP's for Surface Streams

To Whom It May Concern:

There are no BMP's or measures needed to prevent pollutants from entering surface streams on this project due to there not being surface streams on or adjacent to the property and the pond discharge to the existing storm drain system in New Hope Road.

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

10/21/2024

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 21, 2024

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

Re: Dill-N-Chill
Contributing Zone Plan Permit
Attachment M-Construction Plans

To Whom It May Concern:

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

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

Gary Eli Jones, P.E.
Authorized Agent

DILL N CHILL

SITE PLAN IMPROVEMENTS

CLOVER LANE
CEDAR PARK, TEXAS

PROJECT INFORMATION:

SUBMITTAL DATE:
AUGUST 26, 2024

NOTES:
NO PORTION OF THIS DEVELOPMENT LIES WITHIN ZONE "AE" (0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA PANEL 48491C0464F, DATED DECEMBER 20TH, 2019.

THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TCEQ EDWARDS AQUIFER PROTECTION PROGRAM ID #:_____.

LAND USE SUMMARY:
ZONING: GB (GENERAL BUSINESS)

PROPOSED USE: BAR / RESTAURANT / RECREATION CENTER

TOTAL PROJECT ACREAGE: 1.613 Ac (70,246 SF)

TOTAL NEW IMPERVIOUS COVER: 0.99 AC (43,464 SF)

TOTAL PROPOSED BUILDING IMPERVIOUS COVER: 0.19 AC (8451 SF)

FUTURE LAND USE CATEGORY:
LOCAL OFFICE / RETAIL / COMMERCIAL (LOC)

TABS NUMBER: 2024026240

LEGAL DESCRIPTION:
TRACT 1: LOT(S) 2B, RESUBDIVISION OF LOT 2, BAGDAD COMMERCIAL PARK, PHASE 2, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 2019120620 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PROJECT DESCRIPTION:
1.61 ACRE INNOVATIVE ENTERTAINMENT VENUE WITH THREE (3) VENDOR FOOD SPACES AND A BAR WITH INDOOR AND OUTDOOR SEATING. THREE (3) PICKLEBALL COURTS, ASSOCIATED PARKING AND MODIFIED DETENTION / WATER QUALITY POND. SITE INCLUDES 0.99 AC NEW IMPERVIOUS COVER AND ALL ONE STORY STRUCTURES.

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

THAT I, GARY ELI JONES, DO HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN COMPLIES WITH THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF CEDAR PARK, TEXAS.

GARY ELI JONES, P.E.
LICENSED PROFESSIONAL ENGINEER
ELI ENGINEERING, PLLC, FIRM #: F-17877
700 THERESA COVE
CEDAR PARK, TEXAS 78613

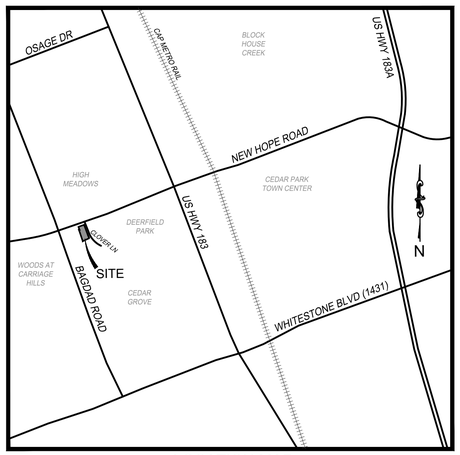
STATE OF TEXAS · GARY ELI JONES · 79198 · REGISTERED · PROFESSIONAL ENGINEER
Sep 27, 2024

ALL RESPONSIBILITY FOR ACCURACY OF THESE PLANS REMAIN 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.

ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY.

ABRAM C. DASHNER, R.P.L.S. NO. 5901
6448 E HWY 290, SUITE B-105
AUSTIN, TEXAS 78723

REVISION NUMBER	DATE	DESCRIPTION	REVISE (R) ADD (A) VOID (V) IMPERVIOUS COVER	TOTAL SITE IMPERVIOUS COVER	REVISE (R) ADD (A) VOID (V) SHEET NO.'s	TOTAL # SHEETS IN PLAN SET	APPROVAL - DATE



LOCATION MAP
SCALE: 1"=2000'

CONTACTS & UTILITIES*

ENGINEER AND AGENT ELI ENGINEERING, P.L.L.C. 700 THERESA COVE CEDAR PARK, TEXAS 78613 CONTACT: GARY ELI JONES, P.E. 512-918-0819 F:512-532-0560 gejtexas@gmailcom	SURVEYOR ABRAM C. DASHNER, R.P.L.S. NO. 5901 6448 HWY 290 EAST, SUITE B-105 AUSTIN, TX 78723 512-244-3395 TBPELS FIRM NO. 10194754
APPLICANT / OWNER SANDEEP ADUSUMILLI PURPLE SQUIRRELS INVESTING CORP 1804 LUCERA BEND LEANDER, TX 78641 858-848-4121 sanday201@gmail.com	WATER CITY OF CEDAR PARK 2401 BRUSHY CREEK LOOP CEDAR PARK, TEXAS 78613 PHONE: 512-401-5550
ELECTRIC PEDERNALES ELECTRIC COOPERATIVE 1949 WEST WHITESTONE BLVD. CEDAR PARK, TEXAS 78613 888-554-4732	WASTEWATER CITY OF CEDAR PARK 2401 BRUSHY CREEK LOOP CEDAR PARK, TEXAS 78613 PHONE: 512-401-5550
	TELEPHONE AT&T 208 SOUTH ACKARD STREET DALLAS, TEXAS 75202 888-333-6651 CONTACT: ----------

* ESTIMATED FROM SERVICE AREA MAPS; THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR PROPER UTILITY NOTIFICATION OF CONSTRUCTION ACTIVITIES AND CALLING FOR "LOCATES" OF EXISTING UTILITIES WITH EACH ACTUAL UTILITY COMPANY; REGARDLESS OF WHAT IS SHOWN ON THIS SHEET OR IN THESE PLANS. NOT ALL UTILITIES PARTICIPATE IN THE TEXAS EXCAVATION SAFETY SYSTEM, CONTRACTOR TO DO HIS OWN SUB-SURFACE UTILITY RESEARCH PRIOR TO ANY CONSTRUCTION ACTIVITY.

PAGE INDEX:

CEDAR PARK
REVIEWED FOR CODE COMPLIANCE
SIGNATURE REQUIRED FROM ALL DEPARTMENTS

PLANNING	DATE
ENGINEERING SERVICES	DATE
INDUSTRIAL PRETREATMENT	DATE
FIRE PREVENTION	DATE
LANDSCAPE PLANNER	DATE
ADDRESSING	DATE
2024-28-SD SITE DEVELOPMENT PERMIT NUMBER	

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

NO.	DATE	REVISION	BY

STATE OF TEXAS · GARY ELI JONES · 79198 · REGISTERED · PROFESSIONAL ENGINEER
Sep 27, 2024

TBPELS FIRM No. 17877
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-858-8095
gejtexas@gmail.com

CLOVER LANE, CEDAR PARK, TEXAS 78613
DILL N CHILL
SITE PLAN IMPROVEMENTS
COVER SHEET

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
SURVEYED:
FILE NAME: PP
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

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2024-28-SD

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Construction Notes for Subdivisions and Site Plans

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

General Notes:

1. General Contractor shall call for all utility locates prior to any construction. Contractor 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: N/A
4. Benchmarks should be tied to the City of Cedar Park benchmarks and be correctly "geo-referenced" to state plane coordinates. A list of the City's benchmarks can be found at: http://www.cedarparktexas.gov/index.aspx?page=793.
5. Prior to issuance of a certificate of occupancy for a site development permit, the right of way between the property line and edge of pavement / back of curb shall be revegetated according to COA specification 602S and 606S. Prior to City acceptance of subdivision improvements all graded and disturbed areas shall be re-vegetated in accordance with the City of Austin Specification Item #604 native seeding unless non- native is specifically approved.
6. The Contractor shall provide the City of Cedar Park copies of all test results prior to acceptance of subdivision improvements.
7. City, owner, engineer, contractor, representatives of all utility companies, and a representative from the testing lab shall attend pre-construction conference prior to start of construction. The contractor shall schedule the meeting with the City of Cedar Park Engineering Department a minimum of 48 hours prior to this pre-construction meeting (512-401-5000). Final construction plans shall be delivered to Engineering a minimum of seven business days prior to requesting a pre-construction meeting.
8. Excess soil shall be removed at the contractor's expense. Notify the City of Cedar Park if the disposal site is inside the City's jurisdictional boundaries.
9. Burning is prohibited.
10. Any changes or revisions to these plans must first be submitted to the City by the design engineer for review and written approval prior to construction of the revision. All changes and revisions made to the design of utilities or impacts utilities shall use revision clouds to highlight all revisions or changes with each submittal. Revision triangles shall be used to mark revisions. All clouds and triangle markers from previous revisions may be removed. Revision information shall be updated in the appropriate areas of the Title Block.
11. Minimum setback requirements for existing and newly planted trees from the edge of pavement to conform to the requirements as shown in Table 6-1 of the City of Austin's Transportation Criteria Manual.
12. The Contractor will reimburse the City for all cost incurred as a result of any damage to any City utility or any infrastructure within the Right-of-Way by the Contractor, regardless of these plans.
13. An engineer's concurrence letter and electronic 22"x34" record drawings shall be submitted to the Engineering Department prior to the issuance of certificate of occupancy or subdivision acceptance. The Engineer and Contractor shall verify that all final revisions and changes have been made to record drawings prior to City submittal. Record construction drawings, including roadway and all utilities, shall be provided to the City in AutoCad ". dwg" files and ".PDF" format on a CD or DVD. Line weights, line types and text size shall be such that if half-size prints (11"x 17") were produced, the plans would still be legible. All required digital files shall contain a minimum of two (2) control points referenced to the State Plane Grid Coordinate System – Texas Central Zone (4203), in US feet and shall include rotation information and scale factor required to reduce surface coordinates to grid coordinates in US feet.
14. The City of Cedar Park has not reviewed these plans for compliance with the Americans With Disabilities Act. It is the responsibility of the owner to provide compliance with all legislation related to accessibility within the limits of construction shown in these plans.
15. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
16. No blasting is allowed on this project.
17. A traffic control plan, in accordance with the Texas Manual on Uniform Traffic Control Devices, shall be submitted to the City for review and approval prior to any partial or complete roadway closures. Traffic control plans shall be site specific and seal by a registered professional engineer.
18. The contractor shall keep the site clean and maintained at all times, to the satisfaction of the City. The subdivision will not be accepted (or Certificate of Occupancy issued) until the site has been cleaned to the satisfaction of the City.
19. Signs are not permitted in Public Utility Easements, Set Backs or Drainage Easements.
20. It shall be the responsibility of the Contractor to inspect temporary erosion controls on a daily basis. Adjust the controls and/or remove any sediment buildup as necessary. A stop work order and/or fine may be imposed if the erosion controls are not maintained.
21. A final certificate of occupancy will not be issued on commercial sites until all disturbed areas have been re-vegetated. Substantial grass cover, as determined by Engineering Department, must be achieved prior to the issuance of a final certificate of occupancy. All erosion controls must remain in place and maintained until all disturbed areas have been re-vegetated to the acceptance of the City of Cedar Park Engineering Department. Prior to issuance of a certificate of occupancy for a site development permit, the right of way between the property line and edge of pavement / back of curb shall be revegetated according to COA specification 602S and 606S.
22. Contractor will be responsible for keeping roads and drives adjacent to and near the site free from soil, sediment and debris. Contractor will not remove soil, sediment or debris from any area or vehicle by means of water, only shoveling and sweeping will be allowed. Contractor will be responsible for dust control from the site. Failure to comply with this requirement may result in a stop work order or a fine.
23. All wet utilities shall be installed and all densities must have passed inspection(s) prior to the installation of dry utilities.
24. A minimum of seven days of cure time is required for HMAC prior to the introduction of vehicular traffic to any streets.
25. Prior to plan approval, the Engineer shall submit to the Engineering Department documentation of subdivision/site registration with the Texas Department of Licensing and Regulations (TDLR) and provide documentation of review and compliance of the subdivision/site construction plans with Texas Architectural Barriers Act (TABA).
26. Prior to subdivision/site acceptance, the engineer/developer-owner shall submit to the Engineering Department documentation that the subdivision/site was inspected by TDLR or a registered accessibility specialist (RAS) and the subdivision/site is in compliance with the requirements of the TABA.
27. All construction and construction related activities shall be performed Monday thru Friday from 7:00 A.M. to 6:00 P.M. However, construction activities within one hundred feet (100') of a dwelling or dwelling unit shall be performed between the hours of 8:00 a.m. and 6:00 p.m. Otherwise all construction and construction related activities shall conform to City of Cedar Park Code of Ordinances, specifically ARTICLE 8.08.
28. Approval for construction activities performed on Owner's Holidays, and/or Saturdays, outside of Monday through Friday 8 am to 5 pm, or in excess of 8 hours per day shall be obtained in writing 48 hours in advance, and inspection fees at 1.5 times the hourly inspection rate shall be billed directly to the contractor. There shall be no construction or construction related activities performed on Sunday. The City reserves the right to require the contractor to uncover all work performed without City inspection.
29. All poles to be approved by City and PEC, no conduit shall be installed down lot lines / between homes. All conduit shall be located in the public ROW or in an easement adjacent to and parallel to the public ROW.
30. Dry utilities shall be installed after subgrade is cut and before first course base. No trenching of compacted base. If necessary dry utilities installed after first course base shall be bored across the full width of the ROW.
31. No ponding of water shall be allowed to collect on or near the intersection of private driveway(s) and a public street. Reconstruction of the driveway approach shall be at the Contractor's expense.
32. All driveway approaches shall have a uniform two percent slope within the ROW unless approved in writing by the Engineering Department.
33. Contractors on site shall have an approved set of plans at all times. Failure to have an approved set may result in a stop work order.
34. Contractor to clear five feet beyond all right of way to prevent future vegetative growth into the sidewalk areas.
35. There shall be no water or wastewater appurtenances, including but not limited to, valves, fittings, meters, clean-outs, manholes, or vaults in any driveway, sidewalk, traffic or pedestrian area.
36. Sidewalks shall not use curb inlets as a partial walking surface. Sidewalks shall not use traffic control boxes, meter or check valve vaults, communication vaults, or other buried or partially buried infrastructure as a vehicular or pedestrian surface.

Street Notes:

1. No trenching of compacted base will be allowed. A penalty and/or fine may be imposed to the general contractor if trenching of compacted base occurs without City approval, regardless of who performed the trenching.
2. All sidewalks shall comply with the Americans With Disabilities Act. The City of Cedar Park has NOT reviewed these plans for compliance with the Americans With Disabilities Act, or any other accessibility legislation, and does not warranty or approve these plans for any accessibility standards.
3. Street barricades shall be installed on all dead end streets and as necessary during construction to maintain job safety.
4. Any damage caused to existing pavement, curbs, sidewalks, ramps, etc., shall be repaired by the contractor to the satisfaction of the City prior to acceptance of the subdivision.
5. At intersections, which have valley drainage, the crown to the intersecting street will be culminated at a distance of 40 ft. from the intersecting curb line unless otherwise noted.
6. The subgrade material was tested by THE MURILLO COMPANY, HOUSTON TEXAS ON 5/24. the pavement sections were designed accordingly. The pavement sections are to be construct as follows:

TYPE PAVEMENT	LIGHT DUTY SECTION	HEAVY DUTY SECTION
ASPHALTIC CONCRETE	2.00"	3.00"
CRUSHED LIMESTONE BASE	6.00"	8.00"
STABILIZED SUBGRADE	8.00"	8.00"

7. Density testing of compacted subgrade material, first course and second course compacted base, shall be made at 500 foot intervals.
8. All density testing is the responsibility of the owner or contractor and shall be witnessed by the City of Cedar Park's project representative. The contractor is to notify the City 48 hours prior to scheduled density testing.
9. Traffic control signs and pavement markings shall be in accordance with the Texas Manual on Uniform Traffic Control Devices and installed as directed by the City of Cedar Park prior to City acceptance of the Subdivision.
10. Slope of natural ground adjacent to the right-of-way shall not exceed 3:1. If a 3:1 slope is not possible, a retaining wall or some other form of slope protection approved by the City shall be placed in a location acceptable to the City.
11. The City, engineer, contractor, and a representative from the asphalt testing lab shall attend a pre-paving conference prior to the start of HMAC paving. The contractor shall give the City a minimum of 48 hours notice prior to this meeting (512-401-5000).
12. The Contractor or owner is responsible for conducting tests on asphalt pavement in accordance with the requirements set forth in the City of Austin Standard Specification No. 340. Any re-testing of the asphalt pavement shall be conducted under the supervision of the engineer and the City of Cedar Park. Re-testing of the asphalt pavement shall be limited to one retest per project.
13. All pavement markings and signage shall comply with MUTCD standards. Street name letter sizing shall be in accordance with MUTCDTable2D-2.Pavement markings shall be thermoplastic unless otherwise noted.
14. All street name signs shall be high intensity retro grade.
15. No Fencing or Wall is allowed to be constructed so that it obstructs the sight lines of drivers from an intersecting public roadway or from an intersecting private driveway. Sight lines are to be maintained as described in City Code Section 14.05.007. Installing a fence or wall which does not comply with the City's Sight Distance Requirements or Fencing Regulations is a violation of the City's Ordinance and may be punishable pursuant to Section 1.01.009 of City Code.
16. Temporary rock crushing operations are not allowed. All sources for flexible base material are required to be approved by the City. Prior to base placement all current triaxial test reports for the proposed stockpiles are to be submitted to the City's project representative for review and approval.
17. Utility service boxes or other utility facilities shall not be installed within areas determined to be required sight lines of two intersecting public streets or within sight lines of a private driveway. Sight lines are to be maintained compliant with Table 1-1 of the Austin Transportation Criteria Manual. Utilities determined by the Director of Engineering to be placed within required sight lines may be required to be relocated at the expense of the contractor prior to the City issuing a Certificate of Occupancy or prior to the City's Acceptance of the Project Improvements.
18. All lane closures shall occur only between the hours of 9 AM and 4 PM. Any night time lane closures require approval by the Director of Engineering and shall occur between the hours of 8 PM and 6 AM. Lane closures observed by City during the peak hours of 6 AM to 9 AM, or 4 PM to 8 PM will be subject to fine per Chapter 1 of City Ordinance, and/or subsequent issuance of Work Stoppage.
19. Improvements that include reconstruction of an existing Type II driveway shall be done in a manner which retains operations of not less than half of the driveway at all times. Full closure of such driveway can be considered with written authorization retained by the Contractor from the property owner(s) or access easement right holder(s) of the driveway allowing full closure of the driveway.
20. Trees must not overhang within 10' vertically of a sidewalk, or 18' vertically of a roadway or driveway.

Wastewater Notes:

1. Refer to the City of Cedar Park Public Works Utility Policy and Specifications manual.
2. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade at the owner's expense by the contractor with the City approval. All utility adjustments shall be completed prior to final paving construction.
3. The location of any existing utility lines shown on these plans may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor. The contractor shall locate all utilities prior to bidding the project.
4. All iron pipe and fittings shall be wrapped with at least 8 mil. Polyethylene wrap.
5. All water mains, wastewater mains and service lines shall meet City of Austin minimum cover specifications. All streets are to be cut to subgrade prior to installation of water mains or cuts will be issued by the engineer.
6. Where 48-Inches of cover below subgrade cannot be achieved for wastewater service lines alternate materials may be used. A minimum of 36-inches of cover below subgrade shall be achieved. Any wastewater service line with cover between 36-inch and 48- inches shall be SDR-26 PVC pressure pipe.
7. Gasketed PVC sewer main fittings shall be used to connect SDR-35 PVC to SDR-26 PVC pressure pipe or C-900.
8. Pipe materials to be used for construction of utility lines:
   Wastewater- SDR-26
   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 - C900
     Copper pipe and fittings are not permitted within the Right-of-Way.
     Minimum DR-14 12" dia and smaller. Minimum class 250 DI larger than 12" dia.
7. Approved 5 ¼" fire hydrants:
   - American Flow Control, B84B
   - Mueller Company, Super Centurion 250
   - Clow Medallion Hydrant
   - Requirements for private fire hydrants (Behind Double Check Backflow Prevention Assembly): Must be in accordance with City of Austin specifications.
   - All fire hydrants must meet City of Cedar Park thread specifications (National Thread)
   - Blue reflector markers shall be located on the centerline of the pavement across from all fire hydrants. Pavement markers at intersections shall be four-sided.
8. Should a Tapping Saddle be approved by Public Works, the saddle shall be Smith-Blair 662 Stainless Steel Tapping Sleeves with all stainless hardware, or approved equal. Requests for alternate providers shall be made to the City of Cedar Park Public Works. No tap exceeding 2" in diameter will be approved.
9. All water lines, including service lines, shall be pressure and leak tested per City of Austin Standard Specifications and witnessed by the City of Cedar Park representative. All testing is to be the responsibility of the contractor, and the contractor may be required to re-test lines if the testing is not witnessed by the City. Contractor must notify the City of Cedar Park 48 hours prior to any testing. Initial water line disinfection must meet a chlorine residual of 50ppm, and a chlorine residual of 25 ppm after a 24 hour detention period. Sections that are 20 – 30 feet can use granular or tablet disinfection, but anything beyond that must be liquid disinfection to evenly clean the pipe.
10. All water lines shall be sterilized and bacteriologically tested in accordance with City of Austin Standards. The contractor is responsible for sterilization and the City of Cedar Park is responsible for submitting bacteriological samples to the State. Public Works will require a contractor specialized in disinfection for large diameter lines or critical infrastructure, subsidiary to pipe installation.
11. Density testing of compacted backfill shall be made at a rate of one test per two foot lifts per 500 feet of installed pipe.
12. Contractor to obtain a water meter from the City of Cedar Park for any water that may be required during construction. (512-401-5000)
13. ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.
    - SINGLE G-148-233
    - DUAL DG-148-243
    - 1" METER YL111 - 444
    - 1 ½" – 2" METER 1730-R (LID) & 1730-12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER
14. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade, when in public streets, at the owner's expense by the contractor with City inspection. All utility adjustments shall be completed prior to final paving construction.
15. The location of any existing utility lines shown on these plans is the best available and may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor.
16. All iron pipe and fittings shall be wrapped with at least 8 mil. Polyethylene wrap.
17. All water mains, wastewater mains and service lines shall meet City of Austin Specifications for minimum cover requirements. All streets are to be cut to subgrade prior to installation of water mains or cuts will be issued by the engineer.
18. City to be given 48 hours notice prior to all testing of water and wastewater lines. City inspection is required for all testing of water and wastewater lines.
19. Where a water or wastewater line crosses above (or below) a storm sewer structure and the bottom (or top) of the pipe is within 18 inches of the top (or bottom) of the utility structure, the pipe shall be encased with concrete for a distance of at least 1 ft. on either side of the ditch line of the utility structure or the storm sewer. Concrete encasement will not be required for ductile iron (thickness Class 50), AWWA C-900 (SDR- 18) 150 psi rated PVC in sizes to 12 inches or AWWA C-905 (SDR-25) 165 psi rated PVC in sizes larger than 12 inches. Concrete encasement shall conform to C.O.A. standard detail 505-1.
20. Contractor to notify the City of Cedar Park 48 hours prior to connecting to existing utilities.
21. All pipe bedding material shall conform to City of Austin Standard Specifications.
22. Tracer tape shall be installed on all water and wastewater mains regardless of the type of pipe or depth of pipe installed.
23. Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi ~ 28-days), and all reinforcing steel to be ASTM A615 60.
24. The City considers protection of its water system paramount to construction activities. City personnel will operate, or authorize the contractor to operate, all water valves that will pass through the City's potable water. The contractor may not operate any water valve, existing or proposed, that will allow water from the City's water system to flow to a proposed or existing water system without the express consent of the City. Notify the City two business days in advance of any request to operate a water valve. The general contractor may be fined $500 or more, including additional theft of water fines, if a water valve is operated in an unauthorized manner, regardless of who operated the valve.
25. All water valves over 24" in size shall have a by-pass line and valve installed. By-pass valves and lines are subsidiary to the cost of the valve unless specifically identified on the bid form.
26. All water valves, including those over 12" in size, shall be gate valves.
27. A double check backflow device in a vault shall be installed at the property line on all private fire lines. A detector water meter will be installed on this backflow device, and it must be a Sensus SRII 3/4" meter with AMI radio read capability. The City will provide this meter. Please reference the City of Cedar Park Double Check Backflow Prevention Assembly Detail.
28. All potable water system components installed after January 4, 2014, shall be "lead free" according to the United States Safe Drinking Water Act. The only components exempt from this requirement are fire hydrants. Components that are not clearly identified by the manufacturer as meeting this requirement by marking, or on the product packaging, or by pre-approved submittal, will be rejected for use. A NSF certification will be adequate if the certification has not expired as of January 4, 2014 and remains unexpired at the time of construction.
29. All pressure pipe shall have mechanical restraint and concrete thrust blocking at all valves, bends, tees, plugs, and other fittings.

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

NO.	DATE	REVISION	BY

STATE OF TEXAS
GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep 27, 2024

ELI ENGINEERING
TBPELS FIRM No. 17877
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095
gelitexas@gmail.com

CLOVER LANE, CEDAR PARK, TEXAS 78613

DILL N CHILL

SITE PLAN IMPROVEMENTS

GENERAL NOTES (1 OF 2)

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
SURVEYED:
FILE NAME: PP
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

SHEET 2 OF 29

2024-28-SD

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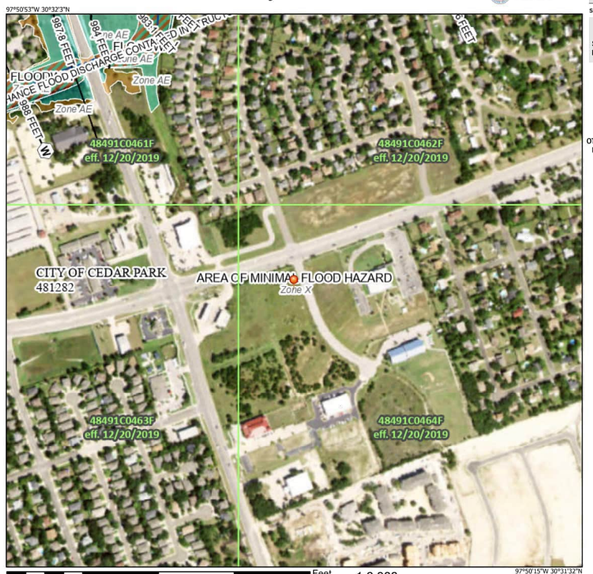
National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/6/2024 at 10:35 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

GEOTECHNICAL REPORT PREPARED BY THE MURILLO COMPANY. REPORT NUMBER GEO1942024 DATED MAY, 2024.

GENERAL

1. PRIOR TO PLACEMENT OF THE FILL MATERIAL, ALL VEGETATION OR DELETERIOUS MATERIAL SHOULD BE CLEARED AND GRUBBED. ONCE ROUGH GRADE IS ESTABLISHED, THE EXPOSED SURFACE AREA SHOULD BE PROOF-ROLLED IN ACCORDANCE WITH TXDOT ITEM 216 (2014). ANY POCKETS OF SOFT OR WEAK SOILS ENCOUNTERED SHOULD BE REMOVED AND REPLACED.
2. THE MATERIAL REQUIRED TO CONSTRUCT THE BUILDING PAD SHOULD CONSIST OF AN IMPORTED CRUSHED LIMESTONE OR A SELECT NON-ACTIVE INORGANIC SANDY CLAY TYPE SOIL HAVING A PLASTICITY INDEX (PI) BETWEEN 8% AND 20%. THE CRUSHED LIMESTONE SELECT FILL SHALL MEET THE GRADATION AND PI REQUIREMENTS OF TXDOT ITEM 247 (2014), TYPE A, GRADE 3.
3. THE CRUSHED LIMESTONE FILL MATERIAL SHOULD BE PLACED UNDER LABORATORY CONTROL IN NO GREATER THAN EIGHT (8) INCH LOOSE LAYERS AND COMPACTED TO A MINIMUM 99% OF MODIFIED PROCTOR DENSITY AS DETERMINED BY THE ASTM D-1557 PROCEDURE, AT OPTIMUM MOISTURE CONTENT (-1 TO +3%).
4. THE SANDY CLAY SELECT FILL MATERIAL SHOULD BE PLACED UNDER LABORATORY CONTROL IN NO GREATER THAN EIGHT (8) INCH LOOSE LAYERS, AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY AS DETERMINED BY THE ASTM D-698 PROCEDURE, AT OPTIMUM MOISTURE CONTENT (0 TO +3%).

PICKLEBALL COURTS

5. THE FINISHED TOP OF SLAB ELEVATION SHOULD BE SUFFICIENTLY ELEVATED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE NEW COURT. OUR RECOMMENDATION IS ELEVATING A MINIMUM EIGHT (8) INCHES ABOVE EXISTING SITE GRADE.
6. ONCE ROUGH GRADE ESTABLISHED, THE SUBGRADE SHOULD BE STABILIZED BY THE ADDITION OF FORTY TWO (42) POUNDS OF HYDRATED LIME PER SQUARE YARD TO A DEPTH OF EIGHT (8) INCHES. THE STABILIZATION SHOULD EXTEND A MINIMUM THREE (3) FEET OUTSIDE OF THE PROPOSED PICKLE BALL COURT SLAB. THE HYDRATED LIME SHOULD BE PLACED IN ACCORDANCE WITH TXDOT ITEM 260 (2014).
7. THE LIME SOIL SHOULD BE THOROUGHLY MIXED TO ALLOW THE LIME TO REACT WITH THE SUBGRADE AOILS. THEN THE MIXTURE SHOULD BE COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY, AS DETERMINED BY THE ASTM D-698 PROCEDURE. THE NEW CONCRETE PICKLE BALL COURTS CAN THEN BE PLACED OVER THE STABILIZED SUBGRADE.

GENERAL AREA PAVING

6. IMPORTED OR ON-SITE MATERIAL MAY BE USED IN ACHIEVING ROUGH GRADES WHERE REQUIRED. FILL MATERIAL SHOULD BE PLACED IN NO GREATER THAN EIGHT (8) INCH LOOSE LAYERS AND COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY AS DETERMINED BY THE ASTM D-698 PROCEDURE, AT OPTIMUM MOISTURE CONTENT (0 TO +3%).
7. SUBGRADE PREPARATION AFTER REACHING ROUGH GRADE, SHOULD CONSIST OF SCARIFYING TO A DEPTH OF EIGHT (8) INCHES AND STABILIZING BASED ON OUR LABORATORY TESTS, TMC ESTIMATES THE CLAY SOILS SHOULD BE STABILIZED WITH APPROXIMATELY FORTY TWO (42) POUNDS OF HYDRATED LIME PER SQUARE YARD FOR AN EIGHT (8) INCH DEPTH. THE HYDRATED LIME SHOULD BE PLACE IN ACCORDANCE WITH TXDOT ITEM 260 (2014).
8. THE STABILIZED MIXTURE SHOULD BE COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY AS DETERMINED BY THE ASTM D-698 PROCEDURE, AT OPTIMUM MOISTURE CONTENT (0 TO +3%).
9. IF WEATHERED LIMESTONE IS ENCOUNTERED AT THE BOTTOM ELEVATION OF THE PAVEMENT, A STABILIZED SUBGRADE IS NOT NEEDED.

CONCRETE PAVING

10. GENERAL AREA PAVING MAY BE CONSTRUCTED USING A PORTLAND CEMENT CONCRETE PAVEMENT OF FIVE (5) INCH MINIMUM THICKNESS IN LIGHT DUTY AREAS (LIGHT VEHICLE PARKING), SIX (6) INCHES IN HEAVY DUTY AREAS (ENTRANCE DRIVES, LOADING DOCKS OR FIRE LANES), AND SEVEN (7) INCHES UNDER DUMPSTER PADS.
11. THE FIVE (5) INCH THICK PAVEMENT BE REINFORCED WITH A MINIMUM #4 BARS AT TWENTY FOUR (24) INCH ON CENTER. THE SIX (6) INCH THICK PAVEMENT BE REINFORCED WITH A MINIMUM #4 BARS AT EIGHTEEN (18) INCH ON CENTER, AND THE SEVEN (7) INCH THICK PAVEMENT BE REINFORCED WITH A MINIMUM #4 BARS AT EIGHTEEN (18) INCH ON CENTER.
12. CONTROL JOINTS SHOULD BE SPACED A MAXIMUM TWELVE AND ONE HALF (12.5) FEET FOR FIVE (5) INCH THICK PAVEMENT AND A MAXIMUM CONTROL JOINT SPACING OF FIFTEEN (15) FEET FOR SIX (6) INCH OR THICKER PAVEMENT.
13. SAWCUT CONTROL JOINTS SHOULD BE CUT WITHIN SIX (6) TO TWELVE (12) HOURS OF CONCRETE PLACEMENT TO HELP CONTROL THE FORMATION OF PLASTIC SHRINKAGE CRACKS AS THE CONCRETE CURES.
14. THE DEPTH OF THE JOINT SHOULD BE AT LEAST ONE QUARTER (1/4) OF THE SLAB DEPTH WHEN USING A CONVENTIONAL SAW OR ONE (1) INCH WHEN USING EARLY ENTRY SAWS. THE WIDTH OF THE CUT SHOULD BE IN ACCORDANCE WITH THE JOINT SEALANT MANUFACTURERS RECOMMENDATIONS.
15. THE INSTALLATION OF EXPANSION JOINTS IS OPTIONAL, BUT IF USED, THEY SHOULD HAVE A MAXIMUM SPACING OF SIXTY (60) FEET.
16. WHEN CONCRETE IS PLANNED TO BE PLACED AT DIFFERENT TIMES, WE RECOMMEND THE USE OF A CONSTRUCTION JOINT BETWEEN PAVING AREAS. THE CONSTRUCTION JOINT SHOULD CONSIST OF A BUTT JOINT, BUT NOT A KEYWAY JOINT.
17. DOWELS AT EXPANSION AND CONSTRUCTION JOINTS SHOULD CONSIST OF THREE QUARTER (3/4) INCH BARS, EIGHTEEN (18) INCHES IN LENGTH, WITH ONE (1) END TREATED TO SLIP, AND SPACED AT TWELVE (12) INCHES ON CENTER AT EACH JOINT.

ASPHALTIC CONCRETE PAVEMENT

18. THE FOLLOWING ASPHALTIC CONCRETE SECTIONS MAY BE USED AT THE SITE:

TYPE PAVEMENT	LIGHT DUTY	HEAVY DUTY
ASPHALTIC CONCRETE	2.00"	3.00"
CRUSHED LIMESTONE BASE	6.00"	8.00"
STABILIZED SUBGRADE	6.00"	6.00"

19. LIMESTONE BASE MATERIAL SHOULD MEET THE REQUIREMENTS OF TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS ITEM 247 TYPE A OR D GRADE 1.
20. THE LIMESTONE MATERIAL SHOULD BE COMPACTED TO A MINIMUM 95% OF THE MAXIMUM DRY UNIT WEIGHT AS OBTAINED IN THE LABORATORY BY MEANS OF THE ASTM D-1557 PROCEDURE.
21. HOT MIX ASPHALTIC CONCRETE SHOULD BE USED IN ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATION ITEM 340 TYPE D, WHICH DESCRIBES MATERIALS, GRADATION AND CONSTRUCTION METHODS FOR HOT MIX ASPHALTIC CONCRETE.

PROJECT BENCHMARKS

TBM #50: CUT SQUARE FOUND IN CONC. DRIVE OF 7-11 ON BAGDAD RD.
ELEVATION=1001.14' DATUM=NAVD88-GEOID 18

TBM #51: CUT SQUARE SET IN STORM INLET ON NORTH SIDE OF CLOVER LANE.
ELEVATION=999.58' DATUM=NAVD88-GEOID 18

TBM #52: CUT SQUARE SET IN MEDIAN OF NEW HOPE DR.
ELEVATION=996.69' DATUM=NAVD88-GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 06/28/2023

CITY OF CEDAR PARK CONSTRUCTION NOTES FOR SUBDIVISIONS AND SITE PLANS (CON'T)

Storm Sewer Notes:

1. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade at the owner's expense by the contractor with City inspection. All utility adjustments shall be completed prior to final paving construction. Contractor shall backfill around manholes and junction boxes with Class A concrete.
2. All manhole lids shall be 32" or larger, unless expressly approved in writing by the Engineering Department.
3. The location of any existing utility lines shown on these plans is the best available and may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor.
4. Pipe materials to be used for construction of utility lines: Unless otherwise specified by the Engineer, all storm sewer RCP shall be Class III. Corrugated Metal Pipe is not permitted.
5. All manhole and inlet covers shall read "City of Cedar Park".
6. Contractor to notify the City of Cedar Park 48 hours prior to connecting to existing utilities.
7. All pipe bedding material shall conform to City of Austin Standard Specifications.
8. Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi ~ 28-days), and all reinforcing steel to be ASTM A615 60.
9. Contractor to install and maintain geo-textile fabric barrier (inlet protection) around storm sewer leads and inlets to prevent silt and other material from entering the storm sewer collection system.
10. Install concrete safety end treatments to all culverts and ends of drainage pipe.
11. All curb inlets shall have an Almetek 4" Disc "No Dumping Drains to Waterway" marker.

Sequence of Construction Notes:

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

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan or subdivision construction plan and in accordance with the Erosion Sedimentation Control Plan (ESC) and Stormwater Pollution Prevention Plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures.
2. The General Contractor must contact the City Inspector at 512-401-5000, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
3. The General Contractor will follow the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.
4. Rough grade the pond(s) at 100% proposed capacity. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of embankment or excavation that leads to ponding conditions. The outlet system must consist of a sump pit outlet and an emergency spillway meeting the requirements of the City of Austin Drainage Criteria Manual, as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until installation of the permanent water quality pond(s).
5. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site.
6. Begin site clearing/construction (or demolition) activities.
7. Underground utilities will be installed, including fire hydrants.
8. 8Fire Department access will be installed where required by approved site plan.
9. Vertical construction may occur after the Pre-vertical Inspection has been cleared by the Fire Marshal.
10. Permanent water quality ponds or controls will be cleaned out and filter media will be installed prior to/concurrently with revegetation of site.
11. Complete construction and start revegetation of the site and installation of landscaping.
12. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence bearing the engineer's seal, signature, and date to the City indicating that construction, including revegetation, is complete and in substantial compliance with the approved plans. After receiving this letter, a final inspection will be scheduled by the City Inspector.
13. Upon completion of landscape installation of a project site, the Landscape Architect shall submit a letter of concurrence to the City indicating that the required landscaping is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the City Inspector.
14. After a final inspection has been conducted by the City Inspector and with approval from the City Inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation of the water quality ponds or controls.

Texas Commission on Environmental Quality
Contributing Zone Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of 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.

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

NO.	DATE	REVISION	BY

STATE OF TEXAS
GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep. 27, 2024

TBPELS FIRM No. 17877
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095
gelitexas@gmail.com

CLOVER LANE, CEDAR PARK, TEXAS 78613

DILL N CHILL

SITE PLAN IMPROVEMENTS

GENERAL NOTES (2 OF 2)

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
SURVEYED:
FILE NAME: PP
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

SHEET 3 OF 29

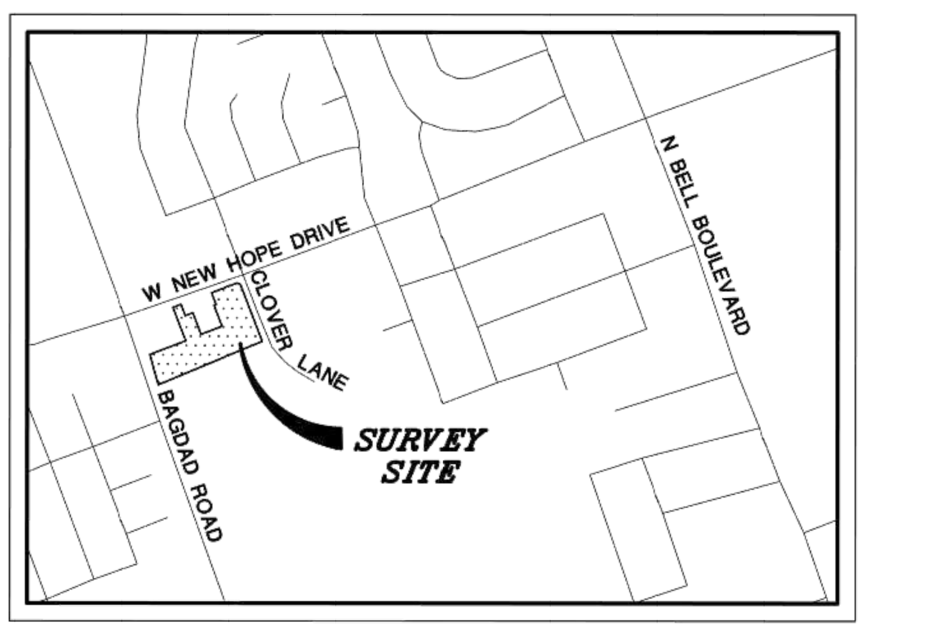
2024-28-SD

C:\Users\User\Dropbox\eli engineering\2--working folder\dill n chill\00.01--cover\00.04--sheets\ELI_DILL N CHILL_COVER.dwg Sep 27, 24 1:39 pm

C:\Users\User\Dropbox\eli engineering\2-working folder\dill n chill\00.01-cad\00.04-sheets\ELI_DILL N CHILL_COVER.dwg Sep 27, 24 1:39 pm

REPLAT OF BAGDAD COMMERCIAL PARK, PHASE 2, LOT 2B

3.894 ACRES OUT OF THE S.J. DOVER LEAGUE, ABSTRACT NO. 168, WILLIAMSON COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 48491C0464F WITH AN EFFECTIVE DATE OF DECEMBER 20, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X". ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

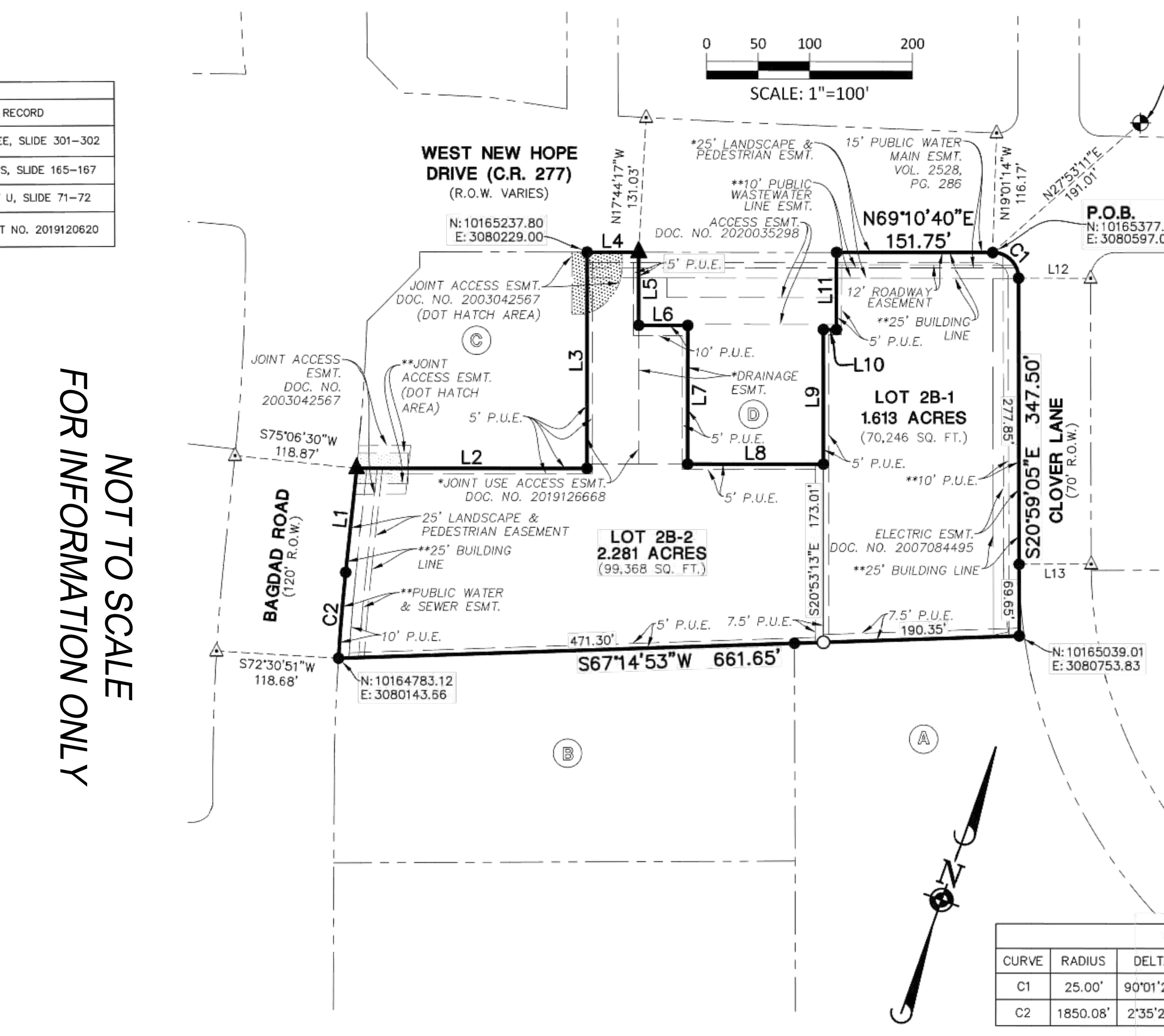
BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. COORDINATES ARE GRID VALUES. TO CONVERT TO GROUND COORDINATES, APPLY A COMBINED SCALE FACTOR OF 1.00008

ADJOINING PROPERTY TABLE			
REFERENCE LETTER	LOT	SUBDIVISION	RECORD
A	LOT 6	NEW HOPE BUSINESS PARK, SECTION3	CABINET EE, SLIDE 301–302
B	LOT 1	BAGDAD COMMERCIAL PARK	CABINET S, SLIDE 165–167
C	LOT 1	BAGDAD COMMERCIAL PARK, PHASE 2	CABINET U, SLIDE 71–72
D	LOT 2A	RESUBDIVISION OF LOT2, BAGDAD COMMERCIAL PARK, PHASE 2	DOCUMENT NO. 2019120620

RECORDING REFERENCE TABLE	
REFERENCE	RECORD
*	DOCUMENT NO. 2019120620
**	CABINET U, SLIDE 71–72, DOCUMENT NO. 2019120620

NOT TO SCALE
FOR INFORMATION ONLY



LINE TABLE		
LINE	BEARING	LENGTH
L1	N14°47'51"W	101.65'
L4	N69°10'40"E	50.00'
L5	S20°50'50"E	71.02'
L6	N69°16'29"E	47.56'
L7	S20°50'08"E	134.70'
L8	N69°09'52"E	131.83'
L9	N20°53'13"W	130.77'
L10	N69°06'26"E	12.65'
L11	N20°46'43"W	74.98'
L12	N69°10'05"E	70.00'
L13	N69°00'55"E	70.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	25.00'	90°01'29"	39.28'	S66°08'14"E	35.36'
C2	1850.08'	2°35'26"	83.65'	N16°10'37"W	83.64'

LEGEND

- ● = FOUND 1/2-INCH IRON ROD
- ▲ = MAG NAIL FOUND
- ○ = SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP
- △ = CALCULATED POINT
- = PROPERTY LINE
- = EASEMENT LINE
- = ADJOINING PROPERTY LINE
- P.O.B. = POINT OF BEGINNING

REPLAT OF BAGDAD COMMERCIAL PARK, PHASE 2, LOT 2B
1820 BAGDAD RD, CEDAR PARK, TX 78613
REPLAT

Manhard CONSULTING
6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph:512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

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REVISED: 05/22/24
PROJ. MGR.: AD
DRAWN BY: PWP
SURVEY DATE: 06/28/23
ISSUE DATE: 09/27/23
SCALE: 1"=100'
SHEET 1 OF 3

REPLAT OF BAGDAD COMMERCIAL PARK, PHASE 2, LOT 2B

3.894 ACRES OUT OF THE S.J. DOVER LEAGUE, ABSTRACT NO. 168, WILLIAMSON COUNTY, TEXAS.

DESCRIPTION

3.894 ACRES OUT OF THE S.J. DOVER SURVEY, ABSTRACT NO. 168 IN WILLIAMSON COUNTY, TEXAS, BEING LOT 2B, RESUBDIVISION OF LOT 2, BAGDAD COMMERCIAL PARK, PHASE 2, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2019120620, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.894 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST TERMINUS OF A RIGHT-OF-WAY RETURN LINE BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF W. NEW HOPE DRIVE (R.O.W. VARIES) AND THE WEST RIGHT-OF-WAY LINE OF CLOVER LANE (70' R.O.W.), BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 2B AND HEREOF;

THENCE, ALONG SAID RIGHT-OF-WAY RETURN LINE, BEING THE NORTHEAST LINE OF SAID LOT 2B, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°01'29", AN ARC LENGTH OF 39.28 FEET, AND A CHORD WHICH BEARS S66°08'14"E, A DISTANCE OF 35.36 FEET TO A 1/2-INCH IRON ROD FOUND AT THE END OF SAID CURVE, BEING THE SOUTHEAST TERMINUS OF SAID RIGHT-OF-WAY RETURN LINE, FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 2B AND HEREOF;

THENCE, S20°59'05"E, ALONG SAID WEST RIGHT-OF-WAY LINE, BEING THE EAST LINE OF SAID LOT 2B, AT 277.85 FEET PASSING A 1/2-INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 347.50 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2B, BEING IN THE NORTH LINE OF LOT 6, BLOCK B, NEW HOPE BUSINESS PARK SECTION 3, A SUBDIVISION OF RECORD IN CABINET EE, SLIDE 301, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, S67°14'53"W, IN PART ALONG THE NORTH LINE OF SAID LOT 6 AND IN PART ALONG THE NORTH LINE OF LOT 1, BAGDAD COMMERCIAL PARK, A SUBDIVISION OF RECORD IN CABINET S, SLIDE 165, OF SAID PLAT RECORDS, BEING THE SOUTH LINE OF SAID LOT 2B, A DISTANCE OF 661.65 FEET TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT IN THE EAST RIGHT-OF-WAY LINE OF BAGDAD ROAD (120' R.O.W.), BEING THE NORTHWEST CORNER OF SAID LOT 1, BAGDAD COMMERCIAL PARK, FOR THE SOUTHWESTERLY CORNER OF SAID LOT 2B AND HEREOF;

THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, BEING THE WEST LINE OF SAID LOT 2B, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1850.08 FEET, A CENTRAL ANGLE OF 02°35'26", AN ARC LENGTH OF 83.65 FEET, AND A CHORD WHICH BEARS N16°10'37"W, A DISTANCE OF 83.64 FEET TO A 1/2-INCH IRON ROD FOUND AT THE END OF SAID CURVE;

2. N14°47'51"W, A DISTANCE OF 101.65 TO A MAG NAIL FOUND AT THE SOUTHWEST CORNER OF LOT 1, BAGDAD COMMERCIAL PARK, PHASE 2, A SUBDIVISION OF RECORD IN CABINET U, SLIDE 71, OF SAID PLAT RECORDS, FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 2B AND HEREOF;

THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, ALONG THE SOUTH AND EAST LINES OF SAID LOT 1, BAGDAD COMMERCIAL PARK, PHASE 2, BEING THE WEST LINE OF SAID LOT 2B, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N69°09'12"E, A DISTANCE OF 224.04 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BAGDAD COMMERCIAL PARK, PHASE 2, FOR AN ANGLE POINT;

2. N20°50'50"W, A DISTANCE OF 210.10 FEET TO A 1/2-INCH IRON ROD FOUND IN SAID SOUTH RIGHT-OF-WAY LINE OF W. NEW HOPE DRIVE, BEING THE NORTHEAST CORNER OF SAID LOT 1, BAGDAD COMMERCIAL PARK, PHASE 2, FOR A NORTHWESTERLY CORNER HEREOF;

THENCE, N69°10'40"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE NORTH LINE OF SAID LOT 2B, A DISTANCE OF 50.00 FEET TO A MAG NAIL FOUND AT THE NORTHWEST CORNER OF LOT 2A OF SAID RESUBDIVISION OF LOT 2, BAGDAD COMMERICIAL PARK, PHASE 2, FOR AN ANGLE POINT HEREOF;

THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE LINE COMMON TO SAID LOTS 2A AND 2B, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. S20°50'50"E, A DISTANCE OF 71.02 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
2. N69°16'29"E, A DISTANCE OF 47.56 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
3. S20°50'08"E, A DISTANCE OF 134.70 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2A, FOR AN ANGLE POINT;
4. N69°09'52"E, A DISTANCE OF 131.83 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2A, FOR AN ANGLE POINT;
5. N20°53'13"W, A DISTANCE OF 130.77 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
6. N69°06'26"E, A DISTANCE OF 12.65 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
7. N20°46'43"W, A DISTANCE OF 74.98 FEET TO A 1/2-INCH IRON ROD FOUND IN SAID SOUTH RIGHT-OF-WAY LINE, BEING THE NORTHEAST CORNER OF SAID LOT 2A, FOR AN ANGLE POINT;

THENCE, N69°10'40"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING THE NORTH LINE OF SAID LOT 2B, A DISTANCE OF 151.75 FEET THE **POINT OF BEGINNING**, CONTAINING 3.894 ACRES (169,614 SQUARE FEET) OF LAND.

CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT
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 # 48491C0464F 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 NOT 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

24. THIS SUBDIVISION SHALL COMPLY WITH THE MAJOR CORRIDOR ORDINANCE OF THE CITY OF CEDAR PARK.
25. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
26. THIS PLAT DOES NOT REMOVE ANY COVENANTS OR RESTRICTIONS.
27. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
28. ADDITIONAL ACCESS THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE IN ALL RESPECTS, INCLUDING IN TERMS OF REMOTENESS, MUST BE PROVIDED IF THE PROPOSED USE SO REQUIRES AT THE TIME OF SITE PLAN.
29. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO CITY OF CEDAR PARK ZONING ORDINANCE.
30. THIS SUBDIVISION IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS APPEARING ON THE PLAT OF RESUBDIVISION OF LOT 2, BAGDAD COMMERCIAL PARK, PHASE 2, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IN INSTRUMENT NO. 2019120620.
31. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF CLOVER LANE, BAGDAD ROAD AND WEST NEW HOPE DRIVE. 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 REQUIRE TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.

REPLAT OF BAGDAD COMMERCIAL PARK, PHASE 2, LOT 2B
1820 BAGDAD RD, CEDAR PARK, TX 78613
REPLAT

REVISED: 05/22/24
PROJ. MGR.: AD
DRAWN BY: PWP
SURVEY DATE: 06/28/23
ISSUE DATE: 09/27/23
SCALE: 1"=100'
SHEET 2 OF 3

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

DRAWING SCALE:	HORIZ.= NTS, VERT.= 1:1
SURVEYED:	
FILE NAME:	PP
DATE:	
DRAWN:	EEI/JTC
DESIGNED:	EEI

CLOVER LANE, CEDAR PARK, TEXAS 78613
DILL N CHILL
SITE PLAN IMPROVEMENTS
FINAL PLAT (1 OF 2)

gejtexas@gmail.com
TBPELS FIRM No. 17877
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095

STATE OF TEXAS
GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER
Sep 27, 2024

NO.	DATE	REVISION	BY

SHEET 4 OF 29

2024-28-SD

CEDAR PARK VENTURES, LLC
1.3412 AC
700 W NEW HOPE RD
ZONING: GB

HIGHPOINT FELLOWSHIP
1.0 AC
1820 CLOVER LN
DOC. #2012082533
O.P.R.W.C.T.
ZONING: GB

CLOVER LANE
(70' R.O.W.)

TBM #51

EXIST 8" PVC WL
(CLOVER LANE
IMPROVEMENTS
05-00013-51E)

25.0' BLDG LINE
CAB U, SLIDE 71
DOC #2019120620
ITEM 10A

15.0' ELEC ESM'T

10.0' P.U.E.
CAB U, SLIDE 71
DOC #2019120620
ITEM 10A

EXIST STORM MH

EXIST WWMH

EXIST VALVES

R=25.00'
Δ=90°01'29" L=39.28'
CH=S66°08'14"E 35.36'

EXIST CURB INLET

EXIST PP

EXIST FH

14.5'

S20°59'05"E 347.50'

POINT OF BEGINNING
(SEE FINAL PLAT SHEET 4)
N:101653777.77
E:3080597.04

EXIST 2~ 24"
STORM HEADWALL
INLET TO POND

EXISTING
DETENTION
POND

REMOVE EXIST
GABION WALL

WEST NEW HOPE DRIVE
(C.R. 277)
(R.O.W. VARIES)

N69°10'40"E 151.75'

EXIST
OVERFLOW
STRUCTURE

EXIST CONC DRAINAGE
STRUCTURE
1~ 24" STORM OUTLET

10.0' PUBLIC
WASTEWATER LINE ESM'T
CAB. U, SLIDE 71-72
DOC #2019120620

15.0' PUBLIC
WATER MAIN ESM'T
VOL. 2528, PG.286

25.0' LANDSCAPE AND
PEDESTRIAN ESM'T
DOC #2019120620

N20°46'43"W 74.98'

N69°06'26"E
12.65'

EXISTING CITY OF
CEDAR PARK
SEWER LINE EXTENSION
8" PVC WW LINE
(02-00053-35E)

19.6'

ACCESS ESM'T
DOC #2020035298

LOT 2A
SWEETLANDATX, LLC
0.7218 AC
DOC. NO(S). 2020035298
& 2019120620
ZONING: GB

12.0' BLDG LINE

N20°53'13"W 303.78'

LOT 2B

PIERATT #1, LLC
1620 BAGDAD RD
3.8938 AC
RESUBDIVISION OF LOT 2,
BAGDAD COMMERCIAL PARK, PHASE 2
DOC. NO. 2019120620

ZONING: GB

****CONTRACTOR TO FIELD VERIFY
THE DEPTH AND LOCATION OF
ALL EXISTING UTILITIES PRIOR
TO COMMENCING CONSTRUCTION***

EXIST PP

EXIST FH

EXIST PP

EXIST GUYWIRES

5.0' BLDG. LINE

S67°14'53"W 190.35'

WETA-PROP, LLC
2.464 AC
1805 CLOVER LANE
LOT 6
NEW HOPE
BUSINESS PARK
SECTION 3
DOC #2018007376

ZONING: GB

SGM REAL ESTATE BUILDERS, LLC
LOT 1, 2.103 AC
BAGDAD COMMERCIAL PARK
DOC. #2022078347

ZONING: GB

PRIVATE ACCESS ESMNT TO OLE

(SCALE IN FEET)
SCALE: 1"=20'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING BUILDING SETBACK
- EXISTING CONTOURS
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING OVERHEAD ELECTRIC

COCP GPS MON #11
N:10165546.68
E:3080686.54

TBM #51
N:10165374.51
E:3080688.78

CLOVER LANE

N27°35'11"E
191.01

P.O.B.

PROJECT
BOUNDARY

REFER TO FINAL PLAT (SHEET 4)
FOR DETAILED BOUNDARY
AND BENCHMARK INFORMATION.

E NEW HOPE DRIVE

TBM #52
N:10165311.75
E:3080238.71

TBM #50
N:10164939.45
E:3080106.17

BAGDAD ROAD

BENCHMARK LOCATION MAP
SCALE: 1"=200'

NOTES:

1) *NO PORTION OF THIS DEVELOPMENT LIES WITHIN ZONE "AE" (0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA PANEL 48491C0464F, DATED DECEMBER 20TH, 2019.*

2) *THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.*

3) *THIS PROJECT IS ZONED AS "GB" (GENERAL BUSINESS).*

4) *NO EXISTING TREES ON THIS SITE.*

PROJECT BENCHMARKS

TBM #50: CUT SQUARE FOUND IN CONC. DRIVE OF 7-11 ON BAGDAD RD.
ELEVATION=1001.14' DATUM=NAVD88-GEOID 18

TBM #51: CUT SQUARE SET IN STORM INLET ON NORTH SIDE OF CLOVER LANE.
ELEVATION=999.58' DATUM=NAVD88-GEOID 18

TBM #52: CUT SQUARE SET IN MEDIAN OF NEW HOPE DR.
ELEVATION=996.69' DATUM=NAVD88-GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 06/28/2023

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

NO.	DATE	REVISION	BY

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep 27, 2024

ELI ENGINEERING
TBPELS FIRM No. 17877
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095
gejtexas@gmail.com

CLOVER LANE, CEDAR PARK, TEXAS 78613

DILL N CHILL

SITE PLAN IMPROVEMENTS

EXISTING CONDITIONS

HORIZ.= NTS
VERT.= 1:1
DRAWING SCALE:
SURVEYED:
FILE NAME: PP
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

SHEET
6
OF
29

2024-28-SD

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CEDAR PARK VENTURES, LLC
1.3412 AC
700 W NEW HOPE RD
ZONING: GB

HIGHPOINT FELLOWSHIP
1.0 AC
1820 CLOVER LN
DOC. #2012082533
O.P.R.W.C.T.
ZONING: GB

CLOVER LANE
(70' R.O.W.)

R=25.00'
Δ=90°01'29" L=39.28'
CH=S66°08'14"E 35.36'

25.0' BLDG LINE
CAB U, SLIDE 71
DOC #2019120620
ITEM 10A

10.0' P.U.E.
CAB U, SLIDE 71
DOC #2019120620
ITEM 10A

EXIST STORM MH

EXIST WWMH

EXIST VALVES

15.0' ELEC ESM'T

S20°59'05"E 347.50'

5' SDWK

PROP FH

EXIST PP

BEGIN 388 LF SILT FENCE

EXIST FH

EXIST GUYWIRES

5.0' BLDG. LINE

WEST NEW HOPE DRIVE
(C.R. 277)
(R.O.W. VARIES)

PUBLIC DRAINAGE EASEMENT (DENOTED BY DIAGONALLY HATCHED AREA)

DOC. #_____

PICKLEBALL COURT

PICKLEBALL COURT

PICKLEBALL COURT

KNOLL SPRINGS ST

N69°10'40"E 151.75'

12.0' ROADWAY ESM'T DOC #

PROP BATCH DETENTION POND

6' SDWK

6' SDWK

5' SDWK

PROP FH

S67°14'53"W 190.35'

WETA-PROP, LLC
2.464 AC
1805 CLOVER LANE
LOT 6
NEW HOPE BUSINESS PARK
SECTION 3
DOC #2018007376

ZONING: GB

10.0' PUBLIC WASTEWATER LINE ESM'T
CAB. U, SLIDE 71-72
DOC #2019120620

15.0' PUBLIC WATER MAIN ESM'T
VOL. 2528, PG.286

25.0' LANDSCAPE AND PEDESTRIAN ESM'T
DOC #2019120620

N20°46'43"W 74.98'

16 LF OF ROCK BERM (TO BE REMOVED WHEN OUTLET STRUCTURE IS INSTALLED)

N20°53'13"W 303.78'

12.0' BLDG LINE

END 388 LF SILT FENCE

LOT 2A
SWEETLANDATX, LLC
0.7218 AC
DOC. NO(S). 2020035298
& 2019120620
ZONING: GB

LOT 2B
PIERATT #1, LLC
1620 BAGDAD RD
3.8938 AC
RESUBDIVISION OF LOT 2,
BAGDAD COMMERCIAL PARK, PHASE 2
DOC. NO. 2019120620

ZONING: GB

SGM REAL ESTATE BUILDERS, LLC
LOT 1, 2.103 AC
BAGDAD COMMERCIAL PARK
DOC. #2022078347

ZONING: GB

POND NOTE:

WATER QUALITY VOLUME TO SERVE AS SETTLING BASIN DURING INTERIM CONSTRUCTION. BATCH DETENTION CONTROL VALVE TO REMAIN CLOSED UNTIL POND CONSTRUCTION IS COMPLETE AND VEGETATION IS ESTABLISHED.

(SCALE IN FEET)
SCALE: 1"=20'

NOTES:

1) ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.

2) ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.

3) THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION GENERAL PERMIT (CGP) AND A NOTICE OF INTENT (NOI) TO CITY OF CEDAR PARK MS4 COORDINATOR (DENNIS NEILSON), UPLOADED TO MY GOVERNMENT ONLINE, PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL ALSO POST CGP, NOI AND SWPPP ON SITE.

4) SEE SHEET 19 FOR EROSION AND SEDIMENTATION CONTROL DETAILS.

5) THE PROPOSED LIMITS OF CONSTRUCTION (TOTAL DISTURBED AREA) = **1.73 AC**.

6) ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO CONSTRUCTION.

LEGEND

LIMITS OF CONSTRUCTION	LOC LOC
LIMITS OF CONSTRUCTION & SILT FENCE	LOC/SF
SILT FENCE	SF SF
STAGING AREA	
STABILIZED CONSTRUCTION ENTRANCE	
CONCRETE WASHOUT	
INLET PROTECTION	IP
EXISTING DIRECTION OF STORMWATER	
PROPOSED DIRECTION OF STORM WATER (GRADING PLAN)	
TEMPORARY ROCK BERM	RB

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

NO.	DATE	REVISION	BY

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep 27, 2024

TBPELS FIRM No. 17877
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095
gejtexas@gmail.com

CLOVER LANE, CEDAR PARK, TEXAS 78613

DILL N CHILL

SITE PLAN IMPROVEMENTS

EROSION AND SEDIMENTATION CONTROL PLAN

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
SURVEYED:
FILE NAME: PP
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

SHEET
7
OF
29

2024-28-SD

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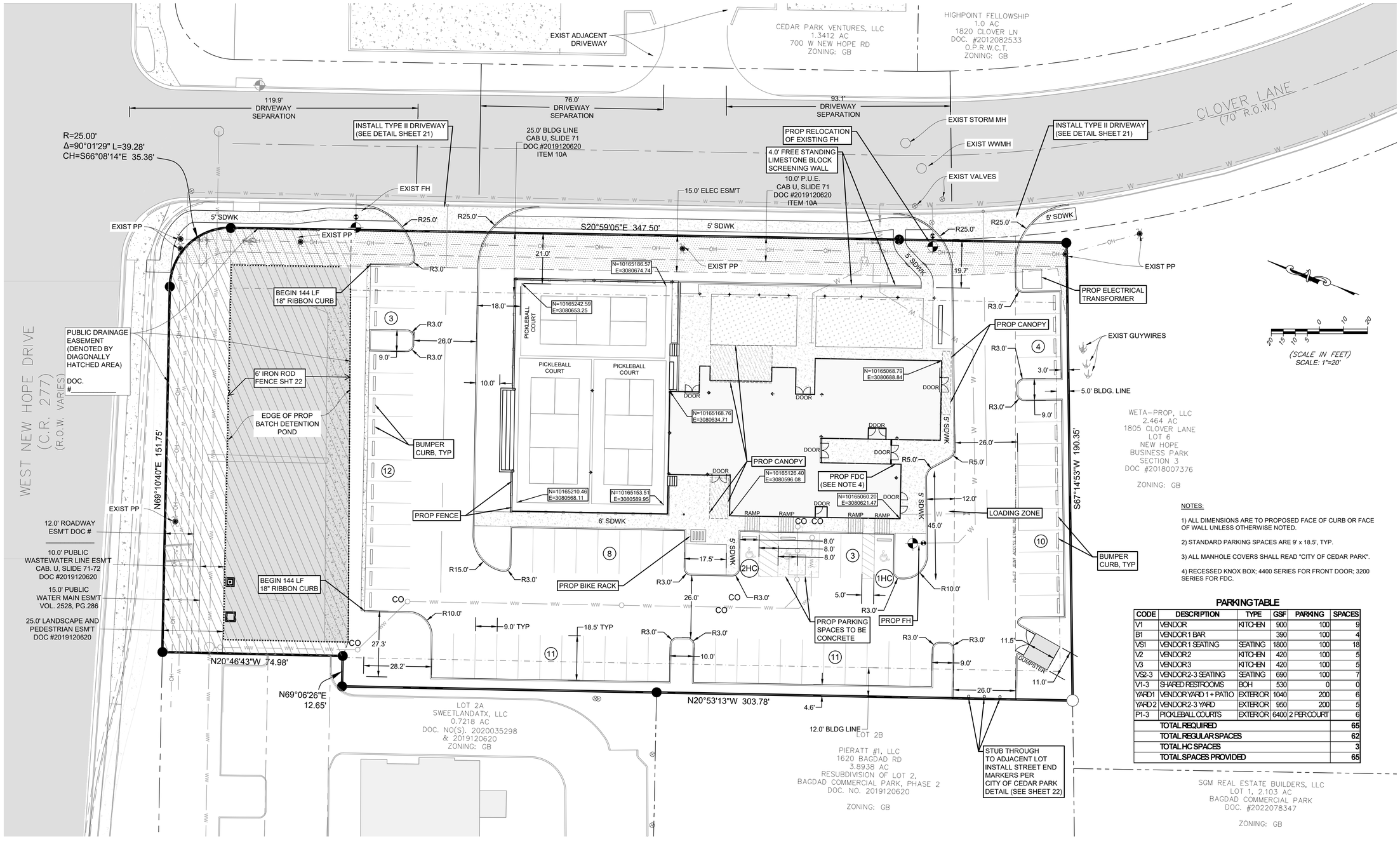

NOTES:

1) ALL DIMENSIONS ARE TO PROPOSED FACE OF CURB OR FACE OF WALL UNLESS OTHERWISE NOTED.

2) STANDARD PARKING SPACES ARE 9' x 18.5', TYP.

3) ALL MANHOLE COVERS SHALL READ "CITY OF CEDAR PARK".

4) RECESSED KNOX BOX; 4400 SERIES FOR FRONT DOOR; 3200 SERIES FOR FDC.

PARKING TABLE

CODE	DESCRIPTION	TYPE	GSF	PARKING	SPACES
V1	VENDOR	KITCHEN	900	100	9
B1	VENDOR 1 BAR		390	100	4
VS1	VENDOR 1 SEATING	SEATING	1800	100	18
V2	VENDOR 2	KITCHEN	420	100	5
V3	VENDOR 3	KITCHEN	420	100	5
VS2-3	VENDOR 2-3 SEATING	SEATING	690	100	7
V1-3	SHARED RESTROOMS	BOH	530	0	0
YARD1	VENDOR YARD 1 + PATIO	EXTERIOR	1040	200	6
YARD 2	VENDOR 2-3 YARD	EXTERIOR	950	200	5
P1-3	PICKLEBALL COURTS	EXTERIOR	6400	2 PER COURT	6
	TOTAL REQUIRED				65
	TOTAL REGULAR SPACES				62
	TOTAL HC SPACES				3
	TOTAL SPACES PROVIDED				65

ASPHALTIC CONCRETE PAVEMENT

18. THE FOLLOWING ASPHALTIC CONCRETE SECTIONS MAY BE USED AT THE SITE.

TYPE PAVEMENT	LIGHT DUTY SECTION	HEAVY DUTY SECTION
ASPHALTIC CONCRETE	2.00"	3.00"
CRUSHED LIMESTONE BASE	6.00"	8.00"
STABILIZED SUBGRADE	8.00"	8.00"

REFER TO SHEET 3 & GEOTECH REPORT FOR ADDITIONAL INFORMATION ON PAVING

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

NO.	DATE	REVISION	BY

GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER
Sep 30, 2024

TBPELS FIRM No. 17877
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095
gejtexas@gmail.com

CLOVER LANE, CEDAR PARK, TEXAS 78613

DILL N CHILL

SITE PLAN IMPROVEMENTS

SITE PLAN AND DIMENSIONAL CONTROL PLAN

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
SURVEYED:
FILE NAME: PP
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

SHEET
8
OF
29

2024-28-SD

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CEDAR PARK VENTURES, LLC
1.3412 AC
700 W NEW HOPE RD
ZONING: GB

HIGHPOINT FELLOWSHIP
1.0 AC
1820 CLOVER LN
DOC. #2012082533
O.P.R.W.C.T.
ZONING: GB

CLOVER LANE
(70' R.O.W.)

FREE STANDING LIMESTONE BLOCK SCREENING WALL

EXIST STORM MH

EXIST WWMH

EXIST VALVES

EXIST FH

4-FT CURB BREAK

EXIST PP

R=25.00'
Δ=90°01'29" L=39.28'
CH=S66°08'14"E 35.36'

25.0' BLDG LINE
CAB U, SLIDE 71
DOC #2019120620
ITEM 10A

15.0' ELEC ESM'T

10.0' P.U.E.
CAB U, SLIDE 71
DOC #2019120620
ITEM 10A

S20°59'05"E 347.50'

5' SDWK

PUBLIC DRAINAGE EASEMENT (DENOTED BY DIAGONALLY HATCHED AREA)

DOC. #_____

15.0' PUBLIC WATER MAIN ESM'T VOL. 2528, PG.286

10.0' PUBLIC WASTEWATER LINE ESM'T CAB. U, SLIDE 71-72 DOC #2019120620

12.0'ROADWAY ESM'T DOC # _____

25.0' LANDSCAPE AND PEDESTRIAN ESM'T DOC #2019120620

WEST NEW HOPE DRIVE
(C.R. 277)
(R.O.W. VARIES)

N6°10'40"E 151.75'

PROP BATCH DETENTION POND (REFER TO SHEET 13)

SECTION A

PROP FLUME (REFER TO SHEET 24)

FF=1006.50

4.0'

5.0' BLDG. LINE

EXIST GUYWIRES

6' SDWK

N20°53'13"W 303.78'

12.0' BLDG LINE

N20°46'43"W 74.98'

WETA-PROP, LLC
2.464 AC
1805 CLOVER LANE
LOT 6
NEW HOPE
BUSINESS PARK
SECTION 3
DOC #2018007376

ZONING: GB

S67°14'53"W 190.35'

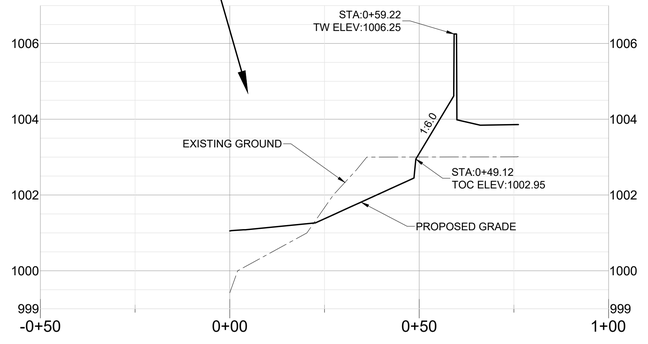
LOT 2A
SWEETLANDATX, LLC
0.7218 AC
C. NO(S). 2020035298
& 2019120620
ZONING: GB

LOT 2B
PIERATT #1, LLC
1620 BAGDAD RD
3.8938 AC
RESUBDIVISION OF LOT 2,
BAGDAD COMMERCIAL PARK, PHASE 2
DOC. NO. 2019120620

ZONING: GB

SGM REAL ESTATE BUILDERS, LLC
LOT 1, 2.103 AC
BAGDAD COMMERCIAL PARK
DOC. #2022078347

ZONING: GB



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING BUILDING SETBACK
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE
- PROPOSED VALVE
- PROPOSED REDUCER
- EXISTING WATER
- PROPOSED FIRE LINE
- PROPOSED WATER
- PROPOSED (PRIVATE) METER

EXISTING DIRECTION OF STORM WATER (GRADING PLAN)

PROPOSED DIRECTION OF STORM WATER (GRADING PLAN)

000.00 PROPOSED SPOT ELEVATION

TG=TOP OF GRATE
TC=TOP OF CURB
TW=TOP OF WALL
BW=BOTTOM OF WALL
HP=HIGH POINT
LP=LOW POINT
FG=FINISHED GRADE
NG=NATURAL GROUND

(SCALE IN FEET)
SCALE: 1"=20'

NOTE:

1) ALL MANHOLE COVERS SHALL READ "CITY OF CEDAR PARK".

2) ALL RIP-RAP SHALL BE MORTARED.

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

NO.	DATE	REVISION	BY

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep 27, 2024

TBPELS FIRM No. 17877
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512-635-8095
gej@texas@gmail.com

CLOVER LANE, CEDAR PARK, TEXAS 78613

DILL N CHILL

SITE PLAN IMPROVEMENTS

SITE GRADING PLAN

DRAWING SCALE:	HORIZ.= NTS VERT.= 1:1
SURVEYED:	
FILE NAME:	PP
DATE:	
DRAWN:	EEI/JTC
DESIGNED:	EEI

SHEET
9
OF
29

2024-28-SD

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New Hope Business Park
Curb Inlet Calculations - Parabolic Crown
25-Year Storm

Inlet	Q	+ Bypass	Total Q	Slope	Street Width	y	a	Qa/La	La	L	L/La	Q/Qa	Qin	Bypass	Remarks
	(cfs)	(cfs)	(cfs)	(ft/ft)	(ft)	(ft)	(ft)	(cfs/ft)	(ft)	(ft)	(ft/ft)	(cfs/cfs)	(cfs)	(cfs)	
B-1	5.02	0	5.02	0.005	30	0.44	0.42	0.91	5.53	10	1.81	1.00	5.02	0.00	
B-2	5.32	0	5.32	0.005	30	0.45	0.42	0.92	5.80	10	1.73	1.00	5.32	0.00	

New Hope Business Park
Curb Inlet Calculations - Parabolic Crown
100-Year Storm

Inlet	Q	+ Bypass	Total Q	Slope	Street Width	y	a	Qa/La	La	L	L/La	Q/Qa	Qin	Bypass	Remarks
	(cfs)	(cfs)	(cfs)	(ft/ft)	(ft)	(ft)	(ft)	(cfs/ft)	(ft)	(ft)	(ft/ft)	(cfs/cfs)	(cfs)	(cfs)	
B-1	6.74	0	6.74	0.005	30	0.49	0.42	0.96	7.00	10	1.43	1.00	6.74	0.00	
B-2	7.14	0	7.14	0.005	30	0.50	0.42	0.97	7.33	10	1.37	1.00	7.14	0.00	

New Hope Business Park
4-Sided Area Inlet Orifice Calculations
100-Year Storm

Inlet	Q	+ Bypass	Total Q	Max. Depth	Inlet Width	No. of Sides	A	H	Remarks
	(cfs)	(cfs)	(cfs)	(ft)	(ft)		(sf)	(ft)	
A	21.12	0	21.12	0.9167	4	4	6.667	0.43	
C	4.73	0	4.73	0.9167	4	4	6.667	0.02	Will actually be weir flow
B	5.49	0	5.49	0.9167	4	4	6.667	0.03	Will actually be weir flow.

New Hope Business Park
4-Sided Area Inlet Orifice Calculations
25-Year Storm

Inlet	Q	+ Bypass	Total Q	Max. Depth	Inlet Width	No. of Sides	A	H	Remarks
	(cfs)	(cfs)	(cfs)	(ft)	(ft)		(sf)	(ft)	
A	14.59	0	14.59	0.9167	4	4	6.667	0.21	Will actually be weir flow
C	3.27	0	3.27	0.9167	4	4	6.667	0.01	Will actually be weir flow
B	3.8	0	3.8	0.9167	4	4	6.667	0.01	Will actually be weir flow.

NOTES:
1. ALL COMMERCIAL LOTS ARE REQUIRED TO HAVE ON-SITE DETENTION / WATER QUALITY AS REQUIRED.
2. LOTS 1, 2, & 3 OF BLOCK B ALL DRAIN TO NEW HOPE ROAD OR BAGDAD ROAD. CONVEYANCE FOR DEVELOPED LOTS WILL BE VIA THE DRAINAGE EASEMENTS PROVIDED BY BAGDAD COMMERCIAL PHASE 1 PLAT.
3. THE DETENTION / WATER QUALITY POND WILL BE CONSTRUCTED IN AN EASEMENT FILED BY SEPARATE INSTRUMENT.
4. DRAINAGE AREA 6, REFERRED TO IN THE DRAINAGE REPORT, IS THE BY-PASS AREA AROUND THE WATER QUALITY POND AND DOES NOT AFFECT THE DESIGN OR OPERATION OF THE STORM WATER SYSTEM. THEREFORE, IT IS NOT SHOWN.

OFFSITE AREA MITIGATED AND CONVEYED

OFFSITE AREA MITIGATED AND CONVEYED

DRAINAGE AREA #2
Q 25 = 14.59
Q 100 = 21.12

DRAINAGE AREA #4
Q 25 = 3.80
Q 100 = 5.49

DRAINAGE AREA #3
Q 25 = 3.27
Q 100 = 4.73

OVERALL WATERSHED BOUNDARY LINE (LIMITS OF STUDY)

TIMES OF CONCENTRATION RECALCULATED AS PER CITY STANDARDS

DRAINAGE AREA #5
Q 25 = 5.02
Q 100 = 6.74

DRAINAGE AREA #1
Q 25 = 5.32
Q 100 = 7.14

DRAINAGE APEA BOUNDARY LINE

PROPOSED POND PROVIDES WATER QUALITY AND DETENTION FOR THESE AREAS

PROPOSED NEW SITE TOTAL AREA= 1.35AC

AREA ALREADY ACCOUNTED IN DA-1
TOTAL AREA= 0.26AC

NEW HOPE ROAD BUSINESS PARK
Time of Concentration per COA Methodology

Area	Sheet Flow L (ft)	Sheet Flow E	Sheet Flow Slope (ft/ft)	Sheet Flow n	Sheet Flow Tc (min)	Shallow Concentrated Flow L (ft)	Shallow Concentrated Flow E	Shallow Concentrated Flow Slope (ft/ft)	Shallow Concentrated Flow n	Shallow Concentrated Flow Tc (min)	Concentrated Flow L (ft)	Concentrated Flow Vel (ft/sec)	Concentrated Flow Tc (min)	TcT (min)
1														5.00
2	300	12	0.040	0.3	10.71	260	8	0.031	0.3	7.41	0	4	0.00	18.13
3	300	7	0.023	0.3	14.03	143	4	0.028	0.3	4.28	0	4	0.00	18.30
4	300	7	0.023	0.3	14.03	45	1	0.022	0.3	1.51	0	4	0.00	15.54
5														5.00
6	300	3.5	0.012	0.3	19.84	426	5	0.012	0.3	19.59	0	4	0.00	39.43

NEW HOPE ROAD BUSINESS PARK
Detention Pond Performance

Storm	2-Year	10-Year	25-Year	100-Year	100-Year w/ Off-site
Existing Conditions (cfs)	12	26	35	49	
Developed Conditions (cfs)	14	30	40	55	101
Pond Outflow (cfs)	11	26	35	49	94
Maximum Stage	996.94	997.64	998.02	998.52	999.70

DETENTION POND RATING CURVE
New Hope Road Business Park

Pond Volume				Low-Level Outlet 1 X 4' Orifice @996 4.00 sf.		Upper Outlet 1'X 3.5' Orifice @997 3.50 sf.		4' Weir @998		4' Weir @999		
ELEV.	AREA sf	Vt cf	Vt ac-ft	Eff. Fl.	Q cfs	Eff. Fl.	Q cfs	Fl	Q cfs	Fl	Q cfs	Qt cfs
995	2,623	0	Dead									
995.5	5,611	2,012	Storage									
996	7,332	5,238	0.0000	996	0.00							0.00
996.5	8,043	9,080	0.0882	996	4.24							4.24
997	8,754	13,278	0.1846	996	12.00	997.00	0.00					12.00
997.5	9,453	17,829	0.2891	996.5	19.26	997.00	3.71					22.97
998	10,162	22,739	0.4016	996.5	23.59	997.00	10.50	998.00	0.00			34.09
998.5	10,918	27,996	0.5225	996.5	27.24	997.50	16.85	998.00	4.24			48.33
999	11,683	33,640	0.6521	996.5	30.45	997.50	20.64	998.00	12.00	999.00	0.00	63.09
999.5	12,466	39,681	0.7707	996.5	33.36	997.50	23.83	998.00	22.05	999.00	4.24	83.48
1000	13,250	46,109	0.9383	996.5	36.03	997.50	26.65	998.00	33.94	999.00	12.00	108.62

NEWHOPE ROAD BUSINESS PARK
Rational Method Runoff Calculations

AREA	ACREAGE (ac.)	TIME OF CONCENTRATION (min.)	RAINFALL INTENSITY 25 YR (in/hr)	RAINFALL INTENSITY 100 YR (in/hr)	RUNOFF COEFFICIENT 25 YR	RUNOFF COEFFICIENT 100 YR	Q 25 (cfs)	Q 100 (cfs)
1	0.668	5.00	9.84	11.88	0.81	0.90	5.32	7.14
2	5.464	18.13	6.85	8.40	0.39	0.46	14.59	21.12
3	1.229	18.30	6.82	8.37	0.39	0.46	3.27	4.73
4	1.342	15.54	7.27	8.89	0.39	0.46	3.80	5.49
5	0.630	5.00	9.84	11.88	0.81	0.90	5.02	6.74

Record Drawings
By: [signature] Date: 11/11/25

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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

EXISTING			IMPERVIOUS			GRASS		
Drainage Area	Total Area (Ac)	Total Area (sf)	Area Impervious (sf)	Area Impervious (Ac)	Area Impervious (%)	Area Grass (sf)	Area Grass (Ac)	Area Grass (%)
EX DA-1	0.58	25,258	0	0.00	0.0%	25,258	0.58	100.0%
EX DA-2	5.46	238,012	0	0	0.0%	238,012	5.46	100.0%
EX DA-3	1.23	53,535	0	0	0.0%	53,535	1.23	100.0%
EX DA-4	1.34	58,458	0	0	0.0%	58,458	1.34	100.0%
EX DA-5	0.63	27,443	0	0.00	0.0%	27,443	0.63	100.0%

Time of Concentration Calculations				Sheet Flow				Shallow Conc. Flow				Total
Existing Flows		Area	Area	L	n	S	T_t	L	Surface Type	S	T_t	T_c
From	To	(Ac)	(sf)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(min)	(min)
EX DA-1	CLOVER LANE/DETENTION POND	0.58	25,258									**5**
EX DA-2	CLOVER LANE/DETENTION POND	5.46	238,012	100	0.3	0.040	11.62	460	Unpaved	0.031	2.70	**14.32**
EX DA-3	CLOVER LANE/DETENTION POND	1.23	53,535	100	0.3	0.023	14.50	343	Unpaved	0.028	2.12	**16.62**
EX DA-4	CLOVER LANE/DETENTION POND	1.34	58,458	100	0.3	0.023	14.50	245	Unpaved	0.022	1.71	**16.21**
EX DA-5	CLOVER LANE/DETENTION POND	0.63	27,443									**5**

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

NO.	DATE	REVISION	BY

STATE OF TEXAS
GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
11/25/25

Sep 27, 2024

CARTEX ENGINEERING SERVICES, INC.
700 TERESA COVE, CEDAR PARK, TX 78613
512-658-8095 (F) 512-552-6580

CLOVER LANE
STREET AND UTILITY IMPROVEMENTS
DRAINAGE EXHIBIT

ELI ENGINEERING
TBPELS FIRM No. 17877
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095
gelitexas@gmail.com

CLOVER LANE, CEDAR PARK, TEXAS 78613
DILL N CHILL
SITE PLAN IMPROVEMENTS
OVERALL DRAINAGE AREA MAP

DRAWING SCALE: HORIZ.= 1"=80' VERT.= 1:1
SURVEYED: TWG
FILE NAME: CLOVERLANE
DATE: 2.05
DRAWN: CTB
DESIGNED: CTB/TWG

SHEET 12 OF 15

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
SURVEYED:
FILE NAME: PP
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

SHEET 10 OF 29

2024-28-SD

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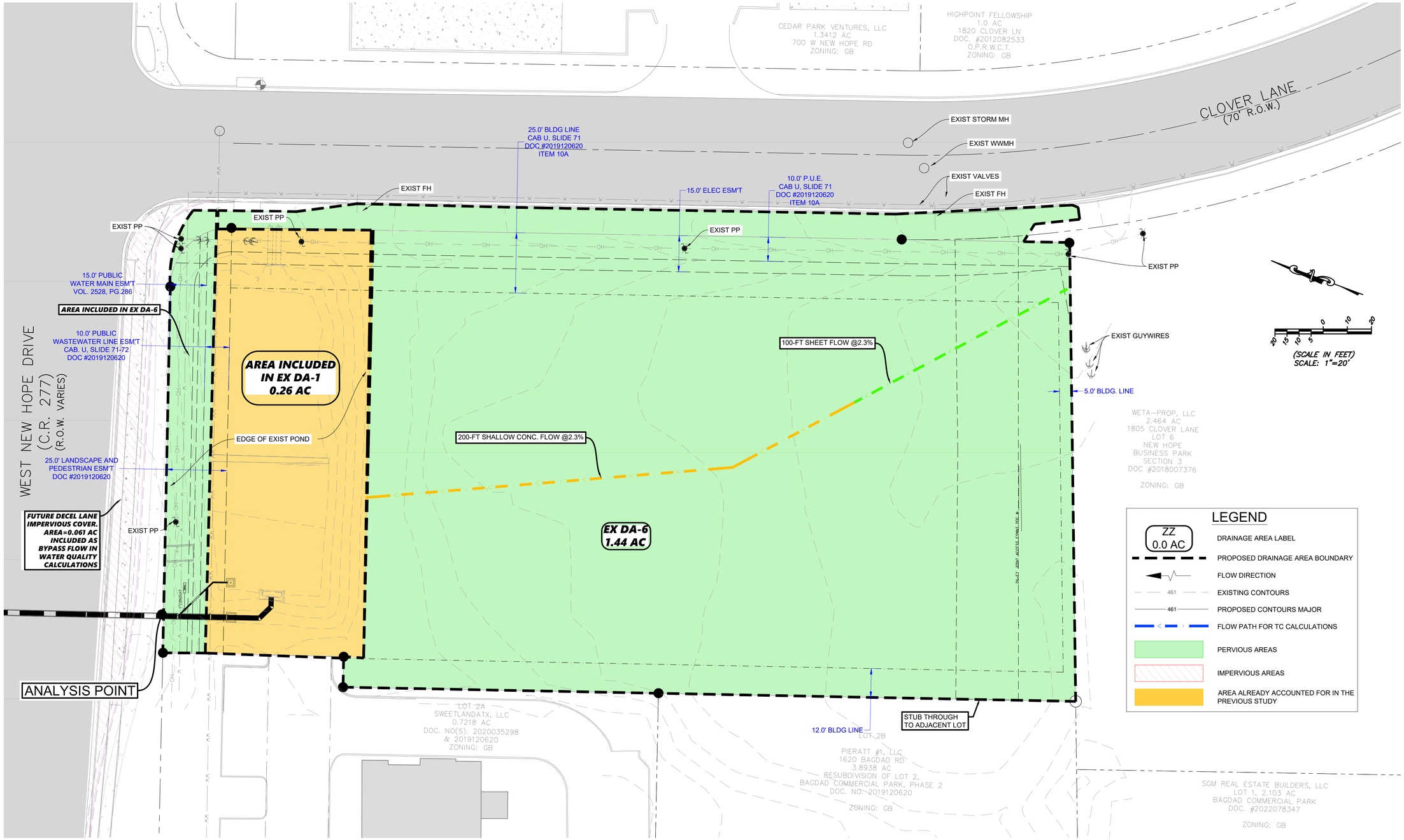

EXISTING			IMPERVIOUS			GRASS		
Drainage Area	Total Area (Ac)	Total Area (sf)	Area Impervious (sf)	Area Impervious (Ac)	Area Impervious (%)	Area Grass (sf)	Area Grass (Ac)	Area Grass (%)
EX DA-6	1.44	62,591	0	0.00	0.0%	62,591	1.44	100.0%

Time of Concentration Calculations				Sheet Flow				Shallow Conc. Flow				Total
Existing Flows		Area	Area	L	n	S	T_t	L	Surface Type	S	T_t	T_c
From	To	(Ac)	(sf)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(min)	(min)
EX DA-6	TO PROPOSED DETENTION POND	1.44	62,591	100	0.150	0.023	8.40	200	Unpaved	0.023	1.38	**9.78**

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

NO. | DATE | REVISION | BY

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep 27, 2024

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512-658-8095
gejtexas@gmail.com

CLOVER LANE, CEDAR PARK, TEXAS 78613

DILL N CHILL

SITE PLAN IMPROVEMENTS

PRE-DRAINAGE AREA MAP

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
SURVEYED:
FILE NAME: PP
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

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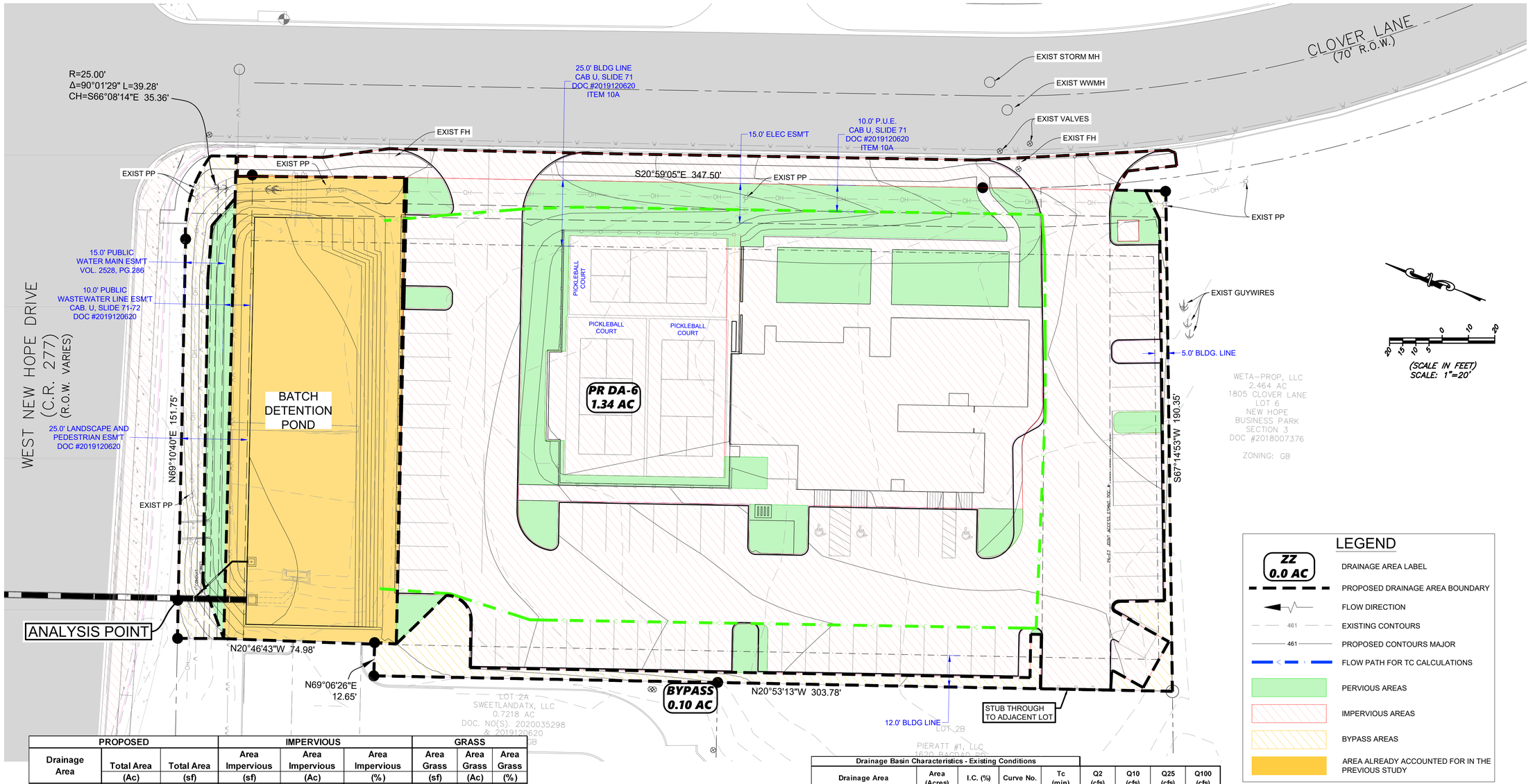

Drainage Area	PROPOSED Total Area (Ac)	PROPOSED Total Area (sf)	IMPERVIOUS Area Impervious (sf)	IMPERVIOUS Area Impervious (Ac)	IMPERVIOUS Area Impervious (%)	GRASS Area Grass (sf)	GRASS Area Grass (Ac)	GRASS Area Grass (%)
EX DA-1	0.58	25,258	20,781	0.48	82.3%	4,477	0.10	17.7%
EX DA-5	0.63	27,443	21,048	0.48	76.7%	6,395	0.15	23.3%
PR DA-6	1.34	58,179	47,100	1.08	81.0%	11,079	0.25	19.0%
BYPASS	0.10	4,412	100	0.00	2.3%	4,312	0.10	97.7%

TC IS TAKEN AS MIN. VALUE OF 5 MIN

Time of Concentration Calculations			Sheet Flow				Shallow Conc. Flow				Total
Proposed Flows	Area	Area	L	n	S	T_t	L	Surface Type	S	T_t	T_c
From / To	(Ac)	(sf)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(min)	(min)
PR DA-6 — TO PROPOSED DETENTION POND	1.34	**58,179**		-	-	-		Paved	-	-	**5.00**
BYPASS — BYPASSING THE DETENTION POND	0.10	**4,412**		-	-	-		Paved	-	-	**5.00**

PROPOSED

Analysis Point	Existing Flows		Proposed Flows	
2 YR	30.10	CFS	24.50	CFS
10 YR	53.90	CFS	36.20	CFS
25 YR	70.30	CFS	42.80	CFS
100 YR	98.30	CFS	73.80	CFS

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

Detention Analysis Summary - Pond #1	Analysis Point					
	Peak Pre-Dev Flows(cfs)	Peak Post Dev Flows(cfs)	Peak Flow Entering Pond (cfs)	Peak Flow Leaving Pond (cfs)	Peak Elevation (m.s.l.)	Freeboard (ft)
2-YR	30.10	24.50	31.00	24.35	996.9	4.10
10-YR	53.90	36.20	53.50	36.00	998.5	2.50
25-YR	70.30	42.80	69.11	42.50	999.8	1.25
100-YR	98.30	73.80	95.85	73.40	1001.0	0.00

Drainage Basin Characteristics - Existing Conditions	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
EX DA-1	0.58	0%	84	5.00	2.30	4.14	5.40	7.54
EX DA-2	5.46	0%	84	14.32	15.90	28.49	37.19	52.02
EX DA-3	1.23	0%	84	16.62	3.36	6.02	7.86	11.00
EX DA-4	1.34	0%	84	16.21	3.71	6.65	8.68	12.14
EX DA-5	0.63	0%	84	5.00	2.50	4.49	5.87	8.20
EX DA-6	1.44	0%	84	9.78	4.82	8.64	11.28	15.78

Drainage Basin Characteristics - Proposed Conditions	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
PR DA-6	1.34	80.96%	84	5.00	7.13	11.00	13.75	18.40
BYPASS	0.10	2.27%	84	5.00	0.40	0.75	1.00	1.32

WQ VOL

POND ELEV	CONTOUR AREA SQ.FT	STORAGE CU FT)	STORAGE ACRE FT)
992.68	0	0.00	0.000
993	800	128.00	0.003
994	5550	3303.00	0.076
995	6275	9216.00	0.212
995.35	6,371.25	11,460.20	0.263
996	6550	15628.00	0.359
997	7350	22578.00	0.518
998	8050	30278.00	0.695
999	8770	38688.00	0.888
1,000.00	9600	47873.00	1.099
1,001.00	10800	58073.00	1.333

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP.

NO.	DATE	REVISION	BY

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep 27, 2024

TBPELS FIRM No. 17877
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095
gejtexas@gmail.com

CLOVER LANE, CEDAR PARK, TEXAS 78613

DILL N CHILL

SITE PLAN IMPROVEMENTS

POST-DRAINAGE AREA MAP

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
SURVEYED:
FILE NAME: PP
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

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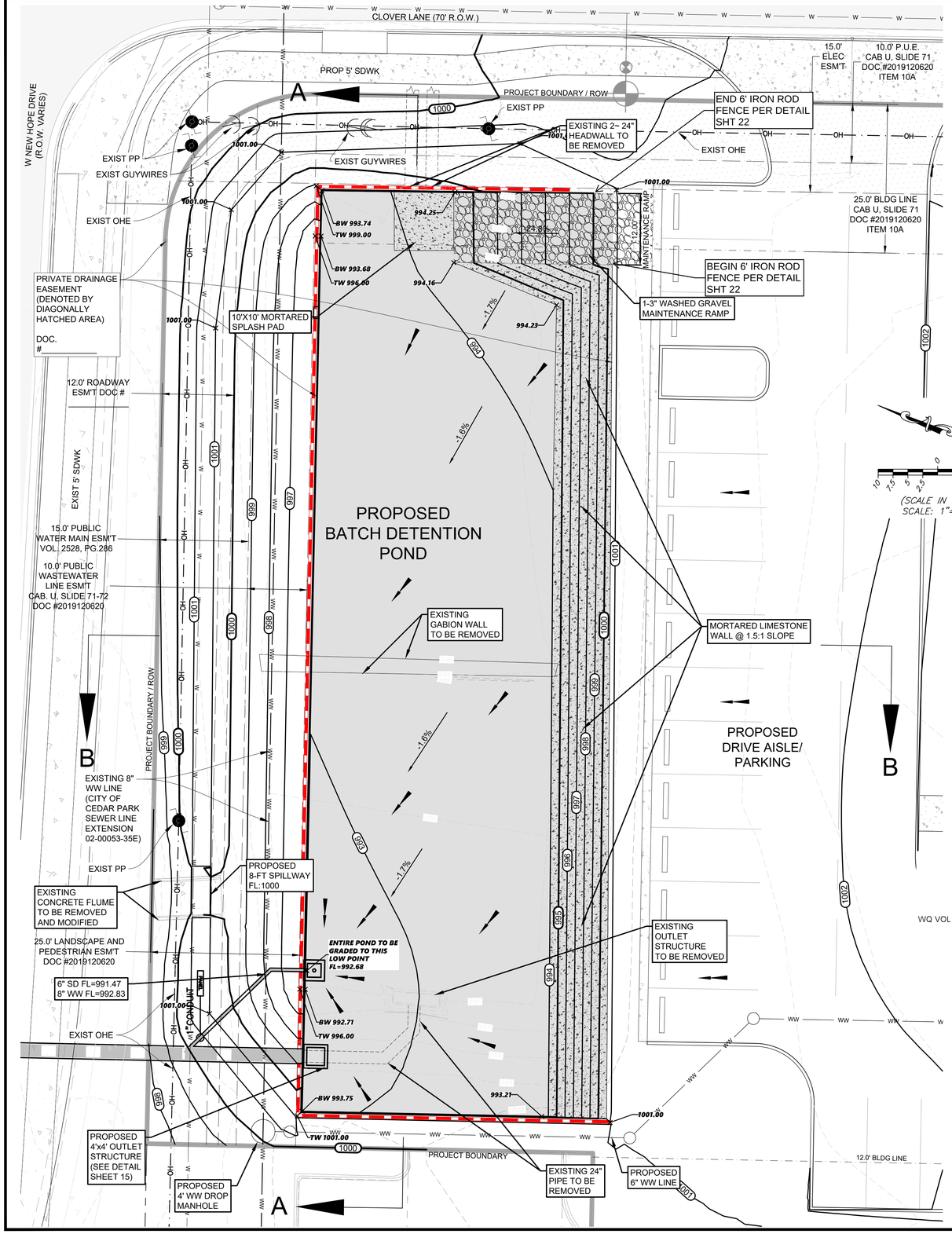
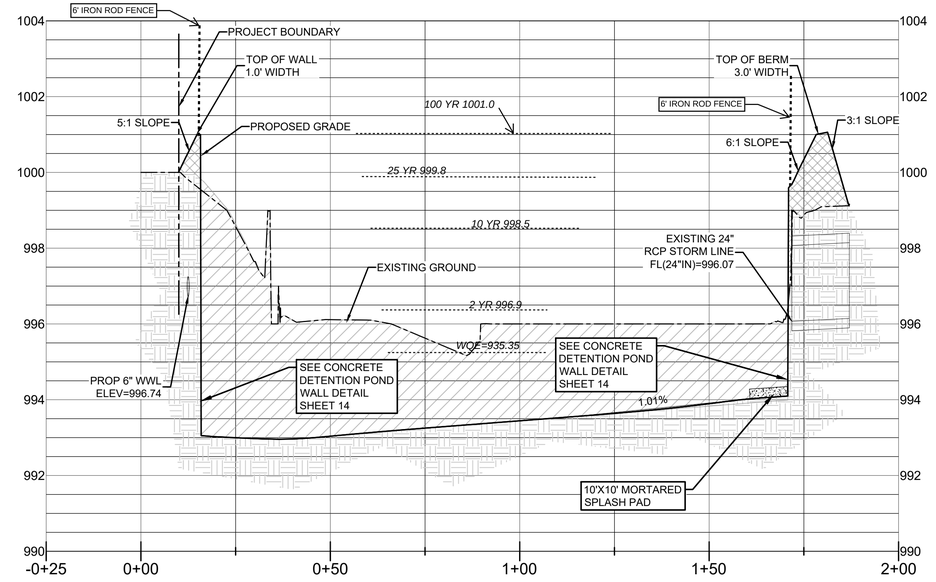




SECTION A-A

SCALE: 1"=20'

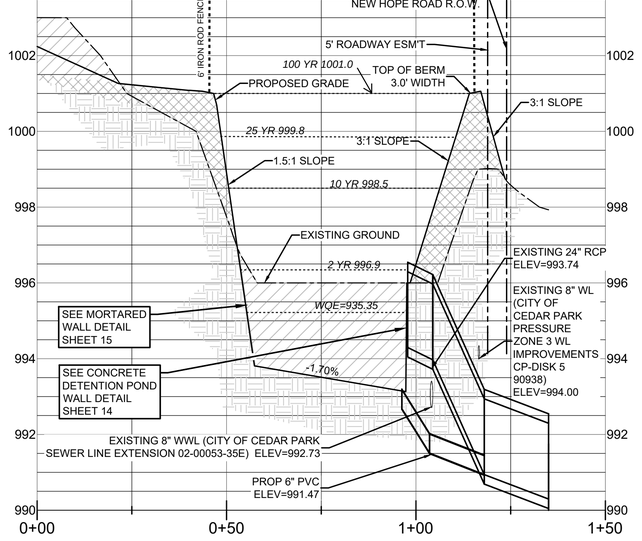
NOTE:
1) ALL MANHOLE COVERS SHALL READ "CITY OF CEDAR PARK".
2) ALL RIP-RAP SHALL BE MORTARED.

Outfall Structure & Discharges (cfs)			
Stage	24" EXS PIPE @ 994.29	9-FT Spillway @ 995.35	8-FT Emergency Spillway @ 1000
992.68	0	0.00	0.00
993	0	0.00	0.00
994	0	0.00	0.00
995	0	0.00	0.00
996	12.92	12.92	0.00
997	25.55	25.55	0.00
998	32.89	32.89	0.00
999	38.68	38.68	0.00
1,000.00	43.67	43.67	0.00
1,001.00	48.13	48.01	26.64

POND			
ELEV	CONTOUR AREA SQ.FT	STORAGE CU FT)	STORAGE ACRE FT)
992.68	0	0.00	0.000
993	800	128.00	0.003
994	5550	3303.00	0.076
995	6275	9216.00	0.212
995.35	6,371.25	11,460.20	0.263
996	6550	15628.00	0.359
997	7350	22578.00	0.518
998	8050	30278.00	0.695
999	8770	38688.00	0.888
1,000.00	9600	47873.00	1.099
1,001.00	10800	58073.00	1.333

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING DIRECTION OF STORMWATER
- PROPOSED DIRECTION OF STORM WATER (GRADING PLAN)
- PROPOSED CUT (GRADING PLAN)
- PROPOSED FILL (GRADING PLAN)



SECTION B-B

SCALE: 1"=20'

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

NO.	DATE	REVISION	BY

GARY ELI JONES # 79198 REGISTERED PROFESSIONAL ENGINEER
Sep 27, 2024

TBPELS FIRM No. 17877

ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095
gejtexas@gmail.com

CLOVER LANE, CEDAR PARK, TEXAS 78613

DILL N CHILL

SITE PLAN IMPROVEMENTS

BATCH DETENTION POND PLAN

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
SURVEYED:
FILE NAME: PP
DATE:
DRAWN: EEJ/JTC
DESIGNED: EEJ

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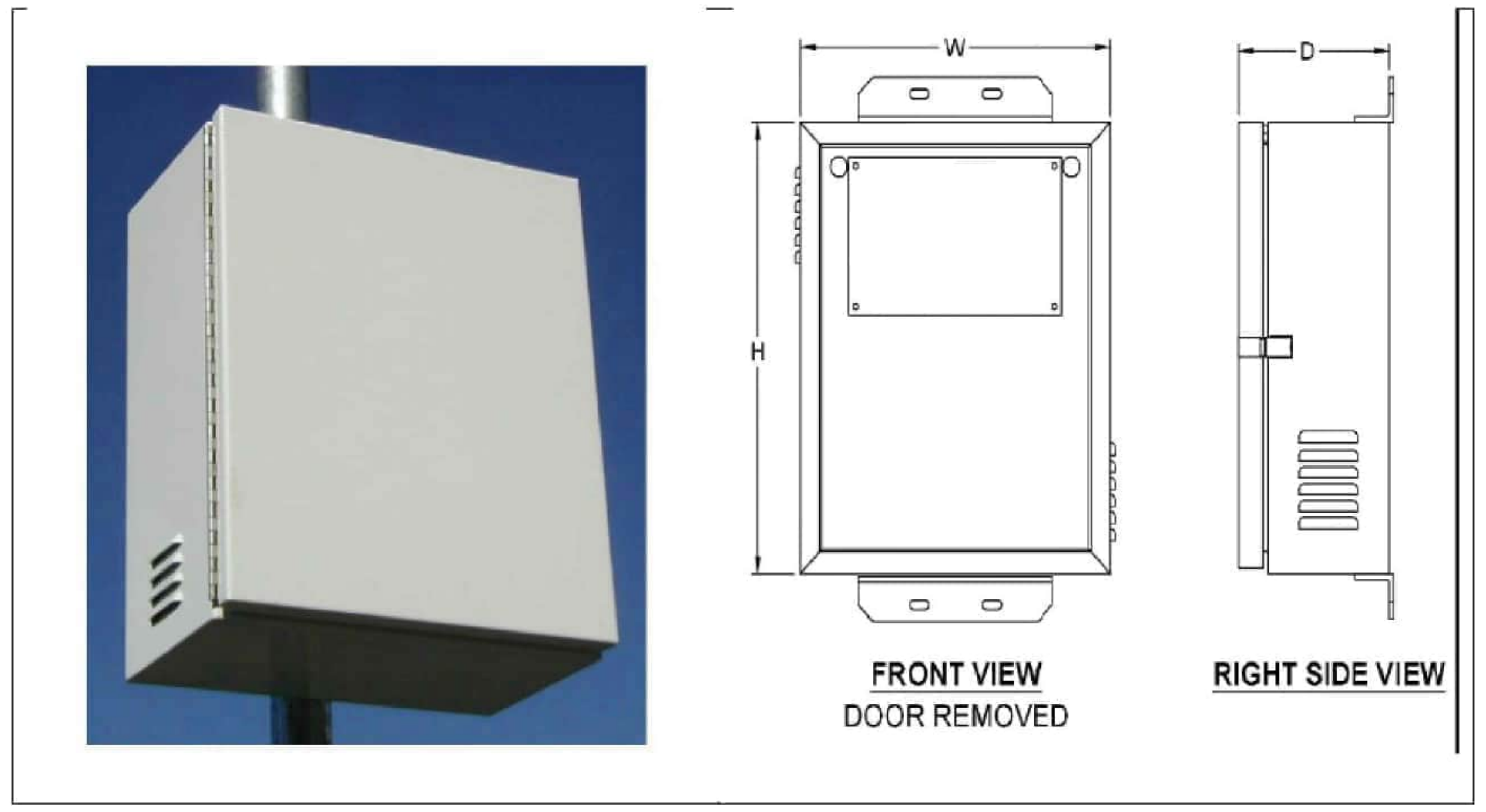
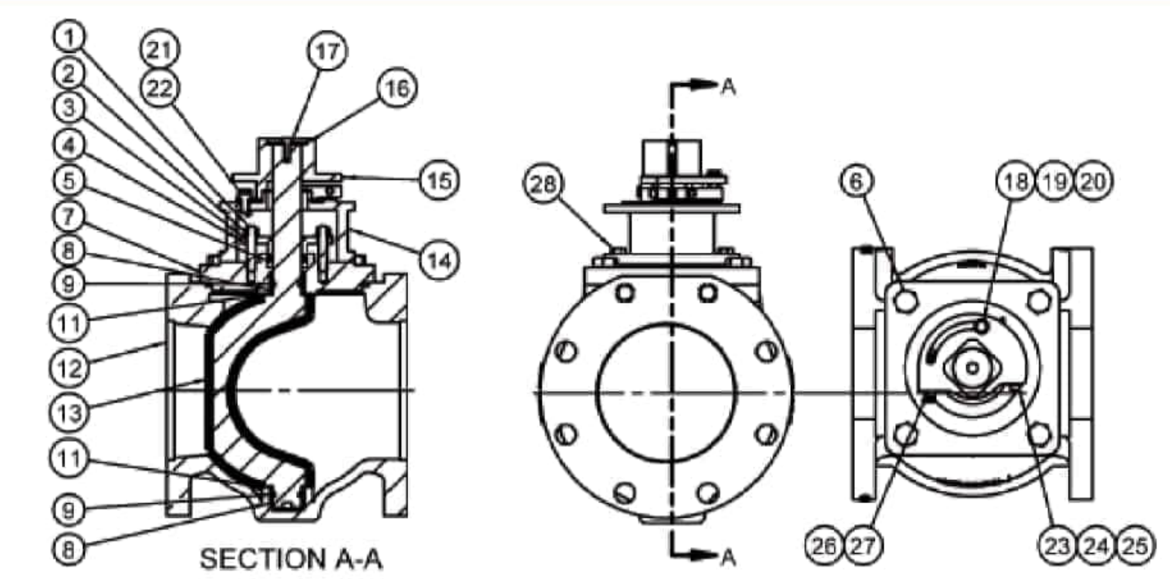
Ground Mount Controller and Battery Enclosure



- Standard boxes are fabricated from .125" thick 5052--H32 aluminum
- Heavy--duty stainless steel continuous
- Heavy--duty stainless steel continuous hinge
- Seams are continuously welded and then sanded smooth
- Adjustable tension stainless steel padlock hasp
- Removable component mounting plate
- Standard finish is a bright white polyester powder--coat inside and out
- Two 7/8" diameter wire holes
- Built to NEMA 3R specifications
- Filtered or screened ventilation louvers
- Hinged front door with PORON door gasket
- Supplied with u--bolts (when pole specified)

800 SERIES MATERIAL LIST

2.5" to 12", 212F Max Temp., 175 psi Max Press, Bi-Directional



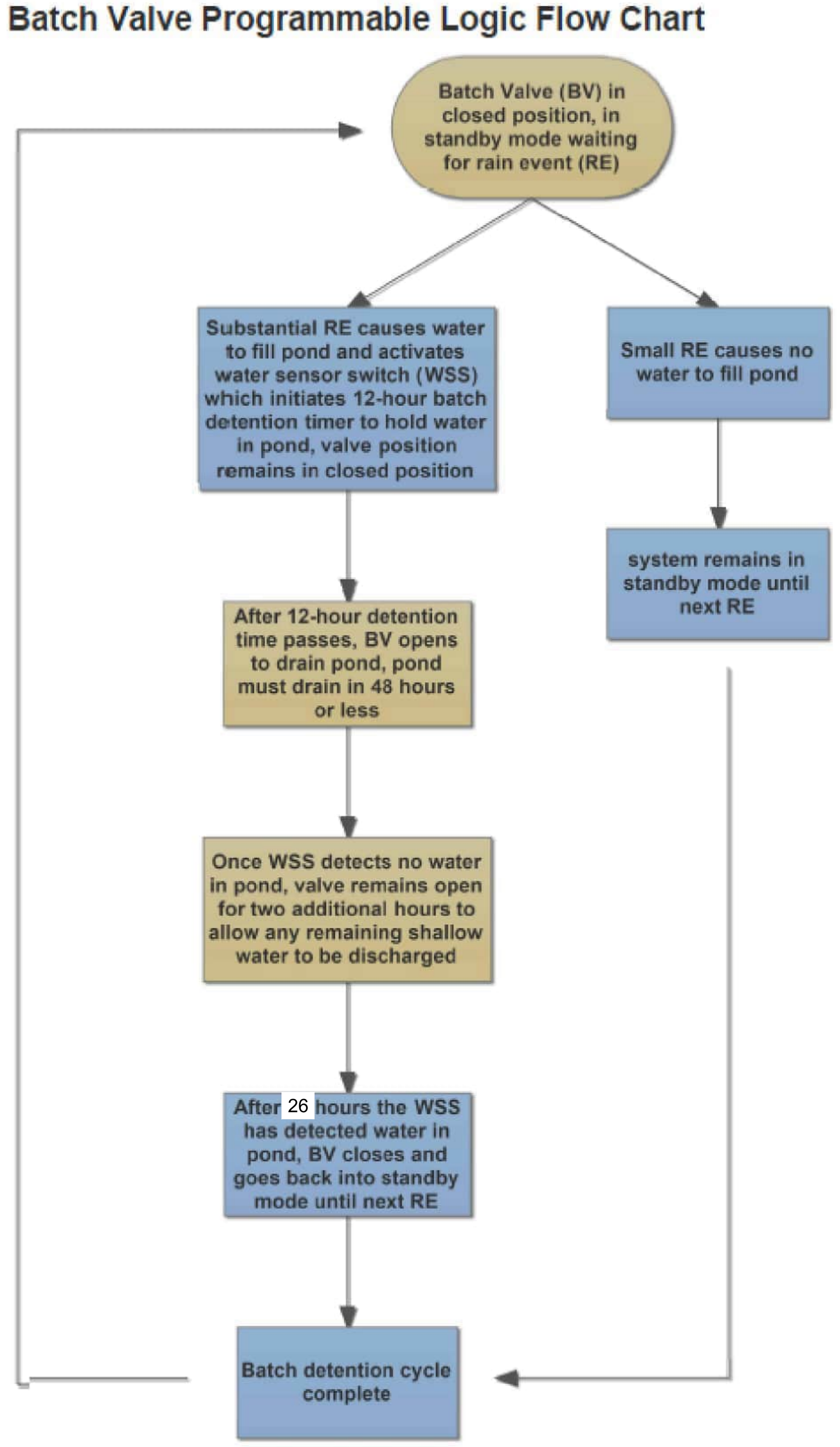
Item	Description	Material	Item	Description	Material
1	Gland Stud	Stainless Steel	15	Torque Collar	A536 GR 65-45-12
2	Hex Nut	Stainless Steel	16	Flat Washer	Q235-A Zinc Plated
3	Flat Washer	Stainless Steel	17	Socket Head Capscrew	Stainless Steel
4	Gland	ASTM A126 CL B	18	Hex Head Capscrew	Stainless Steel
5	V-Ring Set	NBR	19	Hex Nut	Stainless Steel
6	Hex Head Capscrew	Stainless Steel	20	Flat Washer	Stainless Steel
7	Cover	ASTM A126 CL B	21	Socket Head Capscrew	Stainless Steel
8	Bearing	SST, Sintered	22	Lock Washer	Stainless Steel
9	O-Ring	NBR	23	Socket Head Capscrew	Stainless Steel
10	O-Ring	NBR	24	Hex Nut	Stainless Steel
11	Thrust Washer	PTFE	25	Flat Washer	Stainless Steel
12	Body	ASTM A126 CL B	26	Hex Head Capscrew	Stainless Steel
13	Plug Molded	A536 GR 65-45-12 +NBR	27	Hex Nut	Stainless Steel
14	Torque Collar Adapter (Buried)	ASTM A126 CL B	28	Hex Head Capscrew	Stainless Steel

800 SERIES Cv Data (GPM@1PSI)

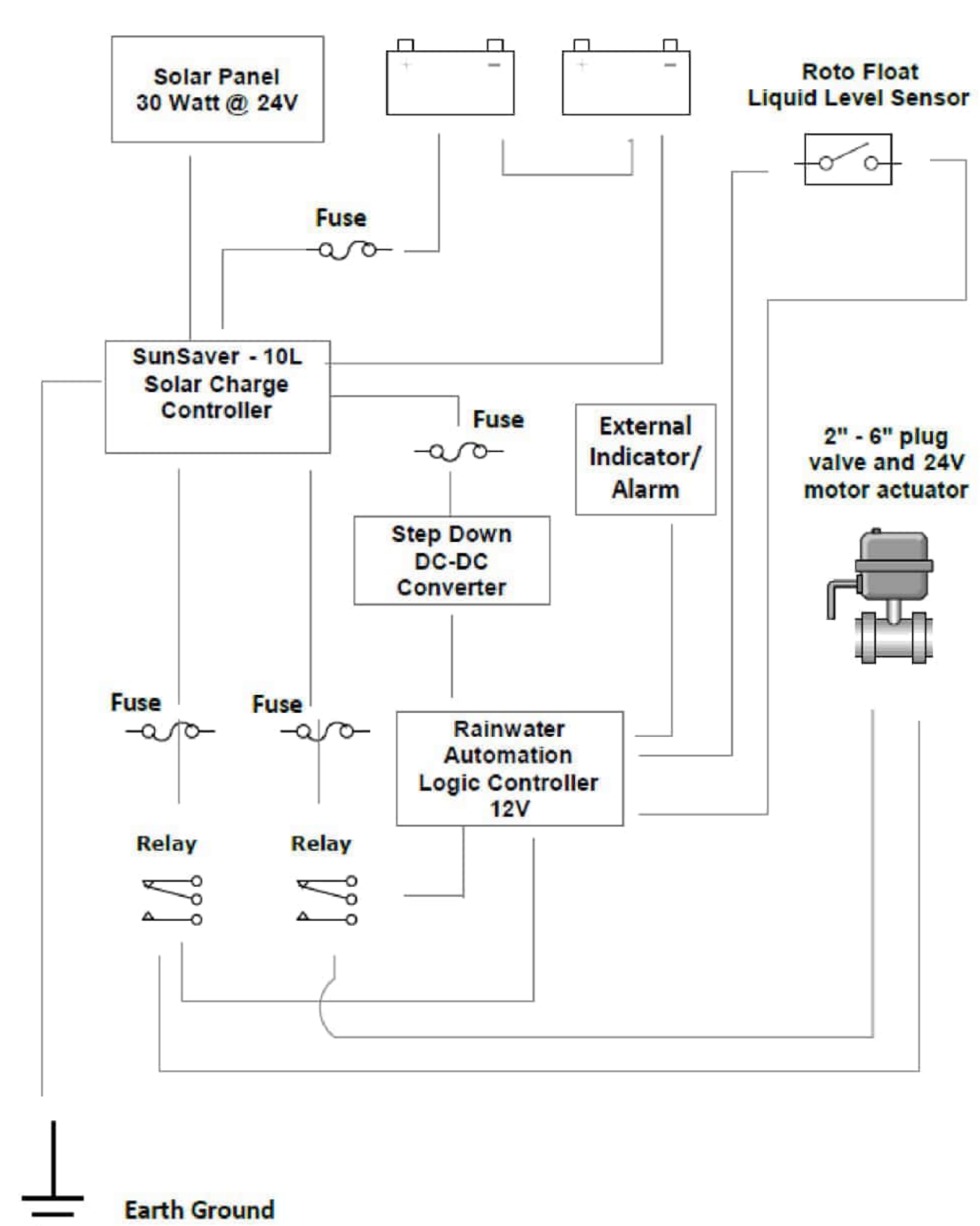
Size	2.5	3	4	5	6	8	10	12
Cv	425	680	1190	2000	2400	4600	5800	9100

Crispin/K-Flo Valves, 600 Fowler Ave., Berwick PA 18603 T: 800-247-VALV W: www.kflovalves.com

Batch Valve Programmable Logic Flow Chart



Circuit Block Diagram



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PROMATION ENGINEERING
Precision Actuation for Industry

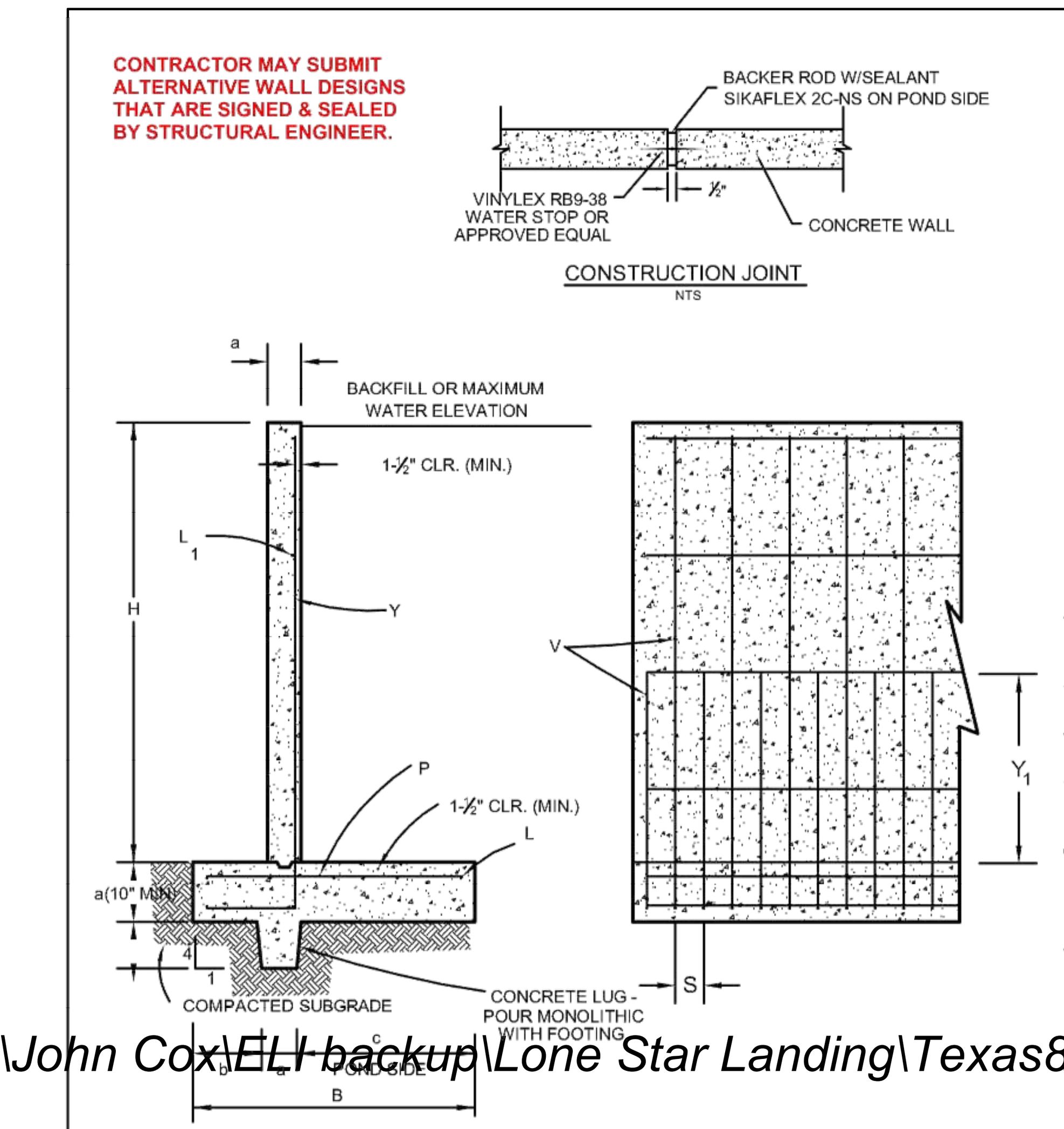
Actuator Specifications	P4		P5		P6	
Torque "lb/Nm	3500"lbs/400Nm		4400"lbs/500Nm		5750"lbs/650Nm	
Supply Voltage	12vac/vdc	24vac/vdc	12vac/vdc	24vac/vdc	12vac/vdc	24vac/vdc
Max Inrush Current	16.1A	9.2A	13.5A	9.0A	12.5A	8.5A
Running Current	16.1A	8.5A	14.1A	7.5A	12.3A	7.0A
Motor	DC Brush Type					
Runtime (90°@60Hz/vdc)	16 sec		22 sec		28 sec	
Runtime (90°@50Hz)	16 sec		22 sec		28 sec	
Duty Cycle	75%					
Motor Starts	1200 per hour					
Weight	47lbs/22kg					
Mechanical Connections	ISO5211 F10 8pt 35mm					
Electrical Entry	(2) 3/4" NPT					
Electrical Terminations	12-16ga					
Environmental Rating	NEMA 4/4X					
Manual Override	7.6" Handwheel					
Control	On/Off-Jog, Proportional					
Actuator Case material	Aluminum Alloy, Powder coated					
Motor Protection	230°F/110°C Thermal F* Class *Totally Enclosed Non-Ventilated Motors					
Ambient Temperature Operating Range	-22°F to +125°F -30°C to +52°C					

TCEQ CONSTRUCTION NOTES:

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ONSITE.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL 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.

CONTRACTOR MAY SUBMIT ALTERNATIVE WALL DESIGNS THAT ARE SIGNED & SEALED BY STRUCTURAL ENGINEER.



DETENTION POND RETAINING WALL DETAIL

NTS

TABLE 1
(OPTIONAL RETAINING WALL DESIGN)

WALL HEIGHT	B (FT)	a (FT)	b (FT)	c (FT)	BASE PRESSAT TOE (PSF)
6' - 0"	4' - 6"	10"	1' - 0"	2' - 8"	1,610 psf
7' - 0"	5' - 2"	10"	1' - 4"	3' - 0"	1,730 psf
8' - 0"	5' - 10"	10"	1' - 6"	3' - 6"	1,910 psf
9' - 0"	6' - 4"	10"	1' - 8"	3' - 10"	2,180 psf

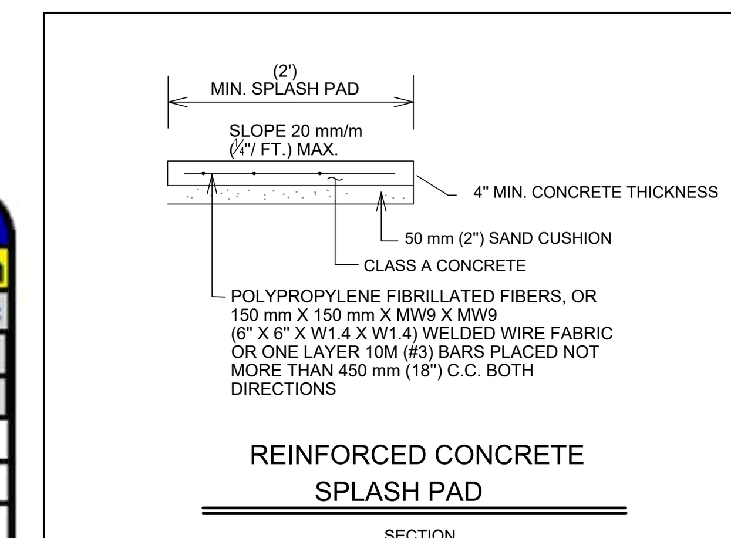
NOTE: 1. WALL THICKNESS TO REMAIN CONSTANT FOR FULL HEIGHT. DO NOT TAPER FOOTING THICKNESS SHALL BE 10" MIN.

TABLE 2
(RETAINING WALL REINFORCING)

WALL HEIGHT	V @ S	Y1	P	L1	L2
6' - 0"	#4 @ 9"	2' - 6"	3' - 8"	#4 @ 10"	5 - #4
7' - 0"	#4 @ 9"	2' - 6"	4' - 6"	#4 @ 10"	6 - #4
8' - 0"	#5 @ 8"	3' - 6"	5' - 2"	#4 @ 10"	7 - #4
9' - 0"	#5 @ 8"	3' - 6"	5' - 8"	#4 @ 10"	7 - #4

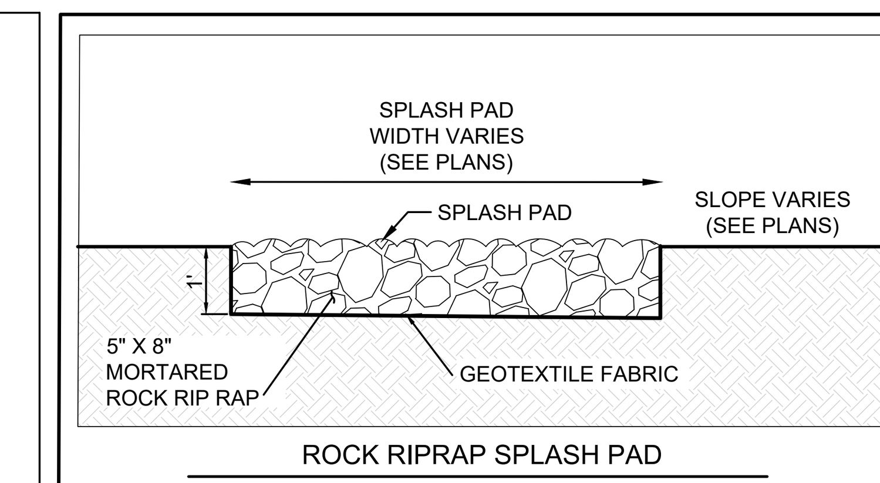
NOTE: PROVIDE #4 @ 12" CORNER BARS - 18" EACH LEG

NOTES:
1. RETAINING WALL FOOTINGS SHALL BE CONSTRUCTED ON MATERIAL COMPACTED TO 95% STANDARD PROCTOR, FREE FROM VEGETATION AND ORGANIC MATERIAL.
2. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
4. DEFORMED STEEL REINFORCING BARS SHALL BE GRADE 60 AND SHALL CONFORM TO ASTM A615.
5. DETAILING, FABRICATION, AND ERECTION OF REINFORCING BARS SHALL COMPLY WITH THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).
6. LAP CONTINUOUS WALL AND FOOTING REINFORCING 18" WHERE REQUIRED. STAGGER LAP LOCATIONS.
7. CONTRACTOR SHALL CURE EXPOSED CONCRETE SURFACES FOR A MINIMUM OF 7 DAYS AFTER PLACING CONCRETE BY A METHOD ACCEPTABLE TO THE ENGINEER.
8. INSTALL 1/8" WIDE x 1" DEEP CONTROL JOINTS IN EACH FACE OF WALL AT A MAXIMUM SPACING OF 15 FEET. PROVIDE A BACKER ROD AND SEALANT IN JOINTS ON WATER RETAINING SIDES OF WALL. INSTALL SEALANT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. AN ACCEPTABLE PRODUCT IS SIKAFLEX-1a AS MANUFACTURED BY THE SIKA CORPORATION.
9. INSTALL THROUGH WALL CONSTRUCTION JOINTS AT LOCATIONS SHOWN ON THE PLANS. PROVIDE A BACKER ROD AND SEALANT IN JOINTS ON BOTH SIDES OF WALL. INSTALL SEALANT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ACCEPTABLE PRODUCT IS SIKAFLEX 2CNS AS MANUFACTURED BY THE SIKA CORPORATION, AT SUBMERGED AND BURIED LOCATIONS, SIKAFLEX 51-N-S AT OTHER JOINTS.
9. FREESTANDING WALLS MUST HAVE WATERTIGHT SEALS AT EXPANSION JOINTS.



REINFORCED CONCRETE SPLASH PAD

SECTION
SCALE: N.T.S.



ROCK RIPRAP SPLASH PAD

SCALE: N.T.S.

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER
Sep 27, 2024

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512-658-8095

CLOVER LANE, CEDAR PARK, TEXAS 78613
DILL N CHILL
SITE PLAN IMPROVEMENTS
POND DETAILS AND CALCULATIONS (1 OF 2)

NO.	DATE	REVISION	BY

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
SURVEYED: PP
FILE NAME:
DATE:
DRAWN: EEI / JTC
DESIGNED: EEI

SHEET 14 OF 29

2024-28-SD

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Clover Lane
Date Prepared: 1/08/2024

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

Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

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

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

County =	Williamson		
Total project area included in plan * =	2.65	acres	
Predevelopment impervious area within the limits of the plan * =	0.00	acres	
Total post-development impervious area within the limits of the plan* =	2.02	acres	(Includes 2676 SF IC (0.06 Ac) for Future Decel Lane)
Total post-development impervious cover fraction * =	0.76		
P =	32	inches	
$L_{M\ TOTAL\ PROJECT}$ =	1756	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, EX-DA 1, P EX-DA 1, EX-DA 5, PR DA-6

Total drainage basin/outfall area =	2.65	acres	
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres	
Post-development impervious area within drainage basin/outfall area =	2.02	acres	(Includes 2676 SF IC (0.06 Ac) for Future Decel Lane)
Post-development impervious fraction within drainage basin/outfall area =	0.76		
$L_{M\ THIS\ BASIN}$ =	1756	lbs.	

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

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

A_C =	2.55	acres	
A_I =	1.96	acres	(Does not Include Decel Lane IC since that does not drain to pond.)
A_P =	0.59	acres	
L_R =	1982	lbs	

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

Desired $L_{M\ THIS\ BASIN}$ = 1756 lbs.

F = 0.89

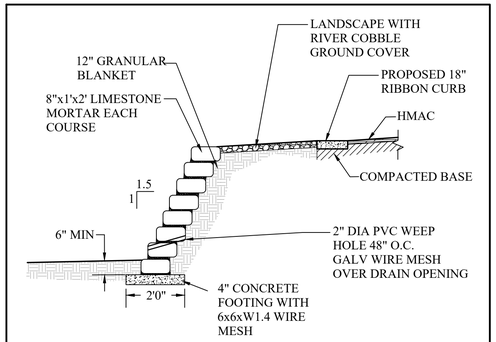
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	1.60	inches
Post Development Runoff Coefficient =	0.58	
On-site Water Quality Volume =	8614	cubic feet

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

Off-site area draining to BMP =	8.04	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0.00	
Off-site Runoff Coefficient =	0.02	
Off-site Water Quality Volume =	934	cubic feet
Storage for Sediment =	1910	
Total Capture Volume (required water quality volume(s) x 1.20) =	11458	cubic feet

BATCH DETENTION POND		
Contributing Drainage Area =	EX-DA 1, EX-DA 5, PR DA-6	
Total Drainage Area =	2.65	acre
Pre-Development I.C. =	0.00	acre
Post-Development I.C. =	2.02	acre
Post-Development I.C. Fraction =	0.76	
$L_{M\ TOTAL\ PROJECT}$ =	1756	lbs
A_C =	**2.55**	acre
A_I =	**1.96**	acre
A_P =	**0.59**	acre
L_R =	**1982**	lbs
Desired L_M this basin =	1756	lbs
Fraction of Annual Runoff (F) =	0.89	
Rainfall Depth =	1.60	inch
Post Development Runoff Coefficient =	0.58	
On-site Water Quality Volume =	8614	cubic ft
Off-site area draining to BMP =	8.04	acre
Off-site Impervious cover draining to BMP =	0.00	acre
Impervious fraction of off-site area =	-	
Off-site Runoff Coefficient =	-	
Off-site Water Quality Volume =	934	cubic ft
Storage for Sediment =	1910	cubic ft
Total Capture Volume Required =	**11458**	**cubic ft**
Total Capture Volume Provided =	**11458**	**cubic ft**



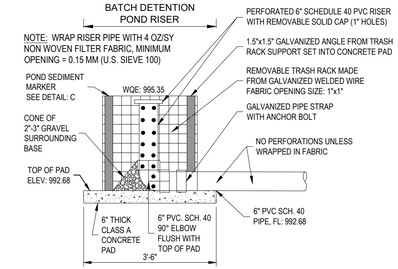
DETENTION POND MORTARED SLOPE PROTECTION DETAIL
SCALE: N.T.S.

NOTES:

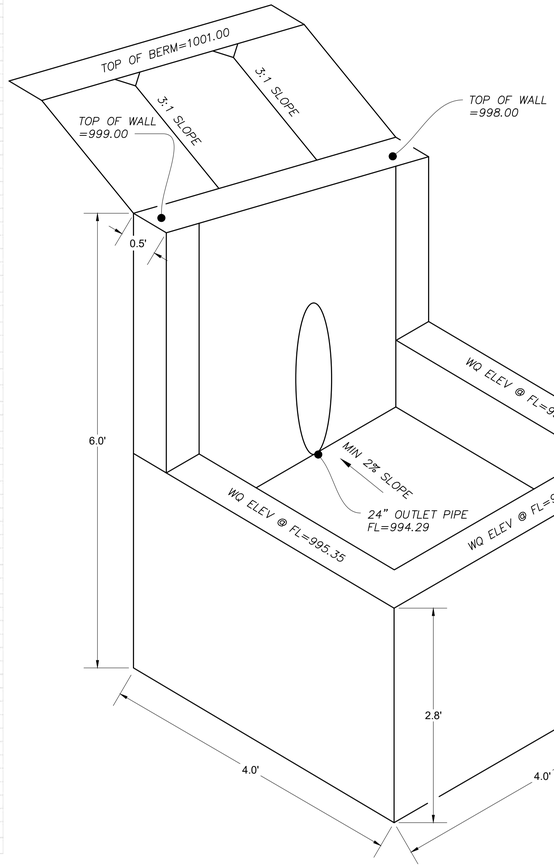
1. POST THE FOLLOWING SIGN UNDER THE VISIBLE ALARM FOR EMERGENCY CONTACT:

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

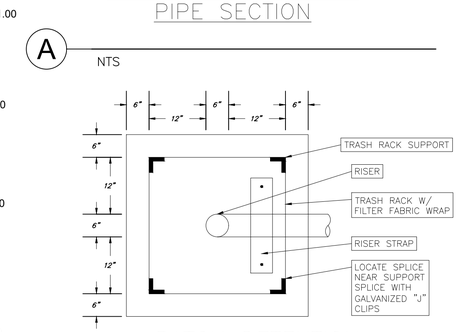
2. POND BOTTOM SHALL BE VEGETATED PER THE SEEDING SPECIFICATION ON THE EROSION CONTROL PLAN SHEET.



WATER QUALITY RISER PIPE SECTION



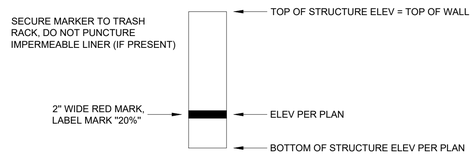
DETENTION POND OUTLET
SCALE: 1"=1'



A NTS

BATCH DETENTION POND RISER PIPE

B NTS



WATER QUALITY POND SEDIMENT MARKER
N.T.S.

C NTS

BY | REVISION | DATE | NO.

GARY ELI JONES # 79198 REGISTERED PROFESSIONAL ENGINEER
Sep 27, 2024

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gej@texas@gmail.com

CLOVER LANE, CEDAR PARK, TEXAS 78613
DILL N CHILL
SITE PLAN IMPROVEMENTS
POND DETAILS AND CALCULATIONS (2 OF 2)

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
SURVEYED:
FILE NAME: PP
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

SHEET 15 OF 29

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Sheet: 1

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

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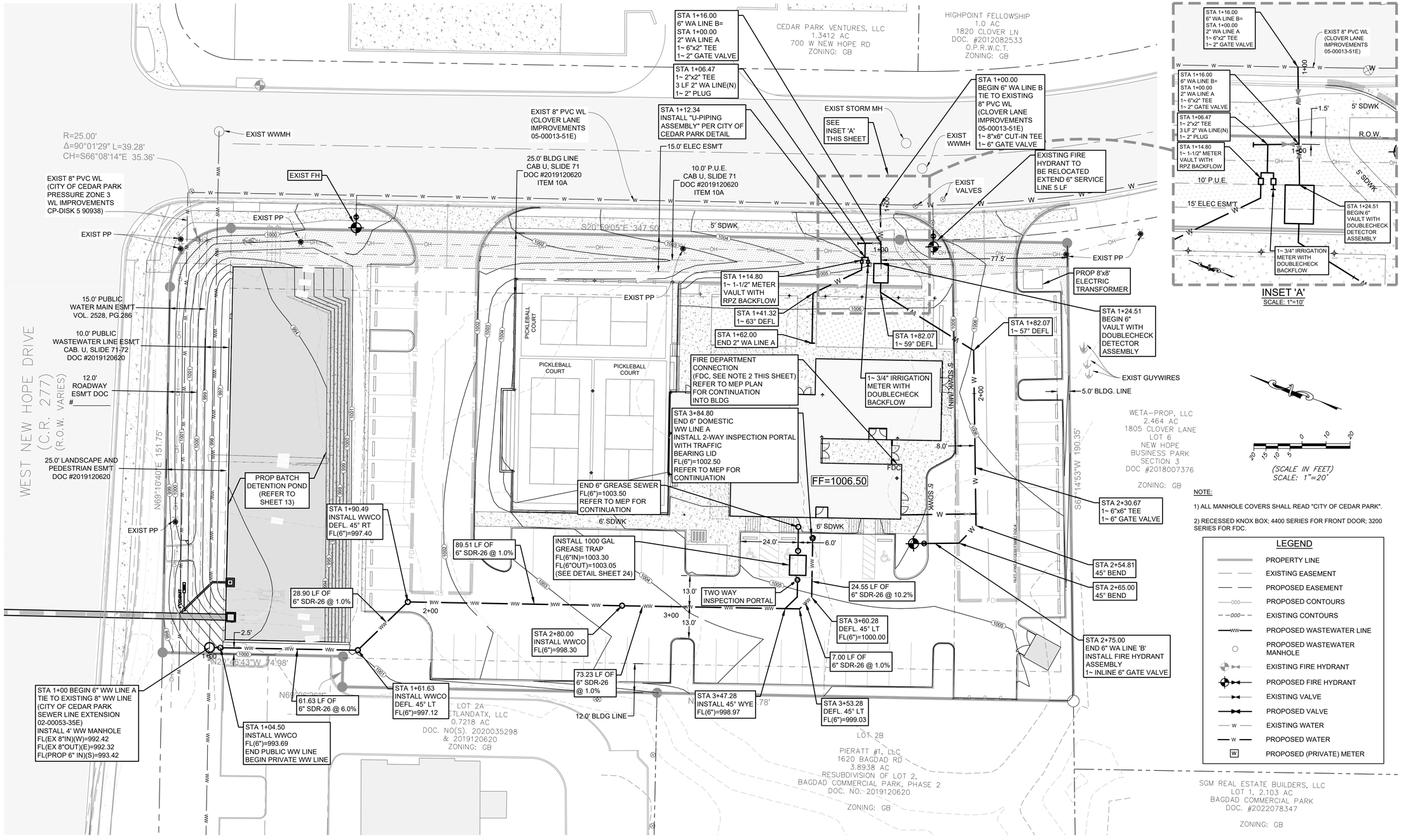
2024-28-SD



BY | REVISION | DATE | NO.

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep 30, 2024

TBPELS FIRM No. 17877

ELI ENGINEERING

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gejtexas@gmail.com

CLOVER LANE, CEDAR PARK, TEXAS 78613

DILL N CHILL

SITE PLAN IMPROVEMENTS

SITE UTILITY PLAN

DRAWING SCALE: HORIZ.= NTS VERT.= 1:1
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FILE NAME: PP
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

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2024-28-SD

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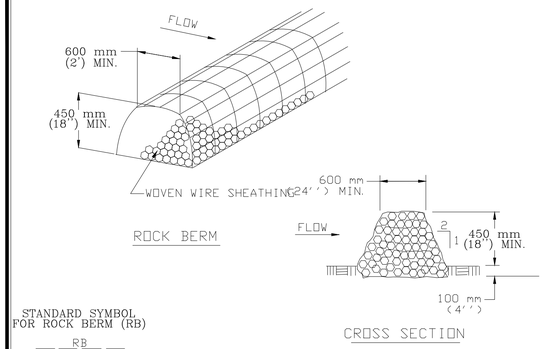


ROCK BERM — CROSS SECTION

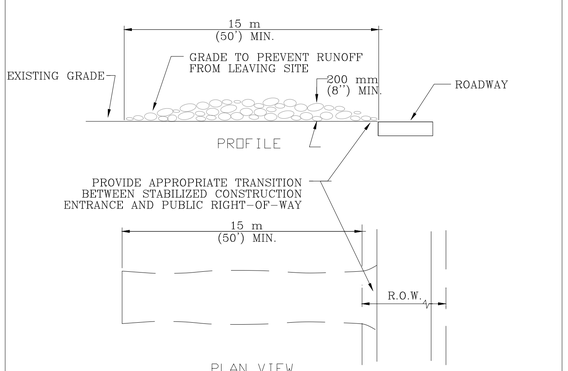
STANDARD SYMBOL FOR ROCK BERM (RB)

RB

NOTES:

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

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
RECORD COPY SIGNED BY MORGAN BYARS 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1



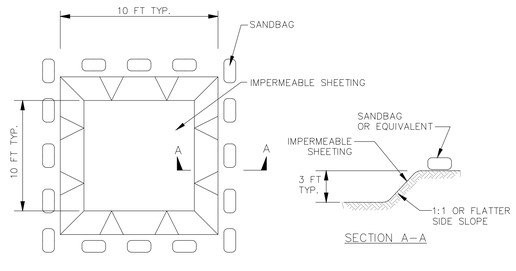
NOTES:

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

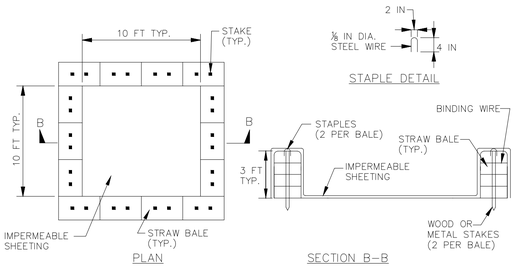
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1

ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL: CW

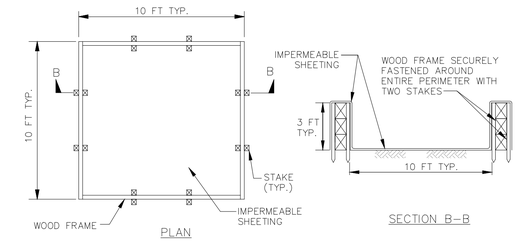


EXCAVATED WASHOUT STRUCTURE



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

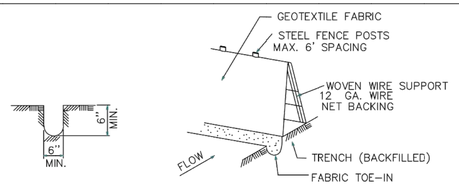
WASHOUT STRUCTURE WITH STRAW BALES



WASHOUT STRUCTURE WITH WOOD PLANKS

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



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 / L=

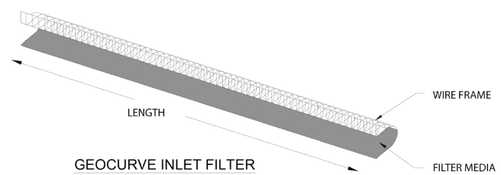
REV. DATE: 09/13/01

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

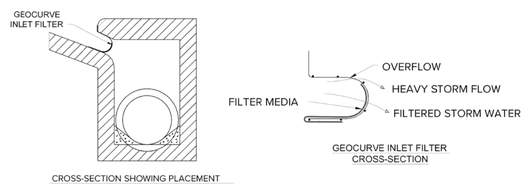
GeoCurve Product Data Sheet

GEOCURVE
STORMWATER CURB INLET FILTER

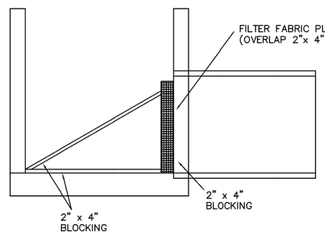
The GeoCurve Stormwater Curb Inlet Filter prevents sediment and debris from entering the storm sewer system, while complying to stormwater management requirements (SWPPP). The GeoCurve's compression fit technology allows the product to fit snug within the mouth of the inlet, hidden from oncoming traffic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

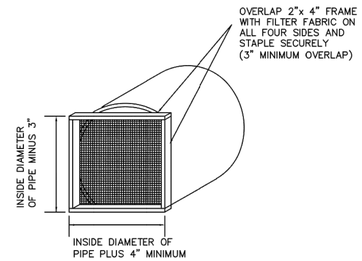


GEOCURVE INLET FILTER



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





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:	

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

NO.	DATE	REVISION	BY

GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER
Sep 27, 2024

ELI ENGINEERING
TBPELS FIRM No. 17877
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-858-8095
gejtexas@gmail.com

CLOVER LANE, CEDAR PARK, TEXAS 78613

DILL N CHILL

SITE PLAN IMPROVEMENTS

CONSTRUCTION DETAILS (1 OF 6)

DRAWING SCALE: VERT.= 1:1 HORIZ.= NTS
SURVEYED: PP
FILE NAME:
DATE:
DRAWN: EEI/JTC
DESIGNED: EEI

SHEET 19 OF 29

2024-28-SD

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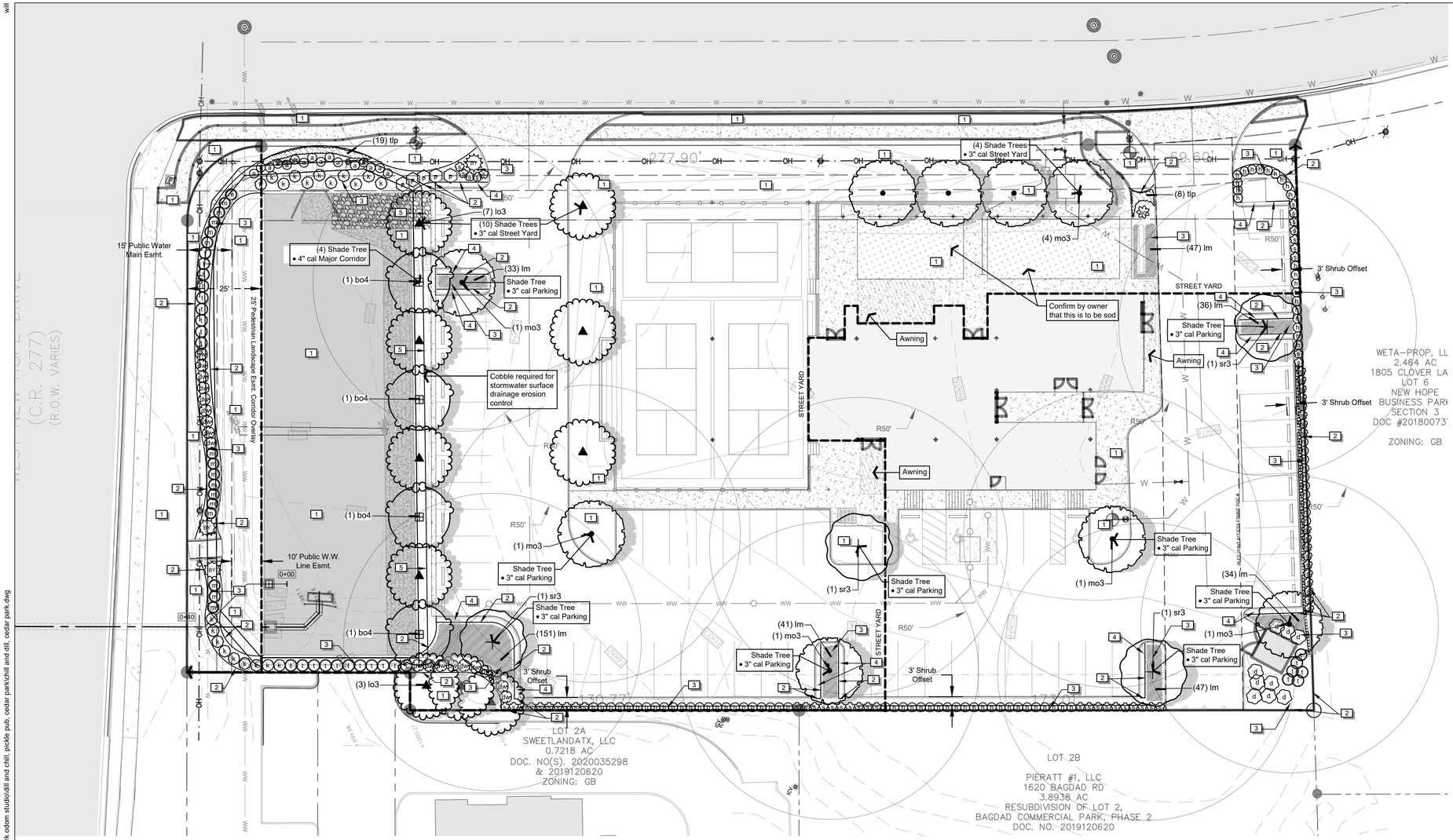


LANDSCAPE CALCULATIONS

MAJOR CORRIDOR	REQUIRED	PROVIDED
• Total Area		4,330sf
•• Trees (1 per 1,000sf)	4	*4
•• Shrubs (5 per 1,000sf)	22	22+

* Alternative Compliance
- Major Corridor trees cannot be placed within the 25' Ped. & Landscape esmt. because the full esmt. is occupied by water, wastewater, and overhead elec. As compensation 100% parking screening has been provided.

STREET YARD	REQUIRED	PROVIDED
• Total Site Area		70,180sf
• Total Street Yard Area		49,687sf
• Landscaped Area	9,937sf(20%)	16,649sf(34%)
•• Trees	10	10
••• (1 tree per 1000sf) under 10,000, 3 shrub per 1,000 sf		
•• Shrubs	30	30+

PARKING LOT	REQUIRED	PROVIDED
• Landscaped Area Street Yard	285sf	1,615sf
•• (90sf per 12 stalls, 38 stalls)		
• Landscaped Area Non-Street Yard	135sf	842sf
•• (60sf per 12 stalls: 27 stalls)		

SCREENING	REQUIRED	PROVIDED
• Parking		
•• Shrubs (560lf X 60%= 336lf)	336lf	560lf
• Detention Pond (--lf X 60%= --lf)	n/a	--lf
•• Required if fenced		

TREE PRESERVATION
- No significant trees on site

NOTES

- These plans are in full compliance with the Landscape and Tree Ordinance of the City of Cedar Park, Texas.
- This is an alternative compliance plan. In order to compensate for the location of Major Corridor trees, 100% parking screening has been provided.
- Outdoor condensers, utility huts and other building service equipment shall be screened from view on all sides using a vegetative screen with at least two varieties of plant material from the preferred plant list that, at maturity, is at least the height of the equipment to be screened.
- All trees overhanging a drive aisle, fire lane or loading zone shall be limbed up 14'. All trees overhanging a pedestrian walk way or sidewalk shall be limbed up 8'.
- Do not exceed 4" maximum cut or fill within the 1/2 CRZ of any preserved tree.
- Irrigation sleeves shall be run to all landscaped areas prior to concrete pour.
- Drip irrigation in all beds, & spray irrigation in all lawn areas.

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
TREES							
	bo4	Burr Oak	Quercus macrocarpa	-	4"Cal	8` H min	4
	lo3	Live Oak	Quercus virginiana	-	3"Cal	8` H min	10
	mo3	Monterey Oak	Quercus polymorpha `Monterey`	-	3" Cal	8` H min	9
	sr3	Shumard Red Oak	Quercus shumardii	-	3"Cal	8` H min	4
SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	CONT	SIZE		QTY
SHRUBS							
a	a	Powis Castle Artemisia	Artemisia x `Powis Castle`	5 gal			16
BY	by	Beaked Yucca, `Blue Velvet`	Yucca rostrata `Blue Velvet`	5 gal			3
d	d	Dwarf Palmetto	Sabal minor	5 gal			9
dw	dw	Dwarf Southern Wax Myrtle	Myrica pusilla	5 gal			19
h	h	Dwarf Burford Holly	Ilex cornuta `Burfordii Nana`	5 gal			77
k	k	Knock Out Rose	Rosa acicularis `Knock Out`	5 gal			20
m	m	Maiden Grass	Miscanthus sinensis `Gracillimus`	5 gal			16
p	p	Pineapple Guava	Feijoa sellowiana	5 gal			5
s	s	Pink Salvia Greggii	Salvia greggii `Pink`	5 gal			62
so	so	Sotol	Dasylirion texanum	5 gal			1
t	t	Texas Sage 'Silverado'	Leucophyllum frutescens `Silverado`	5 gal			26

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING	QTY
SHRUB AREAS							
	tlp	Trailing Lantana, Purple	Lantana montevidensis `Purple`	1 gal		24" o.c.	27
SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	CONT		SPACING	QTY
GROUND COVERS							
	lm	Lilyturf	Liriope muscari	1 gal		18" o.c.	389

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	Lawn, Sod
2	Steel Edge
3	Mulch
4	Decomposed Granite
5	River Cobble

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

Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

Rev	Description	Date

Company Name and Address
William S. Blair
info@BlairLA.com
www.BlairLA.com
2028 E Ben White Blvd
#240-7873
Austin TX 78741
BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

REGISTERED LANDSCAPE ARCHITECT WILLIAM S. BLAIR 2714 STATE OF TEXAS

William S. Blair
October 6, 2024

Project Name and Address
Dill N Chill
West New Hope Drive & Clover Lane
Cedar Park, TX 78613

Sheet Title
Landscape Plan

Design By: Will Blair
Checked By: xxxx
Issue Date: 08/22/2024
Project Number: 24043-LP
Landscape Sheet
L1
OF 2
2024-28-SD

will blair 10/6/2024 11:45 PM d:\bla dropbox\projects\dill and chill, pickle pub, cedar park_ gary jones, jon dasher, mark odom studio\dill and chill, pickle pub, cedar park\chill and dill, cedar park.dwg

ELI ENGINEERING

Firm # 17877

October 21, 2024

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

Re: Dill-N-Chill
Contributing Zone Plan Permit
Attachment N-Inspection, Maintenance, Repair and Retrofit Plan

To Whom It May Concern:

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

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

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 17, 2024

Sandeep Adusumilli
Purple Squirrels Investing Corp
1804 Lucera Bend
Leander, Tx 78641

Re: Dill-N-Chill
Contributing Zone Plan Permit
Attachment N-Inspection, Maintenance, Repair and Retrofit Plan

To Mr. Adusumilli:

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

General Guidelines:

- Accessibility: You should maintain accessibility to the BMP at all times. Equipment and personnel required to maintain and inspect the BMP should not be obstructed under reasonable conditions. Due to the vertical walls on the entire perimeter of the pond, maintenance access will be provided via 6-ft access gates located at the curb openings to each side of the ponds. The vertical drop is less than four (4) feet therefore, access with small ladders with trimmers can be used to mow and maintain the pond. Larger equipment will have to be lifted down into the pond from the asphalt paved drive adjacent to the pond.

- Material Disposal: Stormwater pollutants include a variety of substances that are deposited in the BMP. Federal and state laws and regulations may apply to the disposal of substances removed from the BMP. In order to dispose of substances removed from the BMP you must 1) characterize the waste 2) classify the waste based on character 3) properly dispose the waste according to current state (30TAC 330 or 335) and federal rules (40 CFR Subchapter C or D). The sediment must be determined inert for on-site disposal.

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Gary Eli Jones, P.E.

Concurrence & Acceptance:

Sandeep Adusumilli

ELI ENGINEERING

Firm # 17877

October 21, 2024

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

Re: Dill-N-Chill
Contributing Zone Plan Permit
Attachment P-Measures for Minimizing Surface Stream Contamination

To Whom It May Concern:

The permanent BMP that is proposed on-site will provide measures to avoid or minimize surface stream contamination. The measures are shown in the construction drawings and include temporary E&S controls, as well as the permanent BMP (batch detention pond). The pond will discharge into an existing 24" Storm Drain pipe that conveys to the storm drain system in New Hope Road.

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

Gary Eli Jones, P.E.
Authorized Agent

TPDES Construction General Permit

Stormwater Pollution Prevention Plan (SWP3)

For a Small Construction Site Less Than Five Acres

For Construction Activities At:

Dill N Chill
New Hope Dr & Clover Lane
Cedar Park, TX 78613

SWP3 Prepared For:

Purple Squirrels Investing Corp
1804 Lucera Bend
Leander, TX 78641

SWP3 Prepared By:

GeoSolutions Inc. – Powered by Ferguson
4417 Burleson Road
Austin, Texas
512-330-0796

SWP3 Preparation Date:

10/22/2024

powered by FERGUSON

Table of Contents

Section 1: Project/Site Information

1.1 Nature of Construction Activity and Project Information

Project/Site Name and Address	
Project/Site Name: Dill N Chill	
Project/Site Street/Location: SW side of New Hope Dr & Clover Lane Intersection	
City: Cedar Park	**County**: Williamson
State: Texas	**ZIP Code**: 78613

General Description of the Nature of the Construction Project/Site:
Construction activities will consist of building a new restaurant and outdoor pickleball facility. Construction will generally include erosion & sediment controls, clearing, grading, excavation, drainage improvements, water quality pond, utilities, paving, pickleball courts, and vertical construction of the proposed building.

Project Area Data	
Estimated project start date: Construction start date has not been determined	
Estimated project end date: TBD	
Total area of the construction site: 1.6	**(acres)**
Estimated area to be disturbed: 1.6	**(acres)**
Purpose of the Construction Project/Site: ☐ Residential ☒ Commercial ☐ Pipeline ☐ Road/Bridge ☐ Other(s):	

Project Latitude/Longitude **(**Physical entrance **OR** for linear project, include latitude/longitude of start and end points)	
Latitude:	**Longitude:**
30.5298° N	-97.8428° W
Latitude:	**Longitude:**
_ _ . _ _ _ _ ° N	_ _ . _ _ _ _ ° W

Method for determining latitude/longitude:

☒ Google Earth ☐ EPA Website ☐ USGS topographic map ☐ TCEQ Maps

Description of soil types or the quality of any discharge from the site:

DoC—Doss silty clay, moist, 1 to 5 percent slopes
CfB—Crawford clay, 1 to 3 percent slopes

1.2 Operators and Contractor's Contact Information

Owner/Operators Information:		
Name: Purple Squirrels Investing Corp		
Address: 1804 Lucera Bend		
City: Leander	State: Texas	Zip Code: 78641
Telephone Number: 858-848-4121		
Email address: sanday201@gmail.com		
TPDES Authorization Number: N/A (Small Construction Site)		

Contractor's Information:		
Name: Contractor will be determined at a later date		
Address: TBD		
City: TBD	State: TBD	Zip Code: TBD
Telephone Number: TBD		
Email address: TBD		
TPDES Authorization Number: N/A (Small Construction Site)		

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

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

1.3 Construction Support Activities

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

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

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

No.	Sequence of Construction Activities	Estimated Start Date	Approx. Duration (in Days)
1.	Install temporary erosion & sediment controls as indicated on the approved construction plans.	TBD	2-3 days
2.	Begin initial site clearing, rough grading, and excavation of the pond	TBD	20-30 days
3.	Install underground utilities such as water and wastewater lines	TBD	90 days
4.	Begin construction of parking areas, tie-ins, driveways, water quality pond, and building pad.	TBD	150 days
5.	Begin vertical construction of proposed building	TBD	Ongoing
6.	Begin final grading, site clean up, and revegetation	TBD	30 days
7.	Remove temporary erosion and sediment controls	TBD	1 day
8.			
9.			
10.			

1.5 Allowable Non-Stormwater Discharges

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

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

Section 2: Receiving Waters and Site Maps

2.1 Receiving Waters

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

No.	Name of the Receiving Waters	TCEQ Segment ID Number	Will the receiving waters be disturbed?	Location of the Receiving Waters
1.	Block House Creek	Unclassified	☐ Yes ☒ No	Located to the north of the site
2.	Brushy Creek above South Brushy Creek	1244A	☐ Yes ☒ No	Located to the east of the site
3.			☐ Yes ☐ No	
4.			☐ Yes ☐ No	
5.			☐ Yes ☐ No	

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

☒ Yes ☐ No

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

Edwards Aquifer permit number is pending

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

☒ Yes ☐ No

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

Name of MS4: City of Cedar Park

Address: 450 Cypress Creek Road, Cedar Park, TX 78613

2.2 General Location Map

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

2.3 Site Map

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

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

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

Section 3: Construction Site Pollutants

3.1 Pollutant-Generating Activities

Potential sources of sediment to stormwater runoff:

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

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

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

3.2 List of Potential Pollutants

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

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

Section 4: Compliance with Federal Requirements

4.1 Endangered or Threatened Species Protection

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

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

☐ Yes ☒ No

If yes, provide data here:

Name of Aquatic Species	Will discharges adversely affect endangered aquatic species or habitat?	Location of the Critical Habitat	Is Documentation of compliance with The Endangered Species Act included within the SWPPP?
	☐ Yes ☐ No		☐ Yes ☐ No
	☐ Yes ☐ No		☐ Yes ☐ No
	☐ Yes ☐ No		☐ Yes ☐ No

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

Critical Habitat for Threatened & Endangered Species [USFWS]

4.2 Federal, State, or Local Historic Preservation Laws

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

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

Historical information was obtained from the following website:

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

4.3 TMDL Requirements

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

☐ Yes ☒ No

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

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

Section 5: Stormwater Control Measures

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

5.1 Stabilization Practices

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

☐ Temporary ☒ Permanent ☐ Vegetative ☐ Non-Vegetative

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

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

Permanent Stabilization
The following controls/BMPs will be used to **permanently** stabilize exposed portions of the construction site:
☐ **Rolled erosion control products such as matting or straw blankets** ☒ **Hydroseeding** ☒ **Sod and/or landscaping** ☐ **Drill seeding or broadcast seeding** ☐ **Other**

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

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

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

If not, explain why: _____

5.2 Natural Buffers and/or Equivalent Sediment Controls

Natural Buffer Compliance

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

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

☒ Yes ☐ No

If yes, will a natural buffer be implemented?

☒ Yes ☐ No (Not Feasible)

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

Not Applicable – a natural buffer will be maintained

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

Not Applicable – a natural buffer will be maintained

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

5.3 Structural Controls/Best Management Practices (BMPs)

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

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

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

5.3.1 Perimeter Control

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

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

Perimeter Control Description	Location	Installation Date
Silt Fence	Silt fence is planned along the northwest and north perimeters of the site, at the limits of construction activities.	Installation date has not been determined
Temporary Rock Berm	A temporary rock berm is planned at the batch detention pond outlet structure. See map for details.	To be installed during construction of the pond.

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

5.3.2 Offsite Vehicle Tracking

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

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

Perimeter Control Description	Location	Installation Date
Stabilized Construction Entrance/Exit	A stabilized construction entrance/exit is planned at the east portion of the site where construction traffic exits onto Clover Lane.	Installation date has not been determined

Maintenance Requirements:

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

5.3.3 Velocity Dissipation Devices

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

5.3.4 Minimize Dust

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

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

5.3.5 Minimize the Disturbance of Steep Slopes

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

5.3.6 Preserve Topsoil

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

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

5.3.7 Minimize Soil Compaction

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

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

5.3.8 Protection of Storm Drain Inlets

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

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

Description of Storm Drain Inlet Protection	Location(s)	Installation Date
Curb Inlet Filter	Inlet protection will be installed at an existing storm sewer inlet located on Clover Lane.	To be installed prior to beginning construction

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

5.3.9 Sedimentation Basins or Impoundments

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

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

☐ Yes ☒ No

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

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

☐ At least 3600 cubic feet of storage per acre

OR

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

OR

☐ Other criteria were used to design basin: _____

_____

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

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

5.3.10 Dewatering Practices

Permit requirement: *Discharges from dewatering activities, including discharges from dewatering trenches and excavations, are prohibited, unless managed by appropriate controls to address sediment and prevent erosion.* ***Operators must perform an inspection of the dewatering controls once per day while the dewatering discharge occurs.***

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

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

A copy of the Dewatering Inspection Log is included in **Attachment I** of this SWP3.

5.3.11 Permanent Stormwater Controls

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

Description of Permanent Stormwater Control	Location(s) Within the Site
Water Quality & Detention Pond	A water quality and detention pond (batch detention pond) is planned at the north end of the project.

Section 6: Pollution Prevention Controls

6.1 Spill Prevention and Response

Spill Prevention

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

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

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

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

Emergency Spill Notification

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

6.2 Waste Management Procedures

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

☒ **Trash Dumpsters:** should be placed away from stormwater conveyances and drains. Only trash and construction debris from the site should be deposited in the dumpster. No construction materials should be buried on site. Dumpsters should be serviced regularly and not allowed to leak.

☒ **Hazardous Waste Containment:** hazardous waste materials should be stored in appropriate and clearly marked containers.

☒ **Portable Toilets:** portable toilets should be located away from stormwater inlets and conveyances. The toilets should be anchored to the ground to prevent being tipped or knocked over. Toilets should be checked regularly for leaks or spills.

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

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

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

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

☐ Other:

6.3 Prohibited Discharges

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

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

Section 7: Procedures and Documentations

7.1 Maintenance and Repair

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

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

7.2 Inspections

Personnel Responsible for Inspections:

Name(s) of Inspectors	Qualifications
Jeff Coombes – Ferguson	Certified Professional in Erosion and Sediment Control (CPESC)
Kevin Kyte – Ferguson	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Justin Ballesteros – Ferguson	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Austin Alford – Ferguson	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Nicholas Hallam – Ferguson	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Craig Saylor – Ferguson	TPDES trained and familiar with the SWPPP

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

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

Inspection Frequency:

☒ **Once every 7 calendar days**

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

Inspection Report Forms:

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

7.3 Corrective Actions

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

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

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

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

7.4 Record Keeping and Record Retention

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

7.5 Site Posting/Construction Site Notice

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

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

A copy of the Construction Site Notice is included in **Attachment F** of this SWP3.

Section 8: Construction Support Activities

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

Section 9: SWP3 Certification

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

Signature of Primary Operator:

Signed: _____

Company: Purple Squirrels Investing Corp **Date:** _____

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

Signed: _____

Company: _____ **Date:** _____

Signed: _____

Company: _____ **Date:** _____

Section 10: SWP3 Modifications

Records of SWPPP modifications or significant revisions are located in **Attachment G** of this SWP3.

Section 11: SWP3 Attachments & Additional Documentation

The following documentations are attached to the SWP3:

Attachment A – General Location Map

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

Attachment B – Site Map(s)

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

Attachment C – TXR15 Permit Regulations

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

Attachment D – Inspection Report Form

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

Attachment E – Site Posting/CSN

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

Attachment F – SWP3 Modifications and Revisions Log

Significant SWP3 Modifications or Revisions are included in Attachment F.

Attachment G – Site Stabilization Log

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

Attachment H – Dewatering Inspection Log

A copy of Dewatering Inspections are included in Attachment H.

Attachment I – Other Documentations

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

Attachment A – Site Location Map

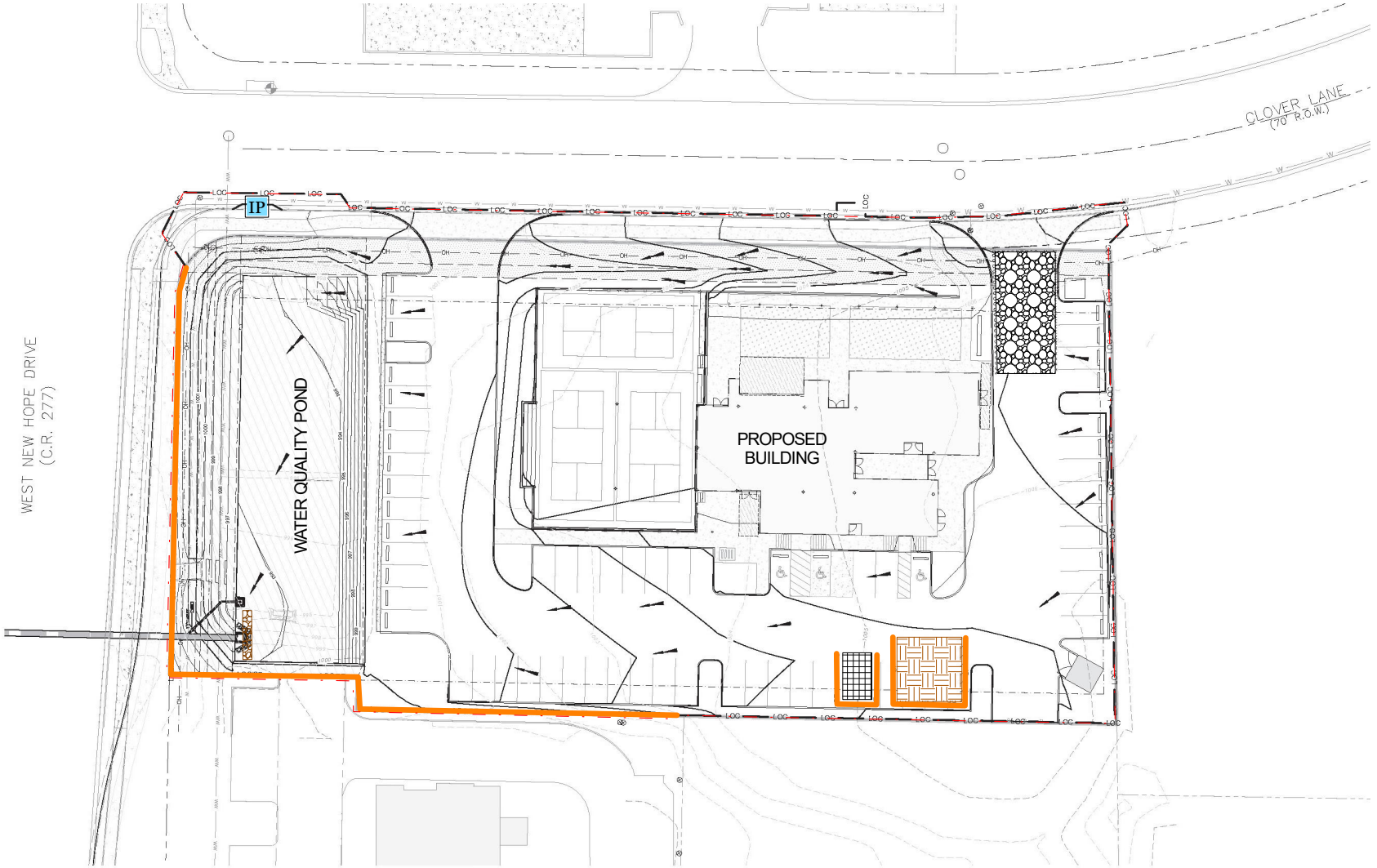
Dill N Chill

30.5298, -97.8428

GeoSolutions

LEGEND

- ROCK BERM
- IP — INLET PROTECTION
- FLOW DIRECTION
- DRAINAGE CHANNEL/SWALE
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- STAGING AND SPOILS AREA
- CONCRETE WASHOUT AREA
- T — CONSTRUCTION TRAILER
- SILT FENCE
- MULCH ROLL/SOCK
- RIVER/CREEK
- LIMITS OF CONSTRUCTION
- PHASE LINE



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

ATTACHMENT B - SITE MAP
DILL N CHILL
CEDAR PARK, TX 78613

FERGUSON WATERWORKS
4417 BURLESON ROAD
AUSTIN, TX 78744
(844) 468-4743
FERGUSON.COM

Inspection Date: _____

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

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

10.	Concrete Washout Pit Location:	☐ Yes ☐ No	☐ Yes ☐ No		
11.	Dust Control/Prevention	☐ Yes ☐ No	☐ Yes ☐ No		

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

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

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

Contractor or Subcontractor Certification and Signature:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information

submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature:_____ **Date:** _____

Print Name: _____ **Affiliation:** _____

Attachment F - SWPPP Modification Log

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

Attachment G - Site Grading and Stabilization Log

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

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

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

Attachment H - Dewatering Inspection Report

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

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

I Sandeep Adusumilli,
Print Name

Manager,
Title - Owner/President/Other

of Purple Squirrels Investing Corp,
Corporation/Partnership/Entity Name

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

of Eli Engineering, PLLC
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

A Sandeep Adusumilli
Applicant's Signature

10/17/24
Date

THE STATE OF TEXAS §

County of WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Sandeep Adusumilli, 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 17th day of October, 2024.

Stevie Mortimore
NOTARY PUBLIC

STEVIE MORTIMORE
Notary Public, State of Texas
Comm. Expires 11-06-2027
Notary ID 134633976

Stevie Mortimore
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 11/06/2027

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Dill-N-Chill
Regulated Entity Location: SW corner of New Hope Roan and Clover Lane, Cedar Park, TX
Name of Customer: Purple Squirrels Investing Corp
Contact Person: Sandeep Adusumilli Phone: 858-848-4121
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	1.613 Acres	$ 4000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____

Date: 10/21/2024

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

For detailed instructions 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)	10/21/2024

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership

☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

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

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

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0804858470	32087716489		

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

12. Number of Employees	13. Independently Owned and Operated?
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher	☒ 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:	1804 Lucera Bend						
	City	Leander	State	TX	ZIP	78641	ZIP + 4

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	sanday201@gmail.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(858) 848-4121		( ) -

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.)*

Dill-N-Chill

23. Street Address of the Regulated Entity: *(No PO Boxes)*	??? Clover Lane							
	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:	SW corner of New Hope Road and Clover Lane, Cedar Park, TX

26. Nearest City	State	Nearest ZIP Code
Cedar Park	TX	78613

27. Latitude (N) In Decimal:	35.430094		28. Longitude (W) In Decimal:	-97.842622	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	31	48.3384	97	50	33.4392

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)
5812		722211	

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

Vendor Space for 3 retaurants with indoor & outdoor seating & 3 pickleball courts.

34. Mailing Address:	1804 Lucera Bend							
	City	Leander	State	TX	ZIP	78641	ZIP + 4	

35. E-Mail Address:	prudhvichowdary254@gmail.com

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(858) 848-4121		( ) -

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

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

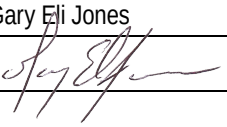
SECTION IV: Preparer Information

40. Name:	Gary Eli Jones	41. Title:	Design Engineer

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 658-8095		( ) -	gejtexas@gmail.com

SECTION V: Authorized Signature

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

Company:	Eli Engineering, PLLC	Job Title:	Design Engineer
Name*(In Print)* :	Gary Eli Jones	Phone:	(512) 658-8095
Signature:		Date:	10/21/2024