WATER POLLUTION ABATEMENT PLAN & SEWAGE COLLECTION SYSTEM

FOR

THE AVENUE BY FORTUNE

(LOT 2 BLOCK B, LAKELINE AT OLD MILL SUBDIVISION)

2300 S LAKELINE BLVD, CEDAR PARK, TX, 78613
WILLIAMSON COUNTY, TEXAS

OWNER: FORTUNE LAKELINE REAL ESTATE, LLC
5522 JENOLAN RIDGE LN, SUGAR LAND TX 77479

AGENT: **Goode Faith Engineering, LLC**
Anthony Goode, P.E.
TBPE # F-22664
1620 La Jaita Drive Ste 300
Cedar Park, TX 78613

OCTOBER 2024

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: The Avenue By Fortune						**2. Regulated Entity No.:**			
3. Customer Name: Fortune Lakeline Real Estate, LLC						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	(New)		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	(WPAP)	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		(Non-residential)			**8. Site (acres):**			2.93
9. Application Fee:	$4,650		**10. Permanent BMP(s):**					Batch Detention Pond	
11. SCS (Linear Ft.):	92		**12. AST/UST (No. Tanks):**					N/A	
13. County:	Williamson		**14. Watershed:**					Brushy Creek Watershed	

Application Distribution

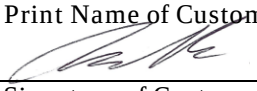
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which 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.)	__	__	1
Region (1 req.)	__	__	1
County(ies)	__	__	1
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin XCedar Park __Florence __Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Anthony Goode
Print Name of Customer/Authorized Agent  10/28/2024
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):	

General Information Form

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) 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 **General Information Form** is hereby submitted for TCEQ review. The application was prepared by:

Print Name of Customer/Agent: Anthony Goode

Date: 10-28-2024

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: The Avenue by Fortune
2. County: Williamson
3. Stream Basin: Brushy Creek
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   [X] Recharge Zone
   [ ] Transition Zone

6. Plan Type:

   [X] WPAP
   [X] SCS
   [ ] Modification
   [ ] AST
   [ ] UST
   [ ] Exception Request

7. Customer (Applicant):

Contact Person: Imran Sunesara
Entity: Fortune Lakeline Real Estate, LLC
Mailing Address: 5522 Jenolan Ridge Ln
City, State: Sugar Land, TX Zip: 77479
Telephone: (832) 713.4985 FAX: _____
Email Address: SUNESARA.IMRAN@GMAIL.COM

8. Agent/Representative (If any):

Contact Person: Anthony Goode
Entity: Goode Faith Engineering, LLC
Mailing Address: 1620 La Jaita Dr. Suite 300
City, State: Cedar Park, TX Zip: 78613
Telephone: (972) 822-1682 FAX: _____
Email Address: ANTHONY@GOODEFAITHENG.COM

9. 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.

10. ☒ The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

On the northeast corner of the intersection between Old Mill Rd. and South Lakeline Blvd. Cedar Park.

11. ☒ **Attachment A – Road Map**. A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

12. ☒ **Attachment B - USGS / Edwards Recharge Zone Map**. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:

☒ Project site boundaries.
☒ USGS Quadrangle Name(s).
☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
☒ Drainage path from the project site to the boundary of the Recharge Zone.

13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned**. Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

☒ Survey staking will be completed by this date: Property boundary has been staked. Construction staking anticipated 2/1/2025.

14. [X] **Attachment C – Project Description**. Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:

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

15. Existing project site conditions are noted below:

- [ ] Existing commercial site
- [ ] Existing industrial site
- [ ] Existing residential site
- [ ] Existing paved and/or unpaved roads
- [ ] Undeveloped (Cleared)
- [X] Undeveloped (Undisturbed/Uncleared)
- [ ] Other: _____

Prohibited Activities

16. [X] I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:

(1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);

(2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;

(3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;

(4) The use of sewage holding tanks as parts of organized collection systems; and

(5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).

(6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

17. [X] I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:

(1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);

(2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

(3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

18. The fee for the plan(s) is based on:

- [X] For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
- [X] For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
- [ ] For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
- [ ] A request for an exception to any substantive portion of the regulations related to the protection of water quality.
- [ ] A request for an extension to a previously approved plan.

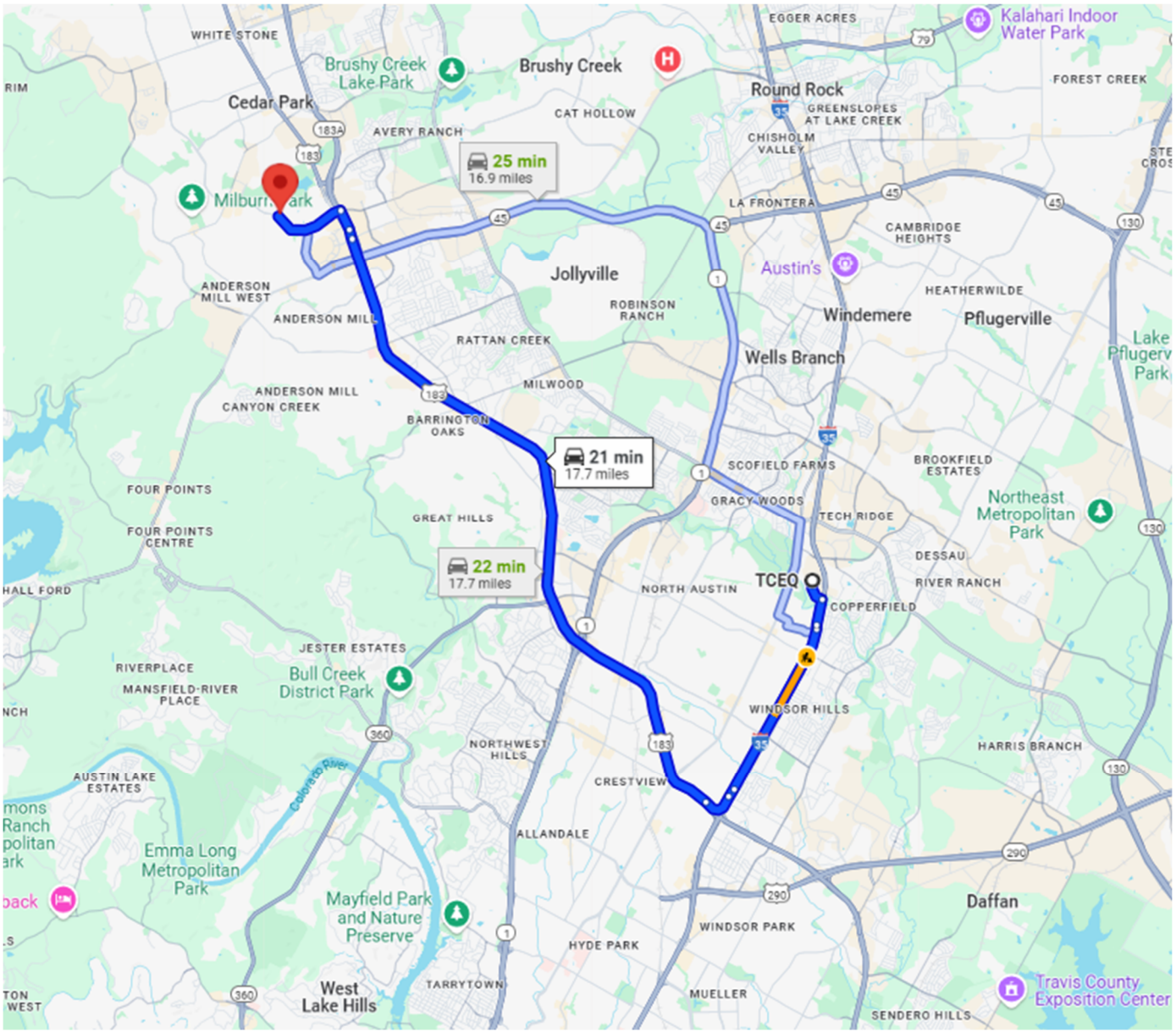
19. [X] Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

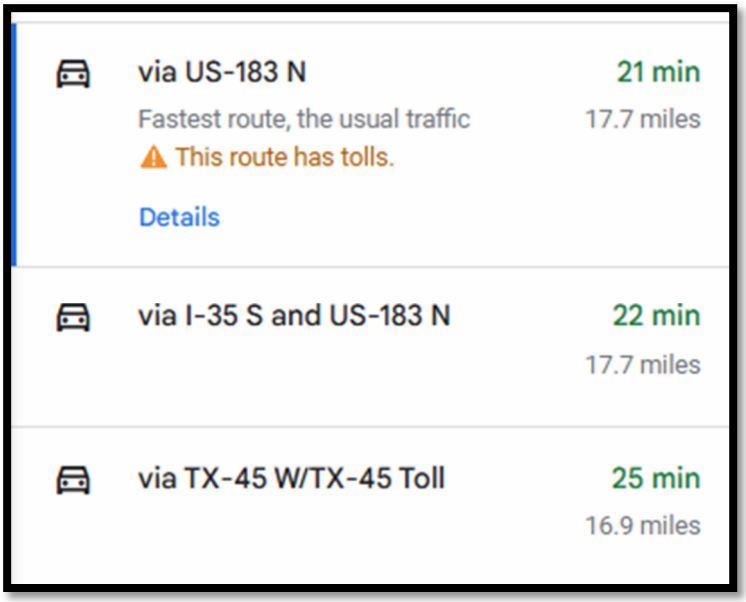
- [ ] TCEQ cashier
- [X] Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
- [ ] San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

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

21. [X] No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

Attachment A – Road Map



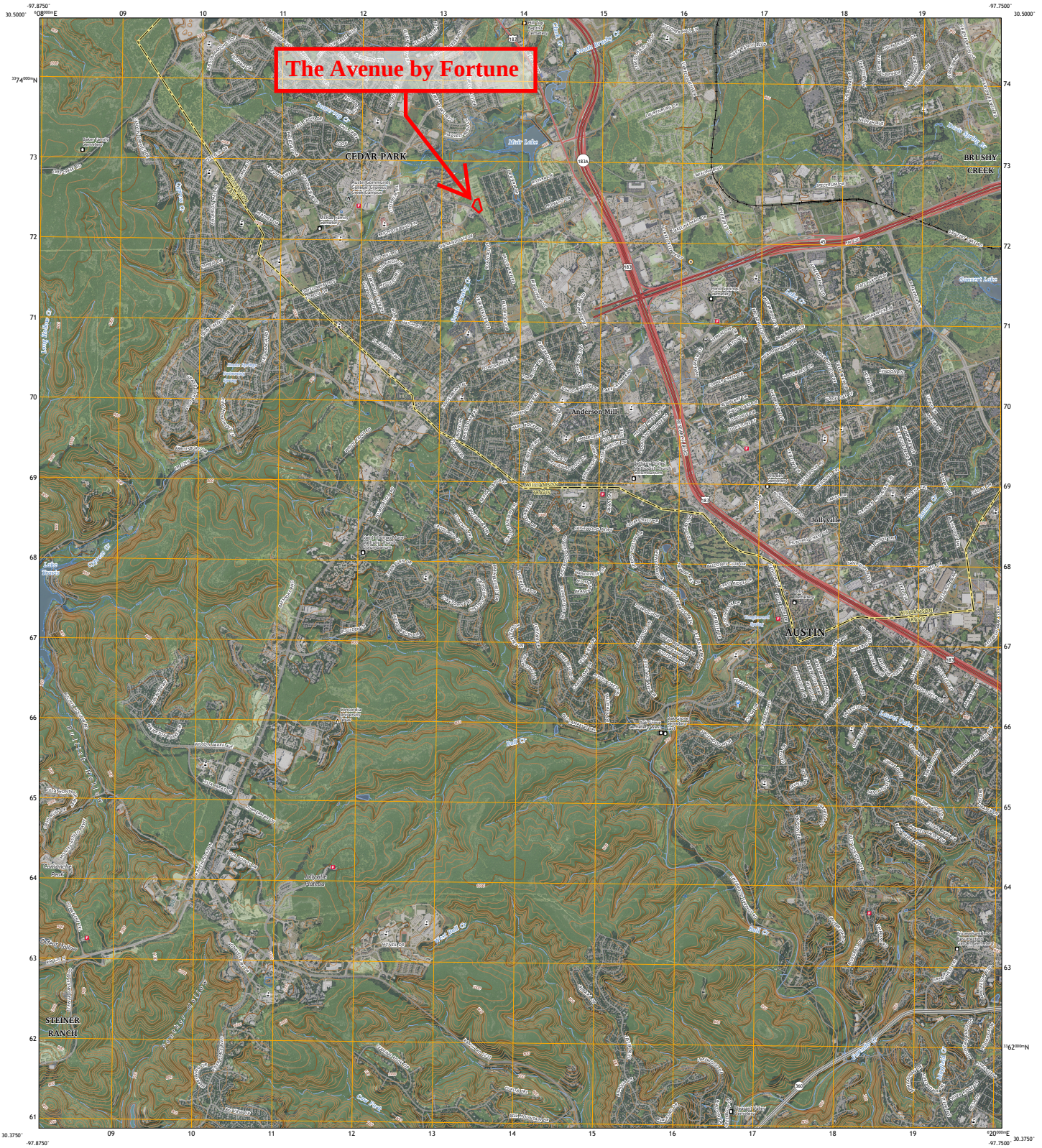

via US-183 N
21 min
Fastest route, the usual traffic
17.7 miles
This route has tolls.
Details
via I-35 S and US-183 N
22 min
17.7 miles
via TX-45 W/TX-45 Toll
25 min
16.9 miles

Attachment B – USGS/Edwards Recharge Zone Map

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

The National Map
OnDemand Topo

JOLLYVILLE QUADRANGLE
TEXAS
7.5-MINUTE TOPO



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

Data is provided by The National Map (TNM), is the best available at the time of map generation, and includes data content from supporting themes of Elevation, Hydrography, Geographic Names, Boundaries, Transportation, Structures, Land Cover, and Orthoimagery. Refer to associated Federal Geographic Data Committee (FGDC) Metadata for additional source data information.

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands. Temporal changes may have occurred since these data were collected and some data may no longer represent actual surface conditions.

Learn About The National Map: https://nationalmap.gov

UTM GRID AND 2021 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

MN
GN
3°31'
63 MILS
8°36'
11 MILS

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

SCALE 1:24 000

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

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
CONTOUR SMOOTHNESS = Medium

TEXAS

QUADRANGLE LOCATION

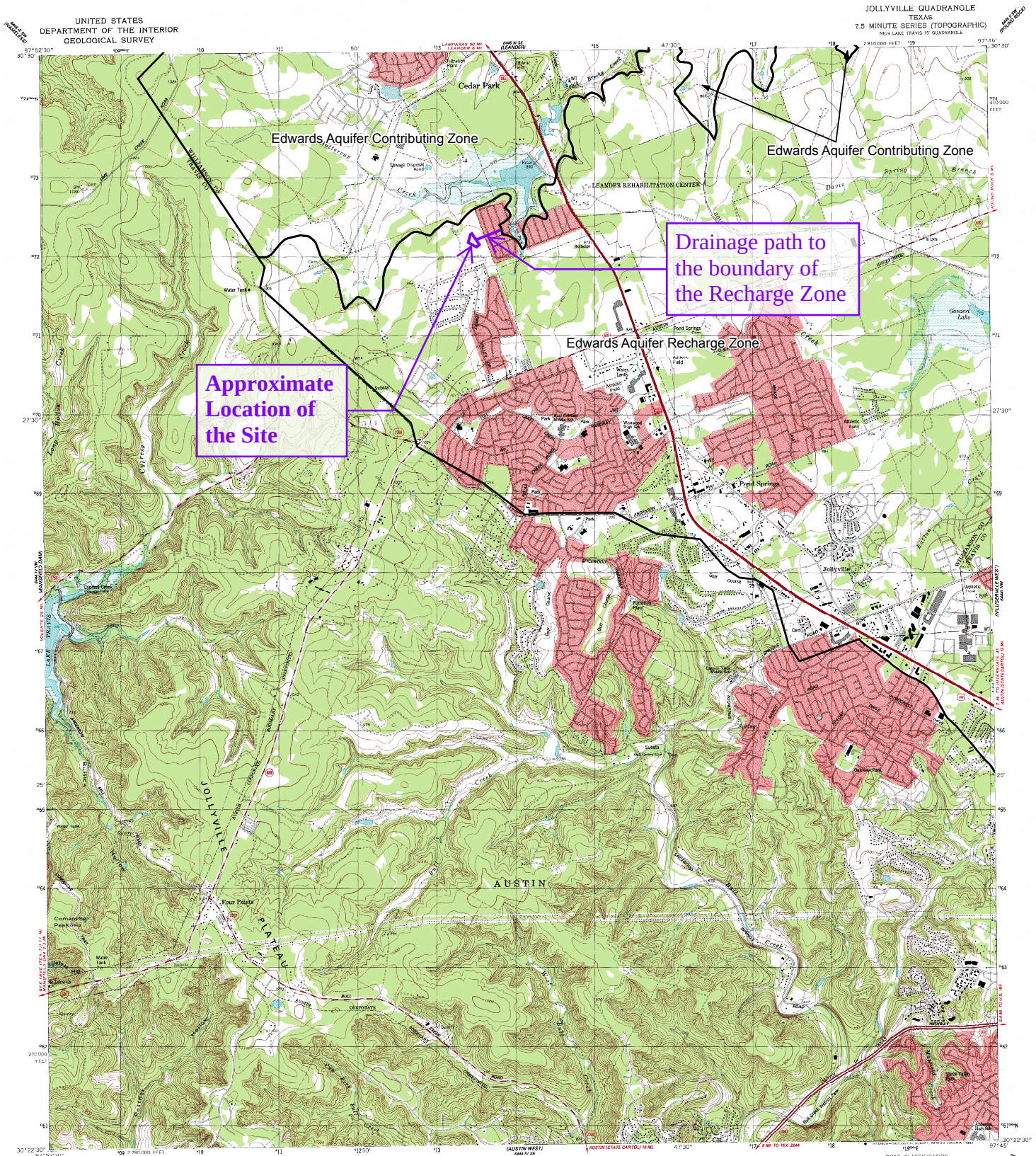
Nameless	Leander	Round Rock
Mansfield Dam	Jollyville	Pflugerville West
Bee Cave	Austin West	Austin East

ADJOINING QUADRANGLES

ROAD CLASSIFICATION

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

JOLLYVILLE, TX
2024



Texas Commission on Environmental Quality
Edwards Aquifer Protection Program

TCEQ

Regulatory Zones

30 TAC Chapter 213- Edwards Aquifer
Effective March 1990

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

Attachment C – Project Description

This project consists of the construction of a two-story retail building totaling approximately 16,166 square feet, 135 standard parking spaces, and 5 ADA parking spaces. The tract is approximately 2.94 +/- acres. Approximately 3.21 +/- acres is expected to be disturbed during the construction of the project. A total impervious cover of approximately +/- 6.4 acres is planned for this site. There are no offsite drainage areas that drain to or through the proposed site. The proposed drainage and water quality improvements have been designed to treat this impervious cover and return the onsite flows to existing conditions. Pervious areas will include parking islands, landscaping areas, and preserved tree areas.

The Permanent BMP for this site will be a batch detention pond is proposed to treat the onsite stormwater and to return the flows to existing conditions. The two-story retail building will be leased to various entities for use as retail stores, offices, and small restaurants (like coffee shops). The parking spaces provided on the site will be used solely by the customers of those above-mentioned entities.

There is no existing impervious cover on the site however, existing utilities are present on the tract. An existing storm sewer system that leads to an existing regional pond will be repurposed as the outfall pipe for a proposed Batch Pond. The site will be demolished in accordance with the Existing Site & Demo. Activities consist of construction of a approximately 16,166 +/- sq.ft. building, drive aisles, parking, storm sewer lines, water lines, wastewater lines, and dry utilities to serve the site. Access is proposed off Lakeline Blvd (Right in-Right Out) as well as off of Old Mill (full access). The subject legal tract is located at 2300 S Lakeline Blvd., Cedar Park, TX 78613.

The proposed project is located within the Brushy Creek Watershed in the City of Cedar Park's full purpose jurisdiction. The project is **not** within the 100-year floodplain as per FEMA firm panel 48491C0605F as dated 12/20/2019, for Williamson County, Texas. No portion of the site is known to reside over a karst feature, or within an area draining to a karst aquifer or reservoir. The project is also in the Edwards Aquifer Recharge Zone and will require Water Quality treatment.

Horizon™
Environmental Services

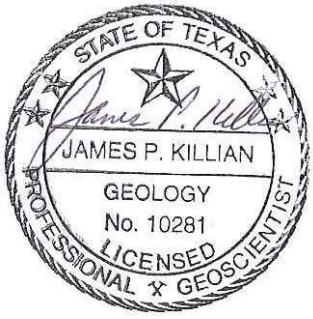
GEOLOGIC ASSESSMENT
APPROXIMATELY 2.935-ACRE FORTUNE COMMERCIAL CEDAR PARK TRACT
OLD MILL ROAD AND SOUTH LAKELINE BOULEVARD
CEDAR PARK, WILLIAMSON COUNTY, TEXAS
HJN 24185 GA

PREPARED FOR:

POHL PARTNERS
LEANDER, TEXAS

PREPARED BY:

HORIZON ENVIRONMENTAL SERVICES
A BRANCH OF LJA ENVIRONMENTAL SERVICES, LLC
TBPG FIRM REGISTRATION NO. 50679



AUGUST 2024

1507 S Interstate 35 • Austin, Texas 78741-2502 • 512.328.2430 • www.horizon-esi.com
A Branch of LJA Environmental Services, LLC • TBPG Firm No. 50679

Horizon
Environmental Services

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II. ATTACHMENTS:

A GEOLOGIC ASSESSMENT TABLE
B STRATIGRAPHIC COLUMN
C DESCRIPTION OF SITE GEOLOGY
D SITE GEOLOGIC MAP
E SUPPORTING INFORMATION
F ADDITIONAL SITE MAPS
G SITE PHOTOGRAPHS

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), 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

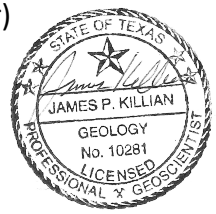
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: James Killian Telephone: 512-328-2430

Date: 7 August 2024 Fax: 512-328-1804

Representing: Horizon Environmental Services and TBPG Form Registration No. 50679 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: Approximately 2.935-acre Fortune Commercial Cedar Park Tract; Old Mill Road and South Lakeline Boulevard, Cedar Park, Williamson County, Texas

Project Information

1. Date(s) Geologic Assessment was performed: 30 July 2024
2. Type of Project:
   - ☒ WPAP
   - ☒ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

4. ☒ **Attachment A - Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

5. ☒ Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)

Soil Name	Group*	Thickness(feet)
Georgetown stony clay loam, 1-3% slopes (GsB)	D	2.9

** Soil Group Definitions (Abbreviated)*

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate infiltration rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

6. ☒ **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.

7. ☒ **Attachment C – Site Geology**. A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.

8. ☒ **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'

   Applicant's Site Plan Scale: 1" = 400'
   Site Geologic Map Scale: 1" = 400'
   Site Soils Map Scale (if more than 1 soil type): 1" = 400'

9. Method of collecting positional data:

   ☒ Global Positioning System (GPS) technology.
   ☐ Other method(s). Please describe method of data collection: _____

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.
12. ☒ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    ☐ Geologic or manmade features were not discovered on the project site during the field investigation.
13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

    ☐ There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
    - ☐ The wells are not in use and have been properly abandoned.
    - ☐ The wells are not in use and will be properly abandoned.
    - ☐ The wells are in use and comply with 16 TAC Chapter 76.

    ☒ There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

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

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ATTACHMENT A

GEOLOGIC ASSESSMENT TABLE

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: Fortune Commercial Cedar Park Tract; Old Mill Rd & S. Lakeline Blvd., Cedar Park, Williamson Co., Tx

LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
M-1	30.479761	-97.818092	MB	30	Ked	2	2	-					X	5	35	X		X		Hillside
M-2	30.478508	-97.818235	MB	30	Ked	3	3	-					X	5	35	X		X		Hillside
M-3	30.4782	-97.817882	MB	30	Ked	3	3	-					X	5	35	X		X		Hillside
M-4	30.478814	-97.818572	MB	30	Ked	3	3	-					X	5	35	X		X		Hillside

* DATUM:_____

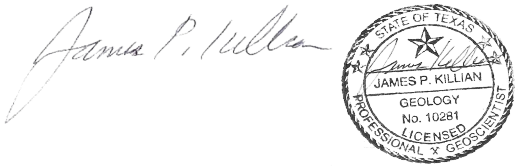
2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Man-made feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials: concrete and associated piping

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.
My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.



Date: 8/2/2024

Sheet ___1___ of ___1___

TCEQ-0585-Table (Rev. 10-01-04)

Horizon
Environmental Services

ATTACHMENT B

STRATIGRAPHIC COLUMN

Geologic Unit	Hydrologic Unit	Approx. Thickness at Project Site (ft)	Elevation (ft msl)	Depth (ft)
			945	0
Edwards Limestone (Ked)	Edwards Aquifer	40	905	40
Comanche Peak Limestone (Kc)		20	885	60
Walnut Formation (Kwa)	Confining Unit	130	755	190

Note: Unit elevation and thickness given with respect to a ground surface elevation of 945 ft in the western boundary of the subject site.

Horizon Environmental Services

Date:	08/01/2024
Drawn:	KRW
HJN NO:	24185.001 GA

Attachment B

Stratigraphic Column
Fortune Commercial - Cedar Park
S. Lakeline Blvd and Old Mill Rd
Cedar Park, Williamson County, Texas

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10291
LICENSED
PROFESSIONAL GEOSCIENTIST

24185--Fortune_Commercial_Cedar_Park\Graphics\24185-001GA_05A_Strat.mxd

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ATTACHMENT C

DESCRIPTION OF SITE GEOLOGY

Geologic information for the subject site obtained via literature review is provided in Attachment E, Supporting Information.

A geologic assessment of approximately 2.935 acres located at Old Mill Road and South Lakeline Boulevard, Cedar Park, Williamson County, Texas, was conducted pursuant to Texas rules for regulated activities in the Edwards Aquifer Recharge Zone (EARZ) (30 TAC 213). The subject site consists of undeveloped rangeland with easements along the southern and western boundaries. Assessment findings were used to develop recommendations for site construction measures intended to be protective of water resources at the subject site and adjacent areas.

The entire subject site is located within the Edwards Aquifer Recharge Zone (EARZ), as defined by the Texas Commission on Environmental Quality (TCEQ). The EARZ occurs where surface water enters the subsurface through exposed limestone bedrock containing faults, fractures, sinkholes, and caves.

The subject site is completely underlain by Edwards Limestone (Ked) (UT-BEG, 1995), which has an estimated maximum thickness of about 40 feet thick.

No naturally occurring geologic features and 4 man-made features (M-1 to M-4) were identified at this site. Further information pertaining to the man-made features is presented in the following Attachments D, E, and F. Photographs of the subject site and the man-made features are presented in Attachment G.

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ATTACHMENT D

SITE GEOLOGIC MAP

Legend

- Man-Made Feature
- Subject Site
- Edwards Limestone (Ked)
- Comanche Peak Limestone (Kc)

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10291
LICENSED
PROFESSIONAL GEOSCIENTIST

Horizon™ Environmental Services

Date:	08/01/2024
Drawn:	KRW
HJN NO:	24185.001 GA
Source:	Nearmap, 2024; TWSC, 2014

Attachment D

Site Geologic Map
Fortune Commercial - Cedar Park
S. Lakeline Blvd and Old Mill Rd
Cedar Park, Williamson County, Texas

N

0 200 400
Feet

24185--Fortune_Commercial_Cedar_Park\Graphics\24185-001GA_06A_SGM

Horizon
Environmental Services

ATTACHMENT E

SUPPORTING INFORMATION

1.0 INTRODUCTION AND METHODOLOGY

This report and any proposed abatement measures are intended to fulfill Texas Commission on Environmental Quality (TCEQ) reporting requirements (TCEQ, 2005). This geologic assessment includes a review of the subject site for potential aquifer recharge and documentation of general geologic characteristics for the subject site. Horizon Environmental Services (Horizon) conducted the necessary field and literature studies according to TCEQ *Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones* (TCEQ, 2004).

Horizon walked transects spaced 50 feet apart, mapped the locations of features using a sub-foot accurate Trimble Geo HX handheld GPS, and posted processed data utilizing GPS Pathfinder Office software, topographic maps, and aerial photographs. Horizon also searched the area around any potential recharge features encountered to look for additional features. When necessary, Horizon removed loose rocks and soil (by hand) to preliminarily assess each feature's subsurface extent while walking transects. However, labor-intensive excavation was not conducted during this assessment. Features that did not meet the TCEQ definition of a potential recharge feature (per TCEQ, 2004), such as surface weathering, karren, or animal burrows, were evaluated in the field and omitted from this report.

The results of this survey do not preclude the possibility of encountering subsurface voids or abandoned test or water wells during the clearing or construction phases of the proposed project. If a subsurface void is encountered during any phase of the project, work should be halted until the TCEQ (or appropriate agency) is contacted and a geologist can investigate the feature.

2.0 ENVIRONMENTAL SETTING

2.1 LOCATION AND GENERAL DESCRIPTION

The subject site consists of approximately 2.935 acres of rangeland located adjacent to the northeastern corner of the intersection of Old Mill Road and South Lakeline Boulevard in Williamson County, Texas (Appendix F, Figure 1).

2.2 LAND USE

The subject site is reportedly vacant land. No habitable structures were observed on the site. Old Mill Road borders the site to the west and South Lakeline Boulevard forms the southern border of the site. Surrounding lands are generally used for suburban residences and businesses.

2.3 TOPOGRAPHY AND SURFACE WATER

The subject site is situated on gently sloping terrain within South Brush Creek-Brushy Creek watershed (Appendix F, Figures 2 and 3). Surface elevations on the subject site vary from a minimum of approximately 942 feet above mean sea level (amsl) near the northern boundary

to a maximum of approximately 945 feet amsl near the southwestern property boundary (USGS, 1987). Drainage on the site occurs primarily by overland sheet flow from southwest to northeast toward unnamed tributaries of South Brushy Creek-Brushy Creek.

2.4 EDWARDS AQUIFER ZONE

The subject site is found within the Edwards Aquifer Recharge Zone (TCEQ, 2024) (Attachment F, Figure 2).

2.5 SURFACE SOILS

One soil unit is mapped within the subject site (NRCS, 2024) (Appendix F, Figure 4).

Georgetown stony clay loam, 1 to 3% slopes (GsB) is typically found on higher parts of uplands. Typically, this soil has a slightly acid, brown stony clay loam surface layer about 7 inches thick and few to common stones on or near the surface. The subsoil, which extends down to a depth of about 35 inches, is neutral, reddish-brown clay in the upper part and slightly acid, reddish-brown cobbly clay in the lower part. The underlying material is indurated fractured limestone that has clay loam in crevices and fractures. This soil is well-drained. Permeability is slow, and surface runoff is medium. The available water capacity is low. Reaction is neutral to slightly acid. The erosion hazard ranges to slight. The soil is suitable for urban uses, but corrosion to buried pipelines is a hazard due to the clayey subsoil. Septic systems do not function well in the clayey subsoil (Werchan and Coker, 1983).

2.6 WATER WELLS

A review of TCEQ and Texas Water Development Board (TWDB) records revealed no water wells on the subject site and 2 wells within 0.5 miles of the subject site (TCEQ, 2024; TWDB, 2024). According to the TWDB records, all the off-site wells are reportedly completed within the Trinity Aquifer at total depths ranging from 400 to 865 feet below surface. Horizon observed no wells on the subject site.

The results of this assessment do not preclude the existence of additional undocumented/abandoned wells on the site. If a water well or casing is encountered during construction, work should be halted near the feature until the TCEQ is contacted.

2.7 GEOLOGY

Literature Review

The subject site is underlain by Edwards Limestone (Ked) (UT-BEG, 1995). Edwards Limestone comprises limestone, dolomite, and chert. Limestone is aphanitic to fine grained, massive to thin bedded, hard, brittle, and in part rudistid biostromes, with much miliolid biosparite. Dolomite is fine to very fine grained, porous, medium gray to grayish brown. Nodules and plates are common in chert, varying in amount from bed to bed, with some intervals free of chert, mostly

white to light gray. In zone of weathering, the formation is considerably recrystallized, "honeycombed," and cavernous, forming an aquifer; it forms flat areas and plateaus bordered by scarps. Thickness typically ranges from 60 to 350 feet, thinning northward.

The site Stratigraphic Column is provided as Attachment B, and the Site Geologic Map is Attachment D.

The subject site is located within the Balcones Fault Zone. Available geologic reports indicate the nearest mapped fault is located approximately 1 mile to the west, trending from southwest to northeast (TWSC, 2024).

Field Assessment

No geologic features were identified at the subject site. Four man-made features (M-1, a storm sewer manhole, and M-2 to M-4, sanitary sewer manholes) were identified at this site. All of the manholes appeared to be properly constructed and in good working condition. The Site Geologic Map is provided as Attachment D. The Geologic Assessment Table (Attachment A) describes those features observed on the subject site that meet the TCEQ definition of a potential recharge feature.

3.0 CONCLUSIONS AND RECOMMENDATIONS

No geologic or man-made features were identified at the subject site that would require protection or mitigation pursuant to TCEQ rules for protection of the Edwards Aquifer (30 TAC 213). The site generally appears well-suited to development prospectuses. It should be noted that soil and drainage erosion would increase with ground disturbance. Native grasses and the cobbly content of the soil aid to prevent erosion. Soil and sedimentation fencing should be placed in all appropriate areas prior to any site disturbing activities.

Because the subject site is located over the Edwards Aquifer Recharge Zone, it is possible that subsurface voids underlie the site. If any subsurface voids are encountered during site development, work should halt immediately so that a geologist may assess the potential for the void(s) to provide meaningful contribution to the Edwards Aquifer.

4.0 REFERENCES

(CAPCOG) Capital Area Council of Governments. 5-foot contours, CAPCOG Center for Regional Development, Austin, Texas. 2007.

(Nearmap) Nearmap US, Inc. Nearmap Vertical™ digital orthographic photograph, <https://go.nearmap.com>. Imagery date 4 January 2024.

(NRCS) US Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey, <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. Soil map data layer updated 12 September 2019. Accessed 2 August 2024.

(OSM) OpenStreetMap contributors. OpenStreetMap, <http://www.openstreetmap .org>. Available under the Open Database License (www.opendatacommons.org/ licenses/odbl). Accessed 1 August 2024.

(TCEQ) Texas Commission on Environmental Quality. Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones. Revised October 2004.

_____. RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices. Revised July 2005.

_____. Optional Enhanced Measures for the Protection of Water Quality in the Edwards Aquifer (Revised). Appendix A to RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices. September 2007.

_____. Edwards Aquifer Protection Program. Edwards Aquifer Viewer, <http://www.tceq. state.tx.us/field/eapp/viewer.html>. Accessed 30 July 2024.

(TWDB) Texas Water Development Board. Water Information Integration and Dissemination System. TWDB Groundwater Database, <https://www3.twdb.texas.gov/apps/water datainteractive/groundwaterdataviewer>. Accessed 30 July 2024.

(TWSC) United States Geological Survey, Texas Water Science Center. Geologic Database of Texas, <https://txpub.usgs.gov/txgeology/>. Updated 1 February 2014; Accessed 02 August 2024.

(UT-BEG) University of Texas Bureau of Economic Geology, C.V. Proctor, Jr., T.E. Brown, J.H. McGowen, N.B. Waechter, and V.E. Barnes. *Geologic Atlas of Texas*, Austin Sheet, Francis Luther Whitney Memorial Edition. 1974; reprinted 1995.

(USGS) US Geological Survey. 7.5-minute series topographic maps, Jollyville, Texas, quadrangle. 1987.

Werchan, Leroy E., and John L. Coker. Soil Survey of Williamson County, Texas. US Department of Agriculture, Natural Resources Conservation Service (formerly Soil Conservation Service), in cooperation with the Texas Agricultural Experiment Station. 1983.

ATTACHMENT F

ADDITIONAL SITE MAPS

Date:	08/01/2024
Drawn:	KRW
HJN NO:	24185.001 GA
Source:	OSM, 2024

Attachment F, Figure 1

Vicinity Map
Fortune Commercial - Cedar Park
S. Lakeline Blvd and Old Mill Rd
Cedar Park, Williamson County, Texas

0 1,000 2,000
Feet

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
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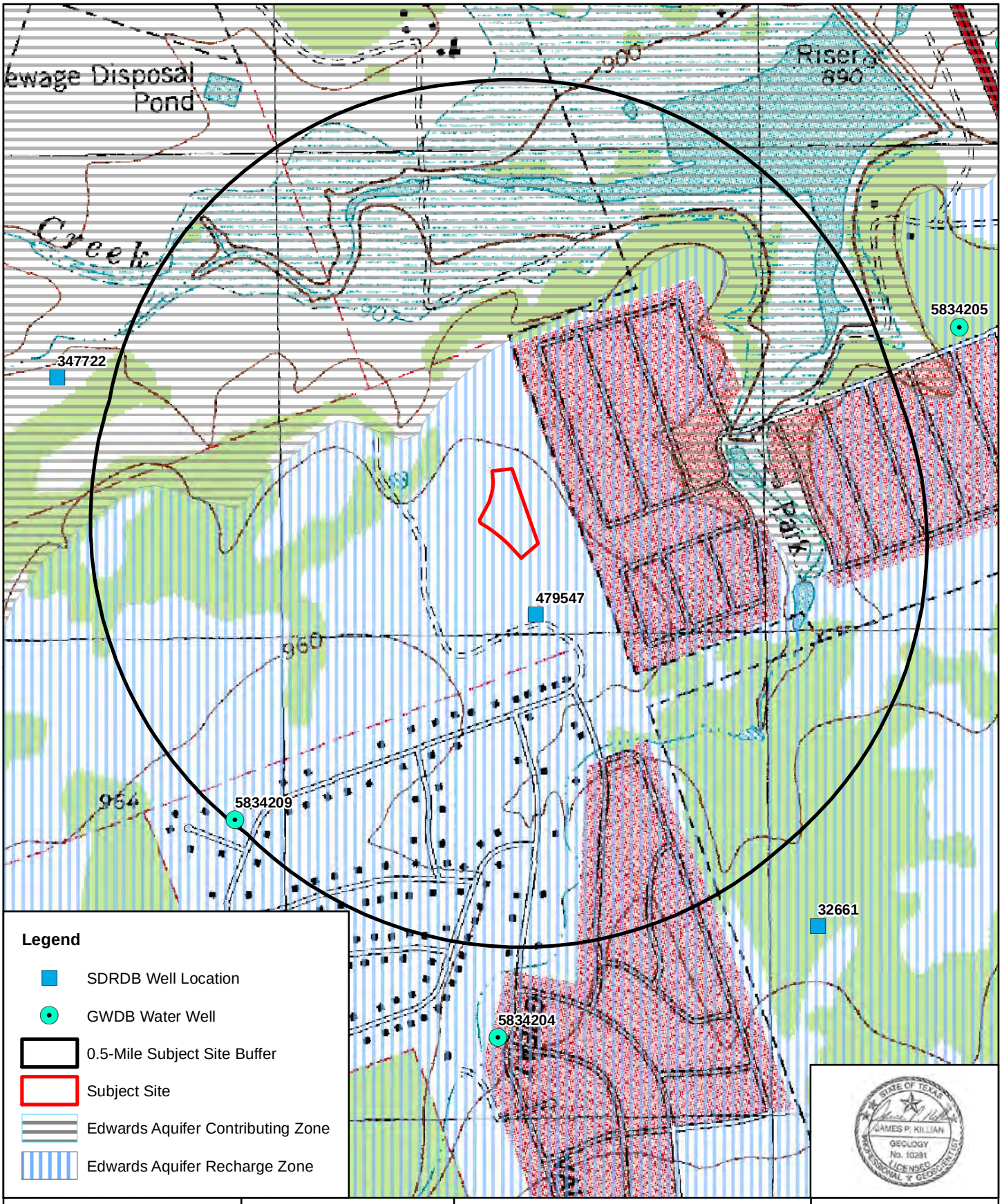
PROFESSIONAL GEOSCIENTIST

24185--Fortune_Commercial_Cedar_Park\Graphics\24185-001GA_01A_Vicinity



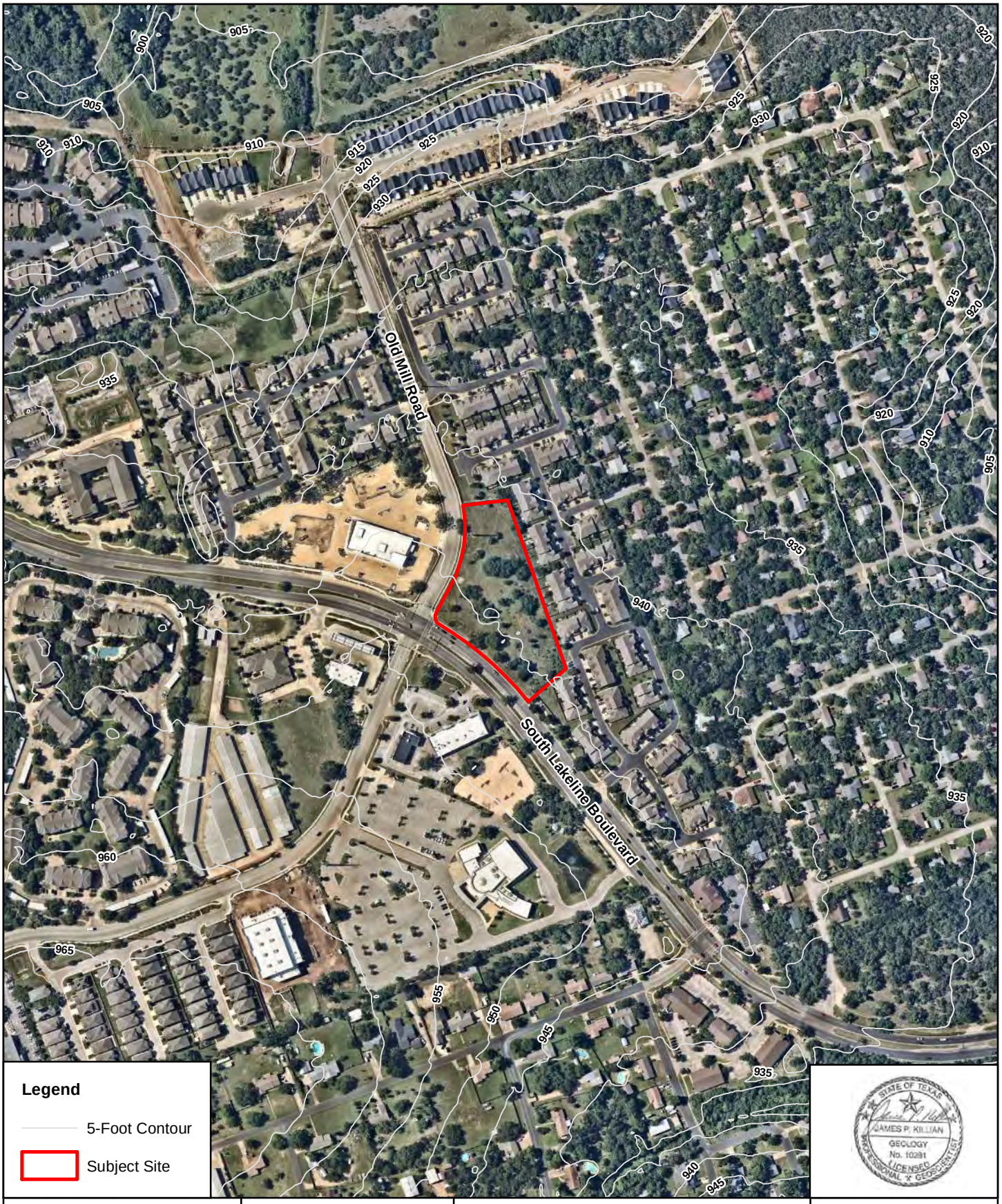
Horizon Environmental Services

Date:	08/01/2024
Drawn:	KRW
HJN NO:	24185.001 GA
Source:	TCEQ, 2024; TWDB, 2024; USGS, 1987

Attachment F, Figure 2

Topography and Hydrogeology Map
Fortune Commercial - Cedar Park
S. Lakeline Blvd and Old Mill Rd
Cedar Park, Williamson County, Texas

24152--Robinson_40-45_Acres_(Travis_Tract_7)\Graphics\24152-001GA_02A_TopoHydro



Legend

5-Foot Contour

Subject Site

STATE OF TEXAS
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Horizon™ Environmental Services

Date:	08/01/2024
Drawn:	KRW
HJN NO:	24185.001 GA
Source:	CAPCOG, 2007; Nearmap, 2024

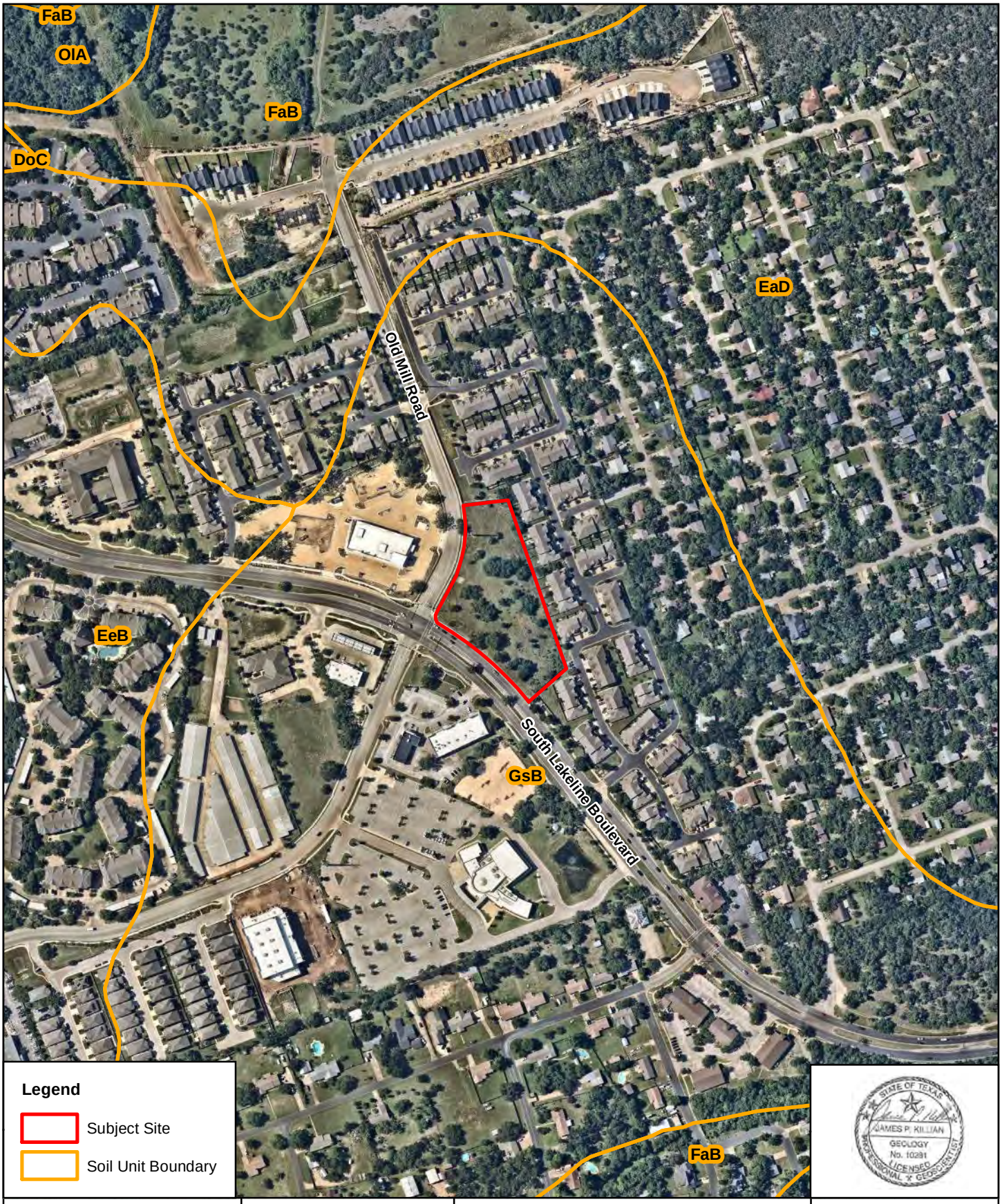
Attachment F, Figure 3

Site Topography Map
Fortune Commercial - Cedar Park
S. Lakeline Blvd and Old Mill Rd
Cedar Park, Williamson County, Texas

N

0 200 400
Feet

24152--Robinson_40-45_Acres_(Travis_Tract_7)\Graphics\24152-001GA_03A_Topo



Legend

- Subject Site
- Soil Unit Boundary

STATE OF TEXAS
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Horizon™ Environmental Services

Date:	08/01/2024
Drawn:	KRW
HJN NO:	24185.001 GA
Source:	Nearmap, 2024; NRCS, 2022

Attachment F, Figure 4

Site Soil Map
Fortune Commercial - Cedar Park
S. Lakeline Blvd and Old Mill Rd
Cedar Park, Williamson County, Texas

N

0 200 400
Feet

24152--Robinson_40-45_Acres_(Travis_Tract_7)\Graphics\24152-001GA_04A_Soil

Horizon
Environmental Services

ATTACHMENT G

SITE PHOTOGRAPHS

Horizon
Environmental Services

PHOTO 1
View of man-made feature M-1, storm sewer manhole, facing northeast

PHOTO 2
View of man-made feature M-2, sanitary sewer manhole, facing southwest

PHOTO 3
View of man-made feature M-3, sanitary sewer manhole, facing southeast

PHOTO 4
View of man-made feature, M-4, sanitary sewer manhole, facing west

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b), 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 **Water Pollution Abatement Plan Application Form** is hereby submitted for TCEQ review and Executive Director approval. The form was prepared by:

Print Name of Customer/Agent: Anthony Goode

Date: 10-28-2024

Signature of Customer/Agent:

Regulated Entity Name: The Avenue By Fortune

Regulated Entity Information

1. The type of project is:

   ☐ Residential: Number of Lots:_____
   ☐ Residential: Number of Living Unit Equivalents:_____
   ☒ Commercial
   ☐ Industrial
   ☐ Other:_____

2. Total site acreage (size of property): 2.94

3. Estimated projected population: 106 Persons

4. The amount and type of impervious cover expected after construction are shown below:

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	16,166	÷ 43,560 =	0.37
Parking	21,323	÷ 43,560 =	0.49
Other paved surfaces	48,352	÷ 43,560 =	1.11
Total Impervious Cover	85,813	÷ 43,560 =	1.97

Total Impervious Cover 1.97 **÷ Total Acreage** 2.94 **X 100 =** 0.67 **% Impervious Cover**

5. ☒ **Attachment A - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.

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

N/A ***For Road Projects Only***

Complete questions 7 - 12 if this application is exclusively for a road project.

7. 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.

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

☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

9. Length of Right of Way (R.O.W.): _____ feet.

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

10. 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.

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

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

12. ☐ 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

13. ☒ **Attachment B - 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 the 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

14. The character and volume of wastewater is shown below:

_____% Domestic	_____Gallons/day
_____% Industrial	_____Gallons/day
100 % Commingled	9,012 Gallons/day
TOTAL gallons/day 9,012	

15. Wastewater will be disposed of by:

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

- ☐ **Attachment C - 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):

- ☐ Private service laterals from the wastewater generating facilities will be connected to an existing SCS.
- ☐ Private service laterals from the wastewater generating facilities will be connected to a proposed SCS.

- ☐ The SCS was previously submitted on_____.
- ☒ The SCS was submitted with this application.
- ☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

[X] The sewage collection system will convey the wastewater to the Cedar Park Wastewater Treatment (name) Treatment Plant. The treatment facility is:

[X] Existing.
[ ] Proposed.

16. [X] All private service laterals will be inspected as required in 30 TAC §213.5.

Site Plan Requirements

Items 17 – 28 must be included on the Site Plan.

17. [X] The Site Plan must have a minimum scale of 1" = 400'.

Site Plan Scale: 1" = 30 '.

18. 100-year floodplain boundaries:

[ ] Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
[X] 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): 48491C0605F as dated 12/20/2019

19. [X] 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, open space, etc. are shown on the plan.

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

20. All known wells (oil, water, unplugged, capped and/or abandoned, test holes, etc.):

[ ] There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)

[ ] The wells are not in use and have been properly abandoned.
[ ] The wells are not in use and will be properly abandoned.
[ ] The wells are in use and comply with 16 TAC §76.

[X] There are no wells or test holes of any kind known to exist on the project site.

21. Geologic or manmade features which are on the site:

[ ] All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
[X] No sensitive geologic or manmade features were identified in the Geologic Assessment.
[ ] **Attachment D - Exception to the Required Geologic Assessment**. A request and justification for an exception to a portion of the Geologic Assessment is attached.

22. [X] The drainage patterns and approximate slopes anticipated after major grading activities.

23. [X] Areas of soil disturbance and areas which will not be disturbed.

24. [X] Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

25. [X] Locations where soil stabilization practices are expected to occur.

26. [ ] Surface waters (including wetlands).

    [X] N/A

27. [ ] Locations where stormwater discharges to surface water or sensitive features are to occur.

    [X] There will be no discharges to surface water or sensitive features.

28. [X] Legal boundaries of the site are shown.

Administrative Information

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

30. [X] Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

Attachment A – Factors Affecting Surface Water Quality

During Construction:

There will be a slight increase in suspended solids during construction which will be mitigated utilizing BMPs including silt fencing, inlet protection, stabilized construction entrances and the proposed pond for temporary sediment basins. Potential sources of pollutants affecting surface water quality include:

- Soil particle migration as a result of erosion from construction activity including the use of spoil piles, clearing, and grubbing, excavation and burrow of existing grades, final grading, and installation of utilities and storm water infrastructure.
- Soil particle migration resulting from pipe bedding material installation or staging and soil and/or road base placement and storage.
- Construction equipment and vehicle drippings or leaks containing petroleum such as fuel, grease, oil, and hydraulic fluid.
- Concrete truck wash-out activities.
- Materials used during construction (paints, glues, chemicals, pavement striping/markings, gravel) may also affect the surface water quality.
- Trash and debris from construction crews, equipment, and supplies can be another pollutant source and will be properly disposed of and effectively managed throughout construction to minimize any potential impact.
- Sanitary waste from construction crews could also lead to a potential source of contamination. Proper sanitation during construction, including temporary restroom facilities and trash barrels will not be provided.

Post Construction:

Automobiles utilized by future tenants will generate some pollutants that can affect water quality. Leaks from engines and transmissions may add oil, grease or antifreeze and other automotive related liquids to the storm runoff.

Activities may include the utilization of chemical pesticides and lawn products that may affect the water quality. These products are typically labeled with instructions and warning labels about proper and safe usage by the customers. The owner will provide information through the leasing agreements about the proper use of products to the occupants and their effect on water quality.

Lack of lawn care maintenance can cause soil erosion and impact the quality of stream water by increasing suspended solids. The owner is therefore managing on-going lawn care and maintenance.

Improperly installed sanitary sewers may increase fecal materials and nutrients in runoff. City permitting procedures and inspections will make this a minor concern.

Attachment B – Volume and Character Of Stormwater

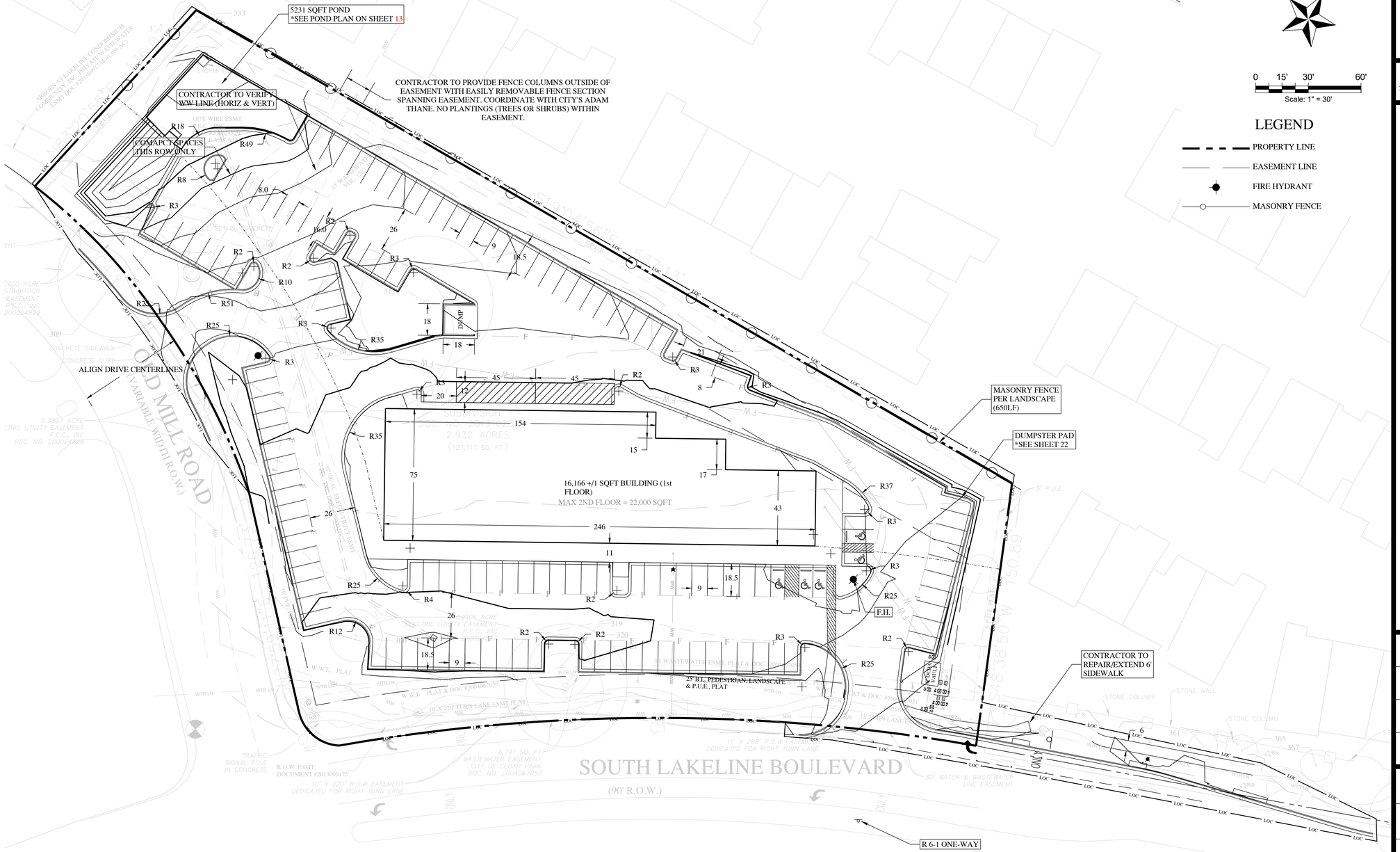
The curve number of used for the undeveloped site is 84. The proposed impervious cover was assigned a CN of 98. The development of the site will result in impervious cover of approximately 2.02-acres.

With the proposed treatment measures, the character of the storm water leaving the site after the development is expected to be similar in character to that of existing conditions. This proposed development will require water quality treatment. This will be achieved using a Batch Detention pond. Refer to the following table for detailed information on the drainage calculations and the included construction plans for details.

DRAINAGE CALCULATIONS (EXISTING)										
DESIGN POINT	DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (2YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (100YR) (CFS)
A	E1	2.93	10.0	6.0	84.0	0.0%	10.9	17.5	22.8	31.9
Design Point A							**10.9**	**17.5**	**22.8**	**31.9**
DRAINAGE CALCULATIONS (PROPOSED)										
DESIGN POINT	DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (2YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (100YR) (CFS)
A	P1	2.44	5.0	3.0	84.0	79.0%	15.6	20.0	25.0	33.5
	POND						9.1	13.3	18.1	26.3
		Pond Elevation (WSE)					***939.8***	***940.3***	***940.5***	***940.8***
	P1B	0.49	5.0	3.0	84.0	7.6%	2.30	3.30	4.30	6.00
Total A							**10.6**	**15.7**	**21.5**	**31.2**

The proposed design includes approximately 2.02-acres of impervious cover with the development of 16,166 +/- sq.ft. building, drive aisles, parking, storm sewer lines, water lines, wastewater lines, and dry utilities to serve the site. The drainage area (P1) is 2.44 acres and flows to the Pond in the northeast corner of the site and the proposed impervious cover for this drainage area +/- 1.93 acres. The drainage area (P1B) is 0.49 acres and is the proposed bypass area that cannot be conveyed to the pond and the impervious cover for this area is +/- 0.04 acres consisting of portions of the proposed driveways.

Site Plan



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT
- MASONRY FENCE

PARKING CALCULATIONS			
USE	AREA (SF)	PARKING REQUIREMENT	SPACES REQUIRED
RETAIL	13000	1/250	52
RESTRAUNT	3000	1/100	30
OFFICE	15900	1/300	53
TOTAL	31900		
		HANDICAP SPACES REQUIRED	5
		TOTAL SPACES REQUIRED	**135**

PARKING PROVIDED	
STANDARD PARKING SPACES	117
COMPACT PARKING SPACES	10
PARALLEL PARKING SPACES	3
HANDICAP PARKING SPACES	5
SHARED PAPRKING SPACES	0
TOTAL PARKING PROVIDED	**135**

NOTES:

1. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSING AND SHALL NOT BE VISIVLE FROM ADJACENT STREETS OR PROPERTIES.
2. ALL EXTERIOR LIGHTING FIXTURES SHALL BE CUT-OFF TYPE FIXTURES.
3. THERE SHALL BE NO LIGHT SPILLOVER AT THE PROPERTY LINE (0.00 FOOT CANDLES).
4. LIGHTING FIXTURES SHALL BE NOT MORE THAN 25 FEET IN HEIGHT AS MEASURED FROM ADJACENT, FINISHED GRADE.
5. LIGHTING FIXTURES LOCATED WITHIN 50 FEET OF ANY RESIDENTIAL USE SHALL NOT EXCEED 15 FEET IN HEIGHT.
6. OUTDOOR CONDENSERS, UTILITY HUTS, AND OTHER BUILDING SERVICE EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING A VEGETATIVE SCREEN WITH AT LEAST TWO (2) VARIETIES OF PLANT MATERIAL FROM THE PREFERRED PLANT LIST THAT, AT MATURITY, IS AT LEAST THE HEIGHT OF THE EQUIPMENT TO BE SCREENED.
7. OUTDOOR STORAGE OF MATERIALS WITHIN 500' OF MAJOR IS PROHIBITED. (OUTDOOR STORAGE OF INVENTORY/MERCHANDISE FOR SALE OR LEASE IS EXEMPT).
8. ALL CURBS TO BE RAISED CURBS UNLESS OTHERWISE NOTED. ALL PARKING ISLANDS TO BE RAISED.
9. ALL UTILITIES TO BE INSTALLED UNDERGROUND.
10. POND WALL SHALL BE TOPPED WITH A FENCE SUCH THAT THE HEIGHT OF THE WALL & FENCE COMBINED IS NO LESS THAN 6' MEASURED FROM BASE OF EXTERIOR SIDE OF WALL.
11. SIGNAGE REQUIRES SEPARATE PERMIT
12. ACCESS EASEMENT PROVIDED BY DOC NO. 2014054139
13. ALL PARKING SPACES SHALL BE NOT LESS THAT 18.5' BY 9' .

GOODE FAITH ENGINEERING
EST. 2021
STATE OF TEXAS
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

THE AVENUE BY FORTUNE

SITE PLAN

DATE
10/14/2024

PROJECT NO.
2024-27-SD

DESIGNED BY
JDL

CHECKED BY
AHG

REVISIONS			
NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
07263
LICENSED
PROFESSIONAL ENGINEER
10/14/24

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Anthony Goode

Date: 10/28/2024

Signature of Customer/Agent:

Regulated Entity Name: The Avenue By Fortune

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

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

Temporary Best Management Practices (TBMPs)

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

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

- [X] A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
- [X] A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
- [X] A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
- [X] A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

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

   - [ ] **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
   - [X] There will be no temporary sealing of naturally-occurring sensitive features on the site.

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

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

    - [ ] For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
    - [ ] For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
    - [ ] For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
    - [ ] There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

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

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

    [X] N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

Attachment A – Spill Response Actions

Potential Pollutants

The following potential pollutants can be reasonably expected at construction sites: construction debris, litter, chemical wastes, construction materials, sediment, dust, waste materials, petroleum products, sand, concrete truck wash out water, erosive flow velocity, crushed rock, discarded equipment, acid, sanitary wastes, curing compounds, lime, fly ash, cement, biological materials, and other similar pollutants. Any additional or unique potential pollutants will be addressed on the project's site map. Potential pollutants can be reasonably associated with the following typical point sources: fuel tanks, construction equipment, parked vehicles, waste containers, vehicle traffic, pumps, drainage swales, channels, exposed soil, construction entrances, stored construction materials, construction personnel, temporary buildings, demolished structures, concrete trucks, sanitary facilities, and other similar point sources. Any additional or unique point sources will be addressed on the project's site map.

Spills Cleanup and Management

The following practices will be followed for spill prevention and cleanup:

- Materials and equipment necessary for spill cleanup should be kept on site in anticipation of expected spills. Equipment and materials will most likely include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.

- When spills or other accidental exposure of the substances described above occur, the following steps will be taken by the operator:

o To the maximum extent practicable, the spill or leak will be stopped.

o Once the leaking material has been stopped, the spill must be contained to minimize the affected area.

o If the spill poses an immediate danger to the public, emergency response personnel will be called. All operators on site will be notified of the spill immediately.

o The engineer inspector will determine whether the spill is of a reportable quantity and will coordinate appropriate activities as determined by the manufacturers' recommended methods for spill cleanup or material safety data sheet.

Spill Reporting

As soon as practicable, but not later than 24 hours after the discovery of an emissions event, the owner or operator of a regulated entity shall determine if the event is a reportable emissions event and notify all appropriate local pollution control agencies with jurisdiction. Spills of toxic or hazardous material of a reportable quantity should be reported to the appropriate State or Local government agency. The reportable quantities for hazardous substances for spills or discharges shall be the quantity designated as the Final Reportable Quantity (RQ) in Table 302.4 in Title 40 "Environmental Protection" of the Code of Federal Regulations §302.4.

Please refer to the emergency phone numbers listed:

- **EPA Region 6 Emergency Response 24-Hour Hotline (214) 665-2222**
- **National Response Center 24-Hour Hotline (800) 424-8802**
- **Texas Environmental Release 24-Hour Hotline (800) 832-8224**
- **TCEQ Region 11, Austin Headquarters (512)-339-2929**

Texas Administrative Code for Reportable Quantities

TITLE 30	ENVIRONMENTAL QUALITY
PART 1	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CHAPTER 327	SPILL PREVENTION AND CONTROL

RULE §327.4

(a) Hazardous substances. The reportable quantities for hazardous substances shall be:
(1) for spills or discharges onto land--the quantity designated as the Final Reportable Quantity (RQ) in Table 302.4 in 40 CFR §302.4; or
(2) for spills or discharges into waters in the state--the quantity designated as the Final RQ in Table 302.4 in 40 CFR §302.4, except where the Final RQ is greater than 100 pounds in which case the RQ shall be 100 pounds.
(b) Oil, petroleum product, and used oil.
(1) The RQ for crude oil and oil other than that defined as petroleum product or used oil shall be:
(A) for spills or discharges onto land--210 gallons (five barrels); or
(B) for spills or discharges directly into water in the state--quantity sufficient to create a sheen.
(2) The RQ for petroleum product and used oil shall be:
(A) except as noted in subparagraph (B) of this paragraph, for spills or discharges onto land--25 gallons;
(B) for spills or discharges to land from PST exempted facilities--210 gallons (five barrels); or
(C) for spills or discharges directly into water in the state--quantity sufficient to create a sheen.
(c) Industrial solid waste or other substances. The RQ for spills or discharges into water in the shall be

100 pounds.

Information for the Initial Notification

When making a telephone report of a spill or pollution complaint, it will be helpful if the following information at hand:

- The date and time of the spill or release.
- The identity or chemical name of any material released or spilled, as well as whether the substance is extremely hazardous.
- An estimate of the quantity of material released or spilled and the time or duration of the event.
- The exact location of the spill, including the name of waters involved or threatened, and any other media affected by the release or spill.
- The extent of actual and potential water pollution.
- The source of the release or spill.
- The name, address, and phone number of the party in charge of, or responsible for, the facility, vessel, or activity associated with the release or spill. If that party is not at the site, also have the name and phone number of the party at the site who is in charge of operations.
- The steps being taken or proposed to contain and clean up the released or spilled material and any precautions taken to minimize impacts, including evacuation.
- The extent of injuries, if any.
- Any known or anticipated health risks associated with the incident and, where appropriate, advice regarding medical attention necessary for persons exposed.
- Possible hazards to the environment (air, soil, water, wildlife, etc.). This assessment may include references to accepted chemical databases, material safety data sheets, and health advisories. The TCEQ may request estimated or measured concentrations of the contaminant for the state's hazard assessment.
- The identities of any government or private-sector representatives responding at the scene.

ATTACHMENT B – POTENTIAL SOURCES OF CONTAMINATION

During Construction:

There will be a slight increase in suspended solids during construction which will be mitigated utilizing BMPs including silt fencing, inlet protection, stabilized construction entrances and the proposed pond for temporary sediment basins. Potential sources of pollutants affecting surface water quality include:

- Soil particle migration as a result of erosion from construction activity including the use of spoil piles, clearing, and grubbing, excavation and burrow of existing grades, final grading, and installation of utilities and storm water infrastructure.
- Soil particle migration resulting from pipe bedding material installation or staging and soil and/or road base placement and storage.
- Construction equipment and vehicle drippings or leaks containing petroleum such as fuel, grease, oil, and hydraulic fluid.
- Concrete truck wash-out activities.
- Materials used during construction (paints, glues, chemicals, pavement striping/markings, gravel) may also affect the surface water quality.
- Trash and debris from construction crews, equipment, and supplies can be another pollutant source and will be properly disposed of and effectively managed throughout construction to minimize any potential impact.
- Sanitary waste from construction crews could also lead to a potential source of contamination. Proper sanitation during construction, including temporary restroom facilities and trash barrels will not be provided.

ATTACHMENT C – SEQUENCE OF MAJOR ACTIVITIES

Sequence of Activities and Area of Disturbance

Activity	Area
Clearing and Grubbing	~3.21 acres (Driveways, Drives, pond, parking, and the building pad) beginning of project, silt fence will retain silt.
Fill/Grading	~2.93 acres. After grading, the silt fence will retain silt.
Utility Installation	<0.1 acre. After utility installation, the silt fence will retain silt.
Paving/Infrastructure	~2.02 acre. After grading, the silt fence will retain silt.
Landscaping	<1 acre. The silt fence will retain silt.

ATTACHMENT D – TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

The temporary best management practices (TBMPs) are to be installed prior to any site construction activities and will remain in place for all construction activities. These include the instillation of a stabilized construction entrance, silt fencing, and inlet protection. None of the proposed TBMPs prevent water from flowing through or around them and thus the measures will maintain the flow of stormwater to any naturally occurring sensitive features identified in the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction. All of the proposed TBMPs help prevent sediment, debris, litter, etc... from leaving the constructions site.

Stabilized Construction Entrance:

- A stabilized construction entrance will prevent sediment from the site from leaving the limits of construction. This is done by reducing the tracking of mud and dirt onto public roads by construction vehicles through the use of a stabilized rough surface. This surface is designed to remove sediment and debris from the tires of the construction vehicles thus reducing the amount of sediment leaving the site.

Silt Fencing:

- Silt fencing retains the soil from the construction site by capturing it before it can leave the site with a reinforced fabric (or similar material) fence. This helps reduce erosion and contamination of areas outside of the limits of construction.

Inlet Protection:

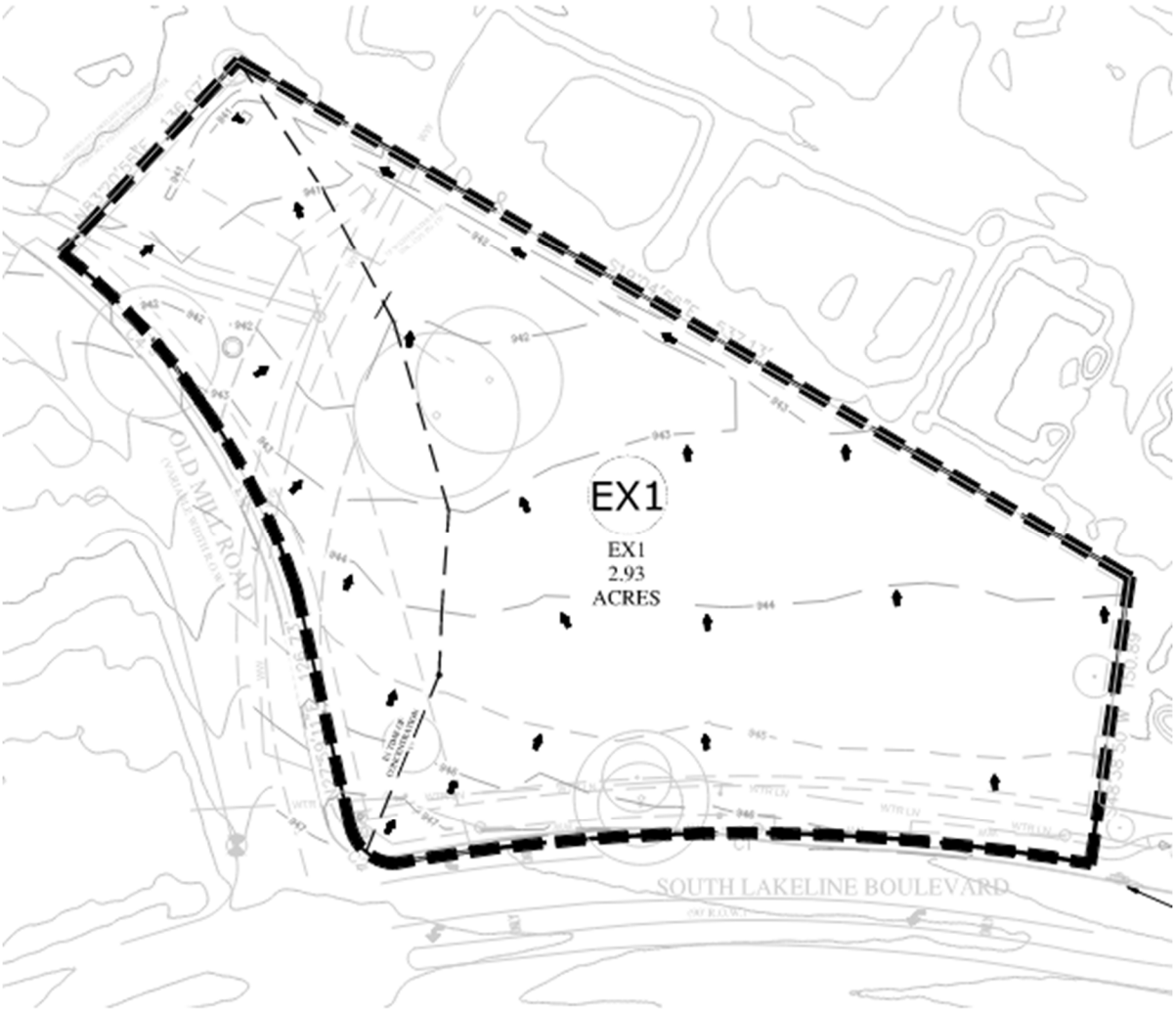
- An inlet protection prevents soil and debris from entering a storm drain inlet. This prevents clogging of the storm drain and possible contamination of areas outside of the limits of construction.

ATTACHEMNT F – STRUCTURAL PRACTICES

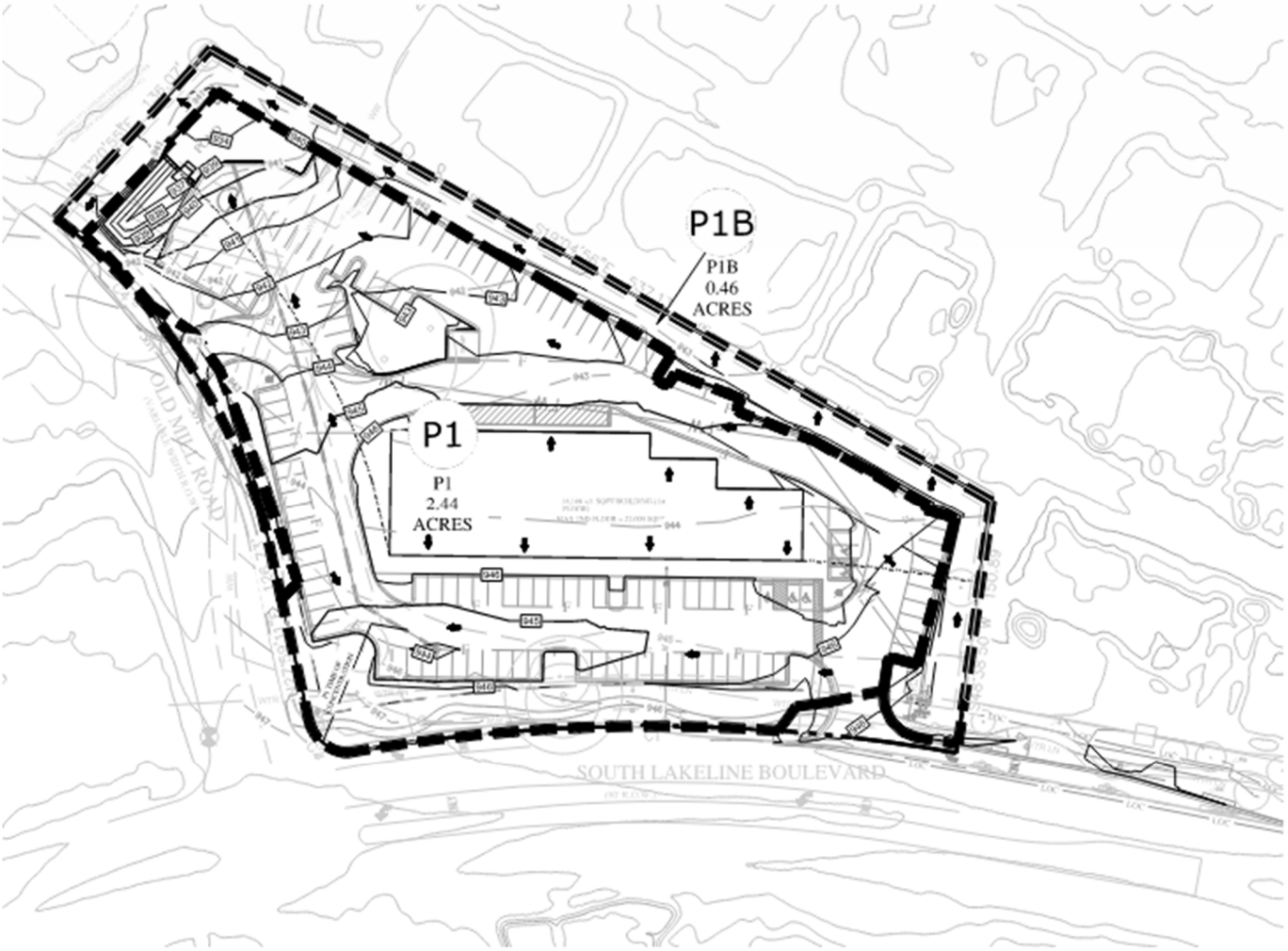
Silt fencing will be placed on the downgradient side of any exposed soils in order to limit the discharge of silt and pollutants from exposed areas on the site.

There are no drainage areas larger than 10 acres.

ATTACHMENT G – DRAINAGE AREA MAP



EXISTING DRAINAGE PLAN



PROPOSED DRAINAGE PLAN

ATTACHMENT I – INSPECTION AND MAINTENANCE FOR BMPS

Maintenance Plan and Schedule for Temporary Erosion Controls

PROJECT NAME	The Avenue by Fortune
ADDRESS	2300 S Lakeline Blvd. Cedar Park TX, 78613.

Silt fences, inlet protection and stabilized construction entrance:

Weekly: For silt fences, accumulated silt shall be removed when it reaches a depth of 6 inches. Silt shall be disposed of in an approved site and in such a manner as to not contribute to additional siltation. Repair and replace any damaged section resulting from construction activity or other causes.

After Rainfall: Fences shall be checked for structural damage from stormwater flows immediately after significant (≥0.5 inch) rainfall as soon as ground conditions make fence accessible (usually within 24 hours). Should there be prolonged rainfall, inspections should be conducted and temporary repairs made until equipment can be brought in without major surface damage.

Record Keeping: Project superintendent shall have a log for entering site inspections, both Weekly and rainfall events. Results of inspections including damage and Recommended repairs shall be noted, along with inspection personnel Data and remedial action taken.

Stabilized construction entrance shall be removed and replace when they cease to function and mud is tracked off site.

- See Erosion and Sedimentation details in the construction plans

ATTACHMENT J – SCHEDULE OF INTERIM AND PERMANENT SOIL STABLIZATION PRACTICES

Interim soil stabilization shall be instituted whenever an area has been disturbed and there is a lapse of 14 consecutive days when no construction activities have occurred on that location or if an area is not scheduled for final construction activities to occur later than 14 days after last disturbance.

Permanent soil stabilization shall occur at the first practical opportunity after the completion of construction activities in an area. Records must be kept as to when each soil stabilization measure was instituted in each area.

See Erosion & Sedimentation notes and details in construction plans.

Permanent Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(C), (D)(Ii), (E), and (5), 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 **Permanent Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Anthony Goode

Date: 10-28-2024

Signature of Customer/Agent

Regulated Entity Name: The Avenue by Fortune

Permanent Best Management Practices (BMPs)

Permanent best management practices and measures that will be used during and after construction is completed.

1. [X] Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

   [ ] N/A

2. [X] 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.

   [X] 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

3. ☒ 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

4. 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.

5. 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 A - 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.

6. ☒ **Attachment B - 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.

7. ☒ **Attachment C - 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.

8. ☐ **Attachment D - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.

☒ N/A

9. ☒ The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.

☒ The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.

☐ **Attachment E - Request to Seal Features**. A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.

10. ☒ **Attachment F - Construction Plans**. All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:

☒ Design calculations (TSS removal calculations)

☒ TCEQ construction notes

☒ All geologic features

☒ All proposed structural BMP(s) plans and specifications

☐ N/A

11. [X] **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan**. A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:

    [X] Prepared and certified by the engineer designing the permanent BMPs and measures
    [X] Signed by the owner or responsible party
    [X] Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
    [X] A discussion of record keeping procedures

    [ ] N/A

12. [ ] **Attachment H - 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.

    [X] N/A

13. [ ] **Attachment I -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 results in water quality degradation.

    [X] N/A

Responsibility for Maintenance of Permanent BMP(s)

Responsibility for maintenance of best management practices and measures after construction is complete.

14. [X] 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.

    [ ] N/A

15. [X] 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.

    [ ] N/A

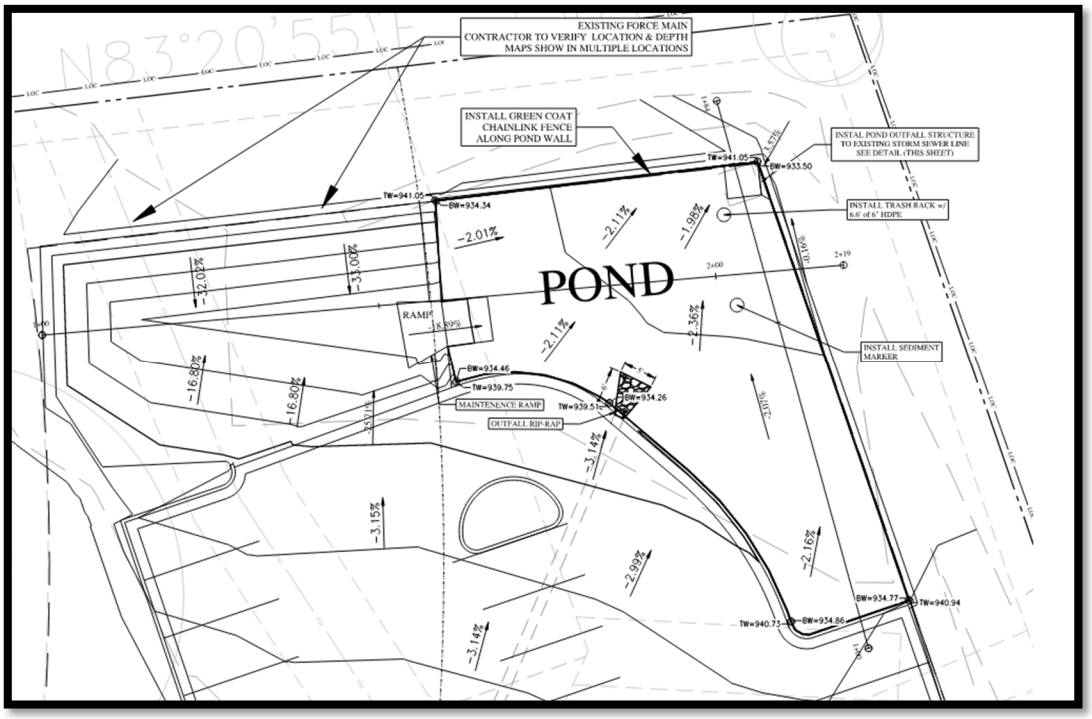
ATTACHMENT C – BMPS FOR ONSITE STORMWATER

Temporary BMPs will be utilized during construction and permanent BMPs are planned to minimize surface stream contamination of the infrastructure of the project. Temporary BMPs for the construction consist of:

- One construction entrance to reduce hazards transported on tire wheels from entering or exiting the site.
- 771+/- linear feet of silt fence along the down gradient area of the project to reduce particle migration, sediment transport, waste, and other harmful pollutants caused during construction.
- One concrete washout area to prevent the discharge of pollutants.
- Litter and trash removal and sanitary septic facilities will be provided during construction.

The permanent BMP controls for the site consist of a Batch Detention Basin. Additionally, revegetation measures and landscape maintenance will be employed. These controls were carefully designed to meet the 80 percent removal rate of total suspended solids. Refer to the drainage map for detailed pond location and additional drainage area information.

The temporary BMPs and the permanent BMP (Batch Detention Basins) have been designed in accordance with the TCEQ Technical Guidance Manual (TGM) RG-348. See Water Quality Calculations for basin design on following page.



Proposed Water Quality/Detention Basin.

ATTACHMENT D – BMPS FOR SURFACE STREAMS

Temporary BMPs consist of silt fence, construction entrance and concrete washout. Permanent BMPs for surface streams include batch detention ponds, revegetation, and landscape maintenance. These practices will help prevent contamination in the surface streams. Careful measures have been taken in the design of the pond systems and outlet controls. The temporary best management practices (TBMPs) are to be installed prior to any site construction activities and will remain in place for all construction activities. These include the instillation of a stabilized construction entrance, silt fencing, and inlet protection. None of the proposed TBMPs prevent water from flowing through or around them and thus the measures will maintain the flow of stormwater to any naturally occurring sensitive features identified in the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction. All of the proposed TBMPs help prevent sediment, debris, litter, etc... from leaving the constructions site.

Stabilized Construction Entrance:

- A stabilized construction entrance will prevent sediment from the site from leaving the limits of construction. This is done by reducing the tracking of mud and dirt onto public roads by construction vehicles through the use of a stabilized rough surface. This surface is designed to remove sediment and debris from the tires of the construction vehicles thus reducing the amount of sediment leaving the site.

Silt Fencing:

- Silt fencing retains the soil from the construction site by capturing it before it can leave the site with a reinforced fabric (or similar material) fence. This helps reduce erosion and contamination of areas outside of the limits of construction.

Inlet Protection:

- An inlet protection prevents soil and debris from entering a storm drain inlet. This prevents clogging of the storm drain and possible contamination of areas outside of the limits of construction.

ATTACHMENT M – CONSTRUCTION PLANS

THE AVENUE BY FORTUNE

SITE DEVELOPMENT PLAN

2024-27-SD

CEDAR PARK, TX

OCTOBER 2024

2300 S LAKELINE BLVD

SPECIAL CONSTRUCTION NOTES:

1. CONTRACTOR SHALL CALL "DIG-TESS" SYSTEM (1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY OR COUNTY EASEMENTS OR STREET R.O.W.
2. CONTRACTOR SHALL POT HOLE ALL EXISTING UTILITIES AT CONNECTION AND INTERSECTION PRIOR TO UTILITY MATERIALS BEING DELIVERED TO SITE.
3. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
4. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO. 509 AND APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 E. 6TH STREET, AUSTIN, TEXAS.
5. A PORTION OF THIS PROJECT IS WITHIN THE 100-YEAR FLOODPLAIN AS PER FEMA FIRM PANEL 48491C0605F AS DATED 12/20/2019, FOR WILLIAMSON COUNTY, TEXAS.
6. THIS SITE IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A TWO STORY RETAIL BUILDING TOTALING 31,210 SF ON AN 2.93 ACRE SITE WITH ASSOCIATED PARKING, DRIVES, SIDEWALKS, UTILITIES, AND STORMWATER FACILITIES.

UTILITY PROVIDERS:

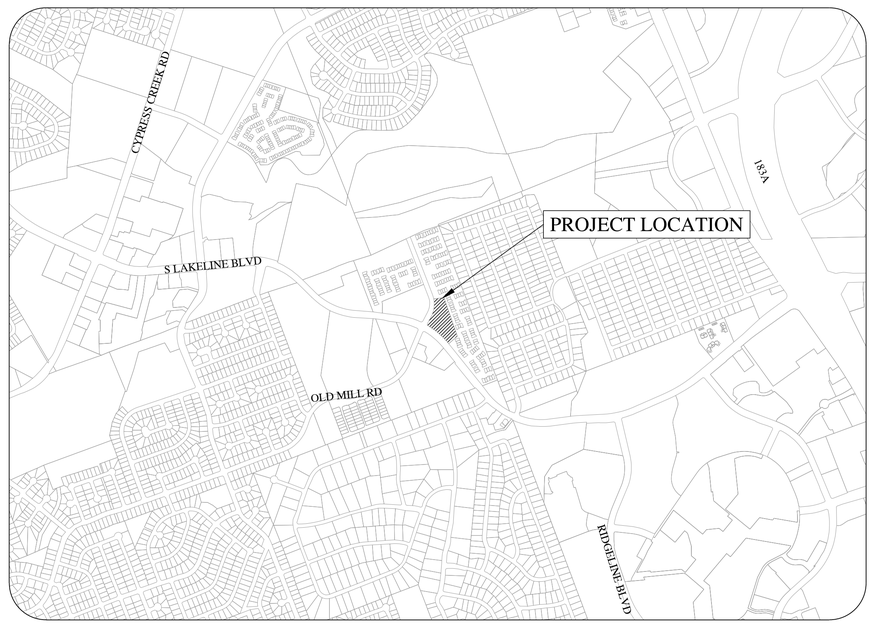
ELECTRIC - PEC
WATER - CITY OF CEDAR PARK
WASTEWATER - CITY OF CEDAR PARK

CIVIL ENGINEER / AGENT/LANDSCAPE DESIGN:

GOODE FAITH ENGINEERING, LLC
1620 LA JAITA DR. SUITE 300
CEDAR PARK, TEXAS, 78613
CONTACT: ANTHONY H. GOODE, P.E.
P:(972) 822-1682
E: ANTHONY@GOODEFAITHENG.COM

OWNER/DEVELOPER:
FORTUNE LAKELINE REAL ESTATE, LLC
CONTACT: IMRAN SUNESARA
P: (832) 713.4985
E: SUNESARA.IMRAN@GMAIL.COM
CC: SOHILMAK@GMAIL.COM

SURVEY0R:
ABRAM DASHER, RPLS
6448 E HWY 290, STE. B-105
AUSTIN, TX 78723
TBLS NO. 10194420
P: (512) 244-3395
E: ABE@RPLS5901.COM



SITE DATA			
ACREAGE:	2.9300	TOTAL IMPERVIOUS COVER:	EX= 0 SF PROP= 88,000 SF
LEGAL DESCRIPTION:	LOT 2 BLOCK B LAKELINE AT OLD MILL SUBDIVISION	PROPERTY ADDRESS:	2300 S LAKELINE BLVD. CEDAR PARK, TX 78613
LAND USE SUMMARY:	RETAIL		
ZONING CLASSIFICATION:	(LB) LOCAL BUSINESS (ORDINANCE NO. Z15-04-03-11-11D)		
PARKING SPACES REQUIRED:	135	SPACES PROVIDED:	135
DATE:	10/14/2024		
PERSON PREPARING PLAN/ENGINEER/AGENT:	ANTHONY GOODE	COMPANY	GOODE FAITH ENGINEERING
ADDRESS:	1620 LA JAITA DR., STE. 300	CITY/STATE/ZIP:	CEDAR PARK, TX. 78613
PHONE:	(972) 822-1682	FAX:	N/A

TAB(S) #- TABS2024025159

EDWARDS AQUIFER PROTECTION PROGRAM ID NO. _____

RELATED PROJECTS: SD-13-0026
SD-13-00046

BENCHMARK INFORMATION:

CITY OF CEDAR PARK BENCHMARK RECORD (CITY OF CEDAR PARK MONUMENT 54):
NORTHING: 10147582.53
EASTING: 3084420.99
ELEVATION: 929.60

TEMPORARY BENCHMARK:
CUT SQUARE IN TOP OF CONCRETE CURB ON WEST SIDE OF OLD MILL ROAD, +/- 60' NORTHWEST OF SUBJECT TRACTS WESTERLY CORNER.

ELEVATION=947.13' DATUM=NAVD88-GEOID 18

CEDAR PARK

Reviewed for Code Compliance
Signature required from all Departments

Planning_____Date_____

Engineering Services_____Date_____

Industrial Pretreatment_____Date_____

Fire Prevention_____Date_____

Landscape Planner_____Date_____

Addressing_____Date_____

Site Development Permit Number _____

INDEX	
SHEET NO	SHEET TITLE
1	COVER
2	GENERAL NOTES
3	FINAL PLAT (1 OF 3)
4	FINAL PLAT (2 OF 3)
5	FINAL PLAT (3 OF 3)
6	EXISTING SITE & DEMO
7	TREE PROTECTION PLAN
8	EROSION AND SEDIMENT CONTROL PLAN
9	EROSION AND SEDIMENT NOTES
10	OVERALL DRAINAGE PLAN
11	DRAINAGE PLAN
12	SITE PLAN
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20	STANDARD DETAILS (1 OF 6)
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25	STANDARD DETAILS (6 OF 6)
26	TRAFFIC CONTROL PLAN
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29	PHOTOMETRIC PLAN
30	ARCHITECTURAL ELEVATIONS

GOODE FAITH ENGINEERING
STATE OF TEXAS
EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

THE AVENUE BY FORTUNE

COVER

City of Austin Revisions / Corrections Block

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

STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER

SUBMITTED BY:

10-14-24

ANTHONY GOODE, P.E. DATE
GOODE FAITH ENGINEERING, LLC.
TBPE FIRM NO. F-22664
1620 LA JAITA DR. STE 300
CEDAR PARK, TX 78613
P: (972)822-168

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

DRAWN BY	DATE
JDL	10/14/2024
CHECKED BY	PROJECT NO.
AHG	2024-27-SD

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 1800-344-8377. 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 Terracon Consultants, Inc.
   5307 Industrial Oaks Boulevard, Ste 160
   Austin, Texas
   P: (512) 442-1122
   on ***Aug. 28, 2017*** the pavement sections were designed accordingly. The pavement sections are to be constructed as follows:
   2" HMAC over 9" base for parking areas
   2.5" HMAC over 10" base for drive areas
   CONCRETE OPTIONS:
   5" reinforced concrete over 6" moisture conditioned base for parking
   6" reinforced concrete over 6" moisture conditioned base for drives
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**
   (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 DR 14 PVC on all 8" lines. Service Lines per details***
   Copper pipe and fittings are not permitted within the Right-of-Way. Minimum DR-14 12" dia and smaller. Minimum class 250 DI larger than 12" dia.
7. Approved 5 ¼" fire hydrants:
   - American Flow Control, B84B
   - Mueller Company, Super Centurion 250
   - Clow Medallion Hydrant
     - Requirements for private fire hydrants (Behind Double Check Backflow Prevention Assembly): Must be in accordance with City of Austin specifications.
     - All fire hydrants must meet City of Cedar Park thread specifications (National Thread)
     - Blue reflector markers shall be located on the centerline of the pavement across from all fire hydrants. Pavement markers at intersections shall be four-sided.
8. Should a Tapping Saddle be approved by Public Works, the saddle shall be Smith-Blair 662 Stainless Steel Tapping Sleeves with all stainless hardware, or approved equal. Requests for alternate providers shall be made to the City of Cedar Park Public Works. No tap exceeding 2" in diameter will be approved.
9. All water lines, including service lines, shall be pressure and leak tested per City of Austin Standard Specifications and witnessed by the City of Cedar Park representative. All testing is to be the responsibility of the contractor, and the contractor may be required to re-test lines if the testing is not witnessed by the City. Contractor must notify the City of Cedar Park 48 hours prior to any testing. Initial water line disinfection must meet a chlorine residual of 50ppm, and a chlorine residual of 25 ppm after a 24 hour detention period. Sections that are 20 - 30 feet can use granular or tablet disinfection, but anything beyond that must be liquid disinfection to evenly clean the pipe.
10. All water lines shall be sterilized and bacteriologically tested in accordance with City of Austin Standards. The contractor is responsible for sterilization and the City of Cedar Park is responsible for submitting bacteriological samples to the State. Public Works will require a contractor specialized in disinfection for large diameter lines or critical infrastructure, subsidiary to pipe installation.
11. Density testing of compacted backfill shall be made at a rate of one test per two foot lifts per 500 feet of installed pipe.
12. Contractor to obtain a water meter from the City of Cedar Park for any water that may be required during construction. (512-401-5000)
13. ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.
    - SINGLE G-148-233
    - DUAL DG-148-243
    - 1" METER YL111 - 444
    - 1 ½" - 2" METER 1730-R (LID) & 1730-12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER
14. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade, when in public streets, at the owner's expense by the contractor with City inspection. All utility adjustments shall be completed prior to final paving construction.
15. The location of any existing utility lines shown on these plans is the best available and may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor.
16. All iron pipe and fittings shall be wrapped with at least 8 mil. Polyethylene wrap.
17. All water mains, wastewater mains and service lines shall meet City of Austin Specifications for minimum cover requirements. All streets are to be cut to subgrade prior to installation of water mains or cuts will be issued by the engineer.
18. City to be given 48 hours notice prior to all testing of water and wastewater lines. City inspection is required for all testing of water and wastewater lines.
19. Where a water or wastewater line crosses above (or below) a storm sewer structure and the bottom (or top) of the pipe is within 18 inches of the top (or bottom) of the utility structure, the pipe shall be encased with concrete for a distance of at least 1 ft. on either side of the ditch line of the utility structure or the storm sewer. Concrete encasement will not be required for ductile iron (thickness Class 50), AWWA C-900 (SDR- 18) 150 psi rated PVC in sizes to 12 inches or AWWA C-905 (SDR-25) 165 psi rated PVC in sizes larger than 12 inches. Concrete encasement shall conform to C.O.A. standard detail 505-1.
20. Contractor to notify the City of Cedar Park 48 hours prior to connecting to existing utilities.
21. All pipe bedding material shall conform to City of Austin Standard Specifications.
22. Tracer tape shall be installed on all water and wastewater mains regardless of the type of pipe or depth of pipe installed.
23. Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi ~ 28-days), and all reinforcing steel to be ASTM A615 60.
24. The City considers protection of its water system paramount to construction activities. City personnel will operate, or authorize the contractor to operate, all water valves that will pass through the City's potable water. The contractor may not operate any water valve, existing or proposed, that will allow water from the City's water system to flow to a proposed or existing water system without the express consent of the City. Notify the City two business days in advance of any request to operate a water valve. The general contractor may be fined $500 or more, including additional theft of water fines, if a water valve is operated in an unauthorized manner, regardless of who operated the valve.
25. All water valves over 24" in size shall have a by-pass line and valve installed. By-pass valves and lines are subsidiary to the cost of the valve unless specifically identified on the bid form.
26. All water valves, including those over 12" in size, shall be gate valves.
27. A double check backflow device in a vault shall be installed at the property line on all private fire lines. A detector water meter will be installed on this backflow device, and it must be a Sensus SRII 3/4" meter with AMI radio read capability. The City will provide this meter. Please reference the City of Cedar Park Double Check Backflow Prevention Assembly Detail.
28. All potable water system components installed after January 4, 2014, shall be "lead free" according to the United States Safe Drinking Water Act. The only components exempt from this requirement are fire hydrants. Components that are not clearly identified by the manufacturer as meeting this requirement by marking, or on the product packaging, or by pre-approved submittal, will be rejected for use. A NSF certification will be adequate if the certification has not expired as of January 4, 2014 and remains unexpired at the time of construction.
29. All pressure pipe shall have mechanical restraint and concrete thrust blocking at all valves, bends, tees, plugs, and other fittings.

Storm Sewer Notes:

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

Sequence of Construction Notes:

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

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

GOODE FAITH ENGINEERING
STATE OF TEXAS EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

THE AVENUE BY FORTUNE

GENERAL NOTES

DATE
10/14/2024

PROJECT NO.
2024-27-SD

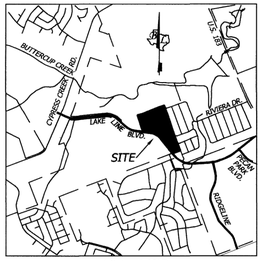
DESIGNED BY
JDL

CHECKED BY
AHG

REVISIONS				
NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE	
1				
2				
3				
4				
5				
6				

STATE OF TEXAS
ANTHONY H. GOODE
67263
LICENSED
PROFESSIONAL ENGINEER
10-14-24

Doc.#2013102324



VICINITY MAP
(NOT TO SCALE)

LEGEND

●	1/2" IRON REBAR FOUND
▲	60D NAIL FOUND
◉	IRON PIPE FOUND
○	1/2" IRON REBAR SET WITH PLASTIC CAP WHICH READS "BASELINE INC"
▲	CALCULATED POINT
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
L.S.E.	LANDSCAPE EASEMENT
. . . . .	PROPOSED SIDEWALK
( )	RECORD INFO PER DOC. NO. 9618423, O.R.W.C.T.
{ }	RECORD INFO PER DOC. NO. 2001053852, O.P.R.W.C.T.
[ ]	RECORD INFO PER VOL. 1581, PG. 520, D.R.W.C.T.
{{ }}	RECORD INFO PER DOC. NO. 2005101156, O.P.R.W.C.T.
(( ))	RECORD INFO PER DOC. NO. 2008004670, O.P.R.W.C.T.
[[ ]]	RECORD INFO PER CAB. AA, SL. 289-290, P.R.W.C.T.
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.R.W.C.T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

OWNER: LAKELINE FUND, LTD., A TEXAS LIMITED PARTNERSHIP
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

ACREAGE: 37.592 ACRES

SURVEYS: RACHEL SAUL SURVEY, ABSTRACT NO. 551
RICHARD DUTY SURVEY, ABSTRACT NO. 183

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 4

LINEAR FEET OF NEW STREET: 1,211

DATE: 09/23/13

SURVEYOR: BASELINE LAND SURVEYORS, INC.
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
PHONE (512) 374-9722 FAX (512) 873-9743

ENGINEER: GRAY ENGINEERING, INC.
8834 CAPITAL OF TEXAS HIGHWAY
SUITE 140
AUSTIN, TEXAS 78759
PHONE (512) 452-0371 FAX (512) 454-9933

BENCHMARK: A PERMANENT BENCHMARK WILL BE ESTABLISHED DURING THE CONSTRUCTION PHASE.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
OFFICE: 512.374.9722 FAX: 512.873.9743
scott-baseline@austin.rr.com

FINAL PLAT
LAKELINE AT OLD MILL SUBDIVISION

THE AVENUE BY FORTUNE

FINAL PLAT (1 OF 3)

DATE
10/14/2024

PROJECT NO.
2024-27-SD

DESIGNED BY
JDL

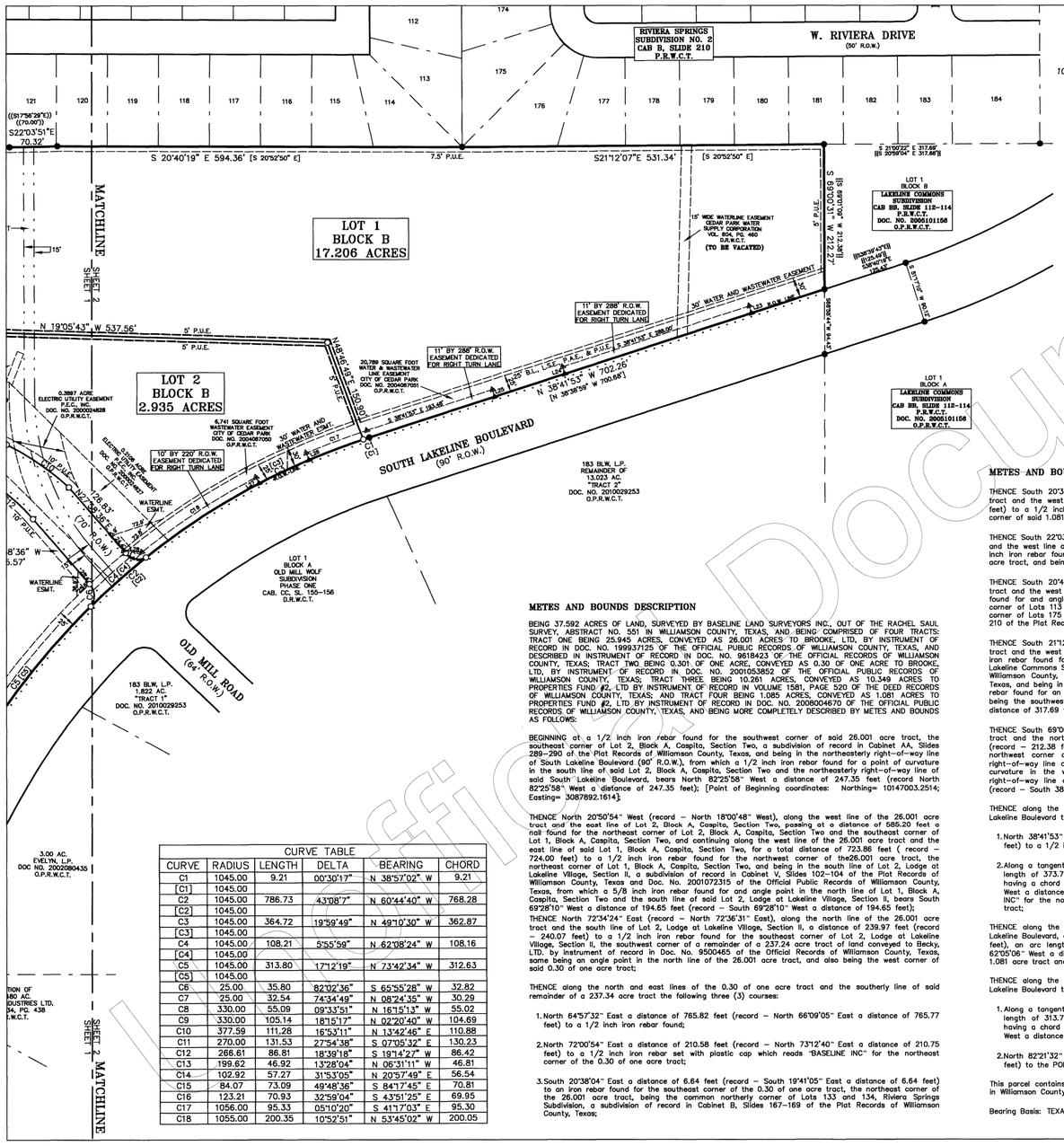
CHECKED BY
AHG

REVISIONS			
NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1.			
2.			
3.			
4.			
5.			
6.			

File:\Proj\Lakeline\Dwg\Lakeline Final Plat.dwg
Scale (Hor.): 1"=100' Date: 09/23/13
Drawn By: BLW
Checked By: JSL
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
01 of 03

Doc.#2013102324



GRAPHIC SCALE
100 50 0 100
IN FEET

NORTH

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 10°00'14" E	34.85'
L2	S 00°50'46" W	118.72'
L3	S 76°06'09" W	35.65'
L4	N 59°15'14" W	9.43'
L5	N 21°04'30" W	12.00'
L6	N 13°16'22" W	28.98'
L7	S 60°40'15" E	22.22'
L8	S 22°04'09" E	7.39'
L9	N 25°02'28" W	4.29'
L10	N 69°09'11" E	17.41'
L11	S 20°50'54" E	15.00'
L12	S 69°09'11" W	17.43'
L13	N 20°55'52" W	75.36'
L14	N 38°57'13" W	53.35'
L15	N 38°57'13" W	53.11'
L16	N 82°21'32" W	16.80'
L17	N 82°21'32" W	35.93'
L18	N 79°59'19" E	35.00'
L19	N 10°00'41" W	31.52'
L20	N 08°25'23" E	110.50'
L21	S 08°29'20" W	11.13'
L22	N 07°38'28" E	11.00'
L23	N 51°18'07" E	11.00'
L24	N 51°18'07" E	11.00'
L25	N 51°18'07" E	11.00'
L26	N 46°07'47" E	11.00'
L27	N 41°41'24" E	10.00'
L28	N 15°35'03" W	26.91'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1045.00	9.21	00°30'17"	N 38°57'02" W	9.21
[C1]	1045.00				
C2	1045.00	786.73	43°08'7"	N 60°44'40" W	768.28
[C2]	1045.00				
C3	1045.00	364.72	19°59'49"	N 49°10'30" W	362.87
[C3]	1045.00				
C4	1045.00	108.21	5°55'59"	N 62°08'24" W	108.16
[C4]	1045.00				
C5	1045.00	313.80	17°12'19"	N 73°42'34" W	312.63
[C5]	1045.00				
C6	25.00	35.80	82°02'36"	S 65°55'28" W	32.82
C7	25.00	32.54	74°34'49"	N 08°24'35" W	30.29
C8	330.00	55.09	09°33'51"	N 16°15'13" W	55.02
C9	330.00	105.14	18°15'17"	N 02°07'42" W	104.69
C10	377.59	111.28	16°53'11"	N 13°42'46" E	110.88
C11	270.00	131.53	27°54'38"	S 07°05'32" E	130.23
C12	266.61	86.81	18°39'18"	S 19°14'27" W	86.42
C13	199.62	46.92	13°28'04"	N 06°31'11" W	46.81
C14	102.92	57.27	31°53'05"	N 20°57'49" E	56.54
C15	84.07	73.09	49°48'36"	S 84°17'45" E	70.81
C16	123.21	70.93	32°59'04"	S 43°51'25" E	69.95
C17	1056.00	95.33	05°10'20"	S 41°17'03" E	95.30
C18	1055.00	200.35	10°52'51"	N 53°45'02" W	200.05

METES AND BOUNDS DESCRIPTION

BEING 37.592 ACRES OF LAND, SURVEYED BY BASELINE LAND SURVEYORS INC., OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551 IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPRISED OF FOUR TRACTS: TRACT ONE BEING 25.945 ACRES, CONVEYED AS 26.001 ACRES TO BROOKE, LTD, BY INSTRUMENT OF RECORD IN DOC. NO. 1999371125 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DESCRIBED IN INSTRUMENT OF RECORD IN DOC. NO. 9618423 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; TRACT TWO BEING 0.301 OF ONE ACRE, CONVEYED AS 0.30 OF ONE ACRE TO BROOKE, LTD, BY INSTRUMENT OF RECORD IN DOC. NO. 2001053852 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; TRACT THREE BEING 10.261 ACRES, CONVEYED AS 10.349 ACRES TO PROPERTIES FUND #2, LTD BY INSTRUMENT OF RECORD IN VOLUME 1581, PAGE 520 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; AND TRACT FOUR BEING 1.085 ACRES, CONVEYED AS 1.081 ACRES TO PROPERTIES FUND #2, LTD BY INSTRUMENT OF RECORD IN DOC. NO. 2008004670 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rebar found for the southwest corner of said 26.001 acre tract, the southeast corner of Lot 2, Block A, Caspita, Section Two, a subdivision of record in Cabinet AA, Slides 289-290 of the Plat Records of Williamson County, Texas, and being in the northeasterly right-of-way line of South Lakeline Boulevard (90' R.O.W.), from which a 1/2 inch iron rebar found for a point of curvature in the south line of said Lot 2, Block A, Caspita, Section Two and the northeasterly right-of-way line of said South Lakeline Boulevard, bears North 82°25'58" West a distance of 247.35 feet (record North 82°25'58" West a distance of 247.35 feet); [Point of Beginning coordinates: Northing= 10147003.2514; Easting= 3087892.1614];

THENCE North 20°50'54" West (record – North 18°00'48" West), along the west line of the 26.001 acre tract and the east line of Lot 2, Block A, Caspita, Section Two, passing at a distance of 585.20 feet a nail found for the northeast corner of Lot 2, Block A, Caspita, Section Two and the southeast corner of Lot 1, Block A, Caspita, Section Two, and continuing along the west line of the 26.001 acre tract and the east line of said Lot 1, Block A, Caspita, Section Two, for a total distance of 723.86 feet (record – 724.00 feet) to a 1/2 inch iron rebar found for the northwest corner of the26.001 acre tract, the northeast corner of Lot 1, Block A, Caspita, Section Two, and being in the south line of Lot 2, Lodge at Lakeline Village, Section II, a subdivision of record in Cabinet V, Slides 102-104 of the Plat Records of Williamson County, Texas and Doc. No. 2001072315 of the Official Public Records of Williamson County, Texas, from which a 5/8 inch iron rebar found for and angle point in the north line of Lot 1, Block A, Caspita, Section Two and the south line of said Lot 2, Lodge at Lakeline Village, Section II, bears South 69°28'10" West a distance of 194.65 feet (record – South 69°28'10" West a distance of 194.65 feet);

THENCE North 72°34'24" East (record – North 72°36'31" East), along the north line of the 26.001 acre tract and the south line of Lot 2, Lodge at Lakeline Village, Section II, a distance of 239.97 feet (record – 240.07 feet) to a 1/2 inch iron rebar found for the southeast corner of Lot 2, Lodge at Lakeline Village, Section II, the southwest corner of a remainder of a 237.24 acre tract of land conveyed to Becky, LTD. by instrument of record in Doc. No. 9500465 of the Official Records of Williamson County, Texas, same being an angle point in the north line of the 26.001 acre tract, and also being the west corner of said 0.30 of one acre tract;

THENCE along the north and east lines of the 0.30 of one acre tract and the southerly line of said remainder of a 237.34 acre tract the following three (3) courses:

1. North 64°57'32" East a distance of 765.82 feet (record – North 66°09'05" East a distance of 765.77 feet) to a 1/2 inch iron rebar found;
2. North 72°00'54" East a distance of 210.58 feet (record – North 73°12'40" East a distance of 210.75 feet) to a 1/2 inch iron rebar set with plastic cap which reads "BASELINE INC" for the northeast corner of the 0.30 of one acre tract;
3. South 20°38'04" East a distance of 6.64 feet (record – South 19°41'05" East a distance of 6.64 feet) to an iron rebar found for the southeast corner of the 0.30 of one acre tract, the northeast corner of the 26.001 acre tract, being the common northerly corner of Lots 133 and 134, Riviera Springs Subdivision, a subdivision of record in Cabinet B, Slides 167-169 of the Plat Records of Williamson County, Texas;

METES AND BOUNDS DESCRIPTION (CONTINUED)

THENCE South 20°38'04" East (record – South 20°52'50" East), along the east line of the 26.001 acre tract and the west line of said Riviera Springs Subdivision, a distance of 975.74 feet (record – 975.92 feet) to a 1/2 inch iron rebar found for the southeast corner of the 26.001 acre tract, the northeast corner of said 1.081 acre tract, and being in the west line of Lot 121, Riviera Springs Subdivision;

THENCE South 22°03'51" East (record – South 17°56'29" East), along the east line of the 1.081 acre tract and the west line of Riviera Springs Subdivision, a distance of 70.32 feet (record – 70.00 feet) to a 1/2 inch iron rebar found for the southeast corner of 1.081 acre tract, the northeast corner of said 10.349 acre tract, and being in the west line of Lot 120, Riviera Springs Subdivision;

THENCE South 20°40'19" East (record – South 20°52'50" East), along the east line of the 10.349 acre tract and the west line of Riviera Springs Subdivision, a distance of 594.36 feet to a 1/2 inch iron rebar found for and angle point in the east line of the 10.349 acre tract, and being the common southerly corner of Lots 113 and 114, Riviera Springs Subdivision, and also being the being the common northerly corner of Lots 175 and 176, Riviera Springs Subdivision No. 2, a subdivision of record in Cabinet B, Slide 210 of the Plat Records of Williamson County, Texas;

THENCE South 21°12'07" East (record – South 20°52'50" East), along the east line of the 10.349 acre tract and the west line of said Riviera Springs Subdivision No. 2, a distance of 531.34 feet to a 1/2 inch iron rebar found for the southeast of the 10.349 acre tract, the northeast corner of Lot 1, Block B, Lakeline Commons Subdivision, a subdivision of record in Cabinet BB, Slides 112-114 of the Plat Records of Williamson County, Texas and Doc. No. 2005101156 of the Official Public Records of Williamson County, Texas, and being in the west line of Lot 181, Riviera Springs Subdivision No. 2, from which a 1/2 inch iron rebar found for and angle point in the east line of said Lot 1, Block B, Lakeline Commons Subdivision and being the southwest corner of Lot 184, Riviera Springs Subdivision No. 2, bears South 21°00'22" East a distance of 317.69 feet (record – South 20°59'04" East a distance of 317.66 feet);

THENCE South 69°00'31" West (record – South 69°01'09" West), along the south line of the 10.349 acre tract and the north line of Lot 1, Block B, Lakeline Commons Subdivision, a distance of 212.27 feet (record – 212.38 feet) to a 1/2 inch iron rebar found for the southwest of the 10.349 acre tract, the northwest corner of Lot 1, Block B, Lakeline Commons Subdivision, and being in the northeasterly right-of-way line of South Lakeline Boulevard. From which a 1/2 inch iron rebar found for a point of curvature in the west line of Lot 1, Block B, Lakeline Commons Subdivision and the northeasterly right-of-way line of South Lakeline Boulevard, bears South 38°40'19" East a distance of 125.43 feet (record – South 38°39'43" East a distance of 125.49 feet);

THENCE along the west line of the 10.349 acre tract and the northeasterly right-of-way line of South Lakeline Boulevard the following two (2) courses:

1. North 38°41'53" West a distance of 702.26 feet (record – North 38°38'59" West a distance of 700.68 feet) to a 1/2 inch iron rebar found for a point of curvature;
2. Along a tangential curve to the left, having a radius of 1045.00 feet (record – 1045.00 feet), an arc length of 373.76 feet (record – 373.76 feet), a delta angle of 20°29'34" (record – 20°29'34"), and having a chord which bears North 48°50'46" West a distance of 371.77 feet (record – North 48°51'31" West a distance of 371.77 feet), to a 1/2 inch iron rebar set with plastic cap which reads "BASELINE INC" for the northwest corner of the 10.349 acre tract and the southwest corner of the 1.081 acre tract;

THENCE along the west line of the 1.081 acre tract and the northeasterly right-of-way line of South Lakeline Boulevard, along a tangential curve to the left, having a radius of 1045.00 feet (record – 1045.00 feet), an arc length of 108.39 feet, a delta angle of 05°56'35"and having a chord which bears North 62°05'06" West a distance of 108.34 feet to a 1/2 inch iron rebar found for the northwest corner of the 1.081 acre tract and the southwest corner of the 26.001 acre tract;

THENCE along the west line of the 26.001 acre tract and the northeasterly right-of-way line of South Lakeline Boulevard the following two (2) courses:

1. Along a tangential curve to the left, having a radius of 1045.00 feet (record – 1045.00 feet), an arc length of 313.74 feet (record – 315.29 feet), a delta angle of 17°12'06" (record – 17°17'13"), and having a chord which bears North 73°41'57" West a distance of 312.56 feet (record – North 73°42'10" West a distance of 314.08 feet), to a 1/2 inch iron rebar found for a point of tangency;
2. North 82°21'32" West a distance of 329.67 feet (record – North 82°20'47" West a distance of 329.049 feet) to the POINT OF BEGINNING.

This parcel contains 37.592 acres of land, more or less, out of the Rachel Saul Survey, Abstract No. 551 in Williamson County, Texas.

Bearing Basis: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/93 HARN.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
OFFICE: 512.374.9722 FAX: 512.873.9743
scott-baseline@austin.rr.com

FINAL PLAT
LAKELINE AT OLD MILL
SUBDIVISION

File: I:\Proj\Lakeline\Dwg\Lakeline Final Plat.dwg
Scale (Hor.): 1"=100' | Date: 09/23/13
Drawn By:: RLW.
Checked By:: JSL
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
02 of 03

GOODE FAITH ENGINEERING
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

THE AVENUE BY FORTUNE

FINAL PLAT (2 OF 3)

DATE
10/14/2024

PROJECT NO.
2024-27-SD

DESIGNED BY
JDL

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
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Doc.#2013102324

STATE OF TEXAS {{
COUNTY OF WILLIAMSON {{

THAT LAKELINE FUND, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE SUCCESSOR BY MERGER TO PROPERTIES FUND #2, ACTING THROUGH GARY WILLIAMS, AUTHORIZED SIGNATORY OF BROOKE GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF LAKELINE FUND, LTD, BEING THE OWNER OF A 1.085 ACRE TRACT OF LAND, CONVEYED AS 1.081 ACRES, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2008004670 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING THE OWNER OF A 10.261 ACRE TRACT OF LAND, CONVEYED AS 10.349 ACRES, BY INSTRUMENT OF RECORD IN VOLUME 1581, PAGE 520 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THAT BROOKE, LTD., WHICH IS NOW KNOWN AS SAID LAKELINE FUND, LTD., ACTING THROUGH GARY WILLIAMS, AUTHORIZED SIGNATORY OF BROOKE GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF LAKELINE FUND, LTD., BEING THE OWNER OF 25.945 ACRE TRACT OF LAND, CONVEYED AS 26.001 ACRES, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 1999371125 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DESCRIBED IN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 9618423 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING THE OWNER OF A 0.31 OF ONE ACRE TRACT OF LAND, CONVEYED AS 0.30 OF ONE ACRE, BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2001053852 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; ALL TRACTS COMPRISING 37.592 ACRES OF LAND OUT OF AND A PART OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, AND THE RICHARD DUTY SURVEY, ABSTRACT NO. 183, BOTH SITUATED IN WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 37.592 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "LAKELINE AT OLD MILL SUBDIVISION" AND DO HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY APPROVE THE RECORDATION OF THE SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY AND ALL EASEMENTS, STREETS AND ROADS THAT ARE SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. IT IS HEREBY ACKNOWLEDGED THAT LAKELINE FUND, LTD. IS THE SOLE OWNER OF THIS PROPERTY AND DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OR ANY UNPAID DEBT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN.

WITNESS MY HAND THIS THE 11 DAY OF October, 2013 A.D.

LAKELINE FUND, LTD, A TEXAS LIMITED PARTNERSHIP
12750 MERIT DRIVE, SUITE 1175
DALLAS, TEXAS 75251

BY: BROOKE GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER

GARY WILLIAMS, AUTHORIZED SIGNATORY

STATE OF TEXAS {{
COUNTY OF WILLIAMSON {{

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY WILLIAMS, AUTHORIZED SIGNATORY OF BROOKE GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF LAKELINE FUND, LTD AND KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 11 DAY OF October, 2013 A.D.

Rhonda R Tabor
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
Rhonda R Tabor MY COMMISSION EXPIRES ON 9-19-16
PRINTED NAME OF NOTARY

RHONDA R. TABOR
Notary Public, State of Texas
My Commission Expires
September 19, 2016

STATE OF TEXAS {{
COUNTY OF WILLIAMSON {{

I, JAMES M. BREWER, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY ATTEST:

1. THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

2. NO LOT WITHIN THIS SUBDIVISION IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48491C0605E, REVISED SEPTEMBER 26, 2008 AND ISSUED BY FEMA FOR WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND THIS 21ST DAY OF OCTOBER, 2013 A.D.

STATE OF TEXAS
JAMES M. BREWER
64004
REGISTERED
PROFESSIONAL ENGINEER
10-21-13

JAMES M. BREWER, P.E. 64004

10-21-2013
DATE

GRAY ENGINEERING, INC.
8834 CAPITAL OF TEXAS HIGHWAY
SUITE 140
AUSTIN, TEXAS 78759
PHONE (512) 452-0371 FAX (512) 454-9933

STATE OF TEXAS {{
COUNTY OF WILLIAMSON {{

I, J. SCOTT LASWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 12, SECTION 12.06 OF THE CITY CODE OF CEDAR PARK, TEXAS, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

J. SCOTT LASWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5583

10/10/13
DATE

BASELINE LAND SURVEYORS, INC.
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
(PHONE) 512.374.9722 (FAX) 512.873.9743

J. SCOTT LASWELL 5583 REGISTERED PROFESSIONAL LAND SURVEYOR

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED THIS THE 17TH DAY OF September, 2013 A.D., BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

NICHOLAS KAUFFMAN, CHAIR
PLANNING AND ZONING COMMISSION

HOLLY HOGUE, SECRETARY
PLANNING AND ZONING COMMISSION

I, DIRECTOR OF PLANNING OF THE CITY OF CEDAR PARK, TEXAS, DO HEREBY ATTEST AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS IN THE PLAT RECORDS OF SAID COUNTY.

ATTEST: Amy Link for
DIRECTOR OF PLANNING
CITY OF CEDAR PARK, TEXAS

THE STATE OF TEXAS §§
THE COUNTY OF WILLIAMSON §§

I, NANCY RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 30TH DAY OF OCTOBER, 2013 A.D., AT 11:06 O'CLOCK A M., AND DULY RECORDED ON THIS THE 30TH DAY OF OCTOBER, 2013 A.D., AT 11:24 O'CLOCK A M., IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. 2013102324.

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

BY: WILLIAM WEHLING, DEPUTY
NANCY RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

COMMISSIONERS COURT WILLIAMSON COUNTY, TEXAS

PUBLIC WORKS DEPARTMENT STANDARD PLAT NOTES
REVISED AUGUST 30, 2012

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 EASEMENTS SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS HEREBY DEDICATED ADJACENT TO STREET R.O.W. ON ALL LOTS. A FIVE (5) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE. A SEVEN AND ONE HALF (7.5) FOOT WIDE PUBLIC UTILITY EASEMENT (P.U.E) IS HEREBY DEDICATED ALONG 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 # 48491C0605 E FOR WILLIAMSON CO., EFFECTIVE SEPT. 26, 2008.

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 RECHARGE 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.

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.

GENERAL NOTES

1. PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED ALONG THE SUBDIVISION SIDE OF SOUTH LAKELINE BOULEVARD, AND BOTH SIDES OF OLD MILL ROAD.

2. ALL 25' BUILDING LINES SHOWN ADJACENT TO ALL RIGHTS-OF-WAY SHALL ALSO INCLUDE A 25' LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT.

3. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS (TREE AND LANDSCAPE REQUIREMENTS, CHAPTER 14, CEDAR PARK CODE).

4. AN APPROVED PROTECTED TREE REMOVAL APPLICATION WILL BE OBTAINED FROM THE CITY OF CEDAR PARK URBAN FORESTER BEFORE ANY TREE IS REMOVED FROM THE DEVELOPMENT SITE WHICH MEETS THE PROTECTED TREE DEFINITION AS PROVIDED IN THE TREE AND LANDSCAPE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS (CHAPTER 14, SECTION 14.07.017, CEDAR PARK CODE)

5. FIFTY PERCENT OF ALL TREES SURVEYED IN THIS SUBDIVISION ARE REQUIRED TO BE RETAINED,

6. THIS SUBDIVISION SHALL COMPLY WITH THE CORRIDOR OVERLAY ORDINANCE OF THE CITY OF CEDAR PARK.

7. THIS SUBDIVISION SHALL COMPLY WITH THE CITY OF CEDAR PARK ZONING ORDINANCE.

8. NO SECTION OR AREA OF THE DEVELOPMENT SHALL HAVE MORE THAN 30 HOMES OR UNITS WITHOUT A SECOND AND REMOTE MEANS OF EMERGENCY ACCESS AND EGRESS. REMOTE MEANS IT WILL BE SPACED 1/2 THE MAXIMUM OVERALL DIAGONAL DISTANCE OF THE PROPERTY OR TRACT AWAY FROM EACH OTHER.

9. A RIGHT TURN LANE ON SOUTH LAKELINE BOULEVARD WILL BE PROVIDED FOR LOT 1, BLOCK A, LOT 1, BLOCK B, AND LOT 2, BLOCK B. THE RIGHT TURN LANE SHALL BE LOCATED WITHIN THE 25 FOOT CORRIDOR OVERLAY SETBACK AND SHALL BE SHOWN ON THE SITE PLAN FOR EACH LOT, AND SHALL BE CONSTRUCTED TO CITY OF CEDAR PARK STANDARDS.

10. A RIGHT TURN LANE ON SOUTH LAKELINE BOULEVARD FRONTING LOT 2, BLOCK B SHALL BE CONSTRUCTED PER CITY STANDARDS CONCURRENTLY WITH THE CONSTRUCTION OF OLD MILL ROAD.

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78754
OFFICE: 512.374.9722 FAX: 512.873.9743
scott-baseline@austin.rr.com

FINAL PLAT LAKELINE AT OLD MILL SUBDIVISION

File:\Proj\Lakeline\Dwg\Lakeline Final Plat.dwg
Scale (Hor.): 1"=100' | Date: 09/23/13
Drawn By: RLW
Checked By: JSL
Revision 1:
Revision 2:
Revision 3:
Revision 4:

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1.			
2.			
3.			
4.			
5.			
6.			

SHEET
03 of 03

GOODE FAITH ENGINEERING
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

THE AVENUE BY FORTUNE

FINAL PLAT (3 OF 3)

DATE
10/14/2024

PROJECT NO.
2024-27-SD

DESIGNED BY
JDL

CHECKED BY
AHG

0 15' 30' 60'

Scale: 1" = 30'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- TREES TO REMAIN
- TREES TO BE REMOVED
- FIRE HYDRANT
- STORM DRAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MASONRY FENCE
- WOOD FENCE

NOTE:
1) CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO MOBILIZATION.
2) TOTAL AREA OF DISTURBANCE = 3.206 AC

GOODE FAITH ENGINEERING
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

THE AVENUE BY FORTUNE

EXISTING SITE & DEMO

DATE
10/14/2024

PROJECT NO.
2024-27-SD

DESIGNED BY
JDL

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
67263
LICENSED
PROFESSIONAL ENGINEER
10-14-24

INSTALL 46 LF OF TREE PROTECTION
*SEE DETAILS 610S-2, 610S-4
ON SHEET #22

INSTALL 109 LF OF
TREE PROTECTION
*SEE DETAILS
610S-2, 610S-4
ON SHEET #22

INSTALL 148 LF OF TREE PROTECTION
*SEE DETAILS 610S-2, 610S-4
ON SHEET #22

INSTALL 648 LF OF CONSTRUCTION
SCREENING

CONSTRUCTION ENTRANCE
*SEE DETAILS 641S-1
ON SHEET #21

INSTALL 197 LF OF TREE PROTECTION
*SEE DETAILS 610S-2, 610S-4
ON SHEET #22

INSTALL 143 LF OF
SILT FENCE
*SEE DETAIL 641S-1
ON SHEET #21

WASHOUT

STAGE/STORAGE

INSTALL 47 LF OF TREE PROTECTION
*SEE DETAILS 610S-2, 610S-4
ON SHEET #22

INSTALL 771 LF OF
SILT FENCE
*SEE DETAIL 641S-1
ON SHEET #21

INSTALL 60 LF OF TREE PROTECTION
*SEE DETAILS 610S-2, 610S-4
ON SHEET #22

INSTALL 64 LF OF TREE PROTECTION
*SEE DETAILS 610S-2, 610S-4
ON SHEET #22

INSTALL 28 LF OF TREE PROTECTION
*SEE DETAILS 610S-2, 610S-4
ON SHEET #22

INSTALL 99 LF OF TREE PROTECTION
*SEE DETAILS 610S-2, 610S-4
ON SHEET #22

INSTALL GRATE INLET PROTECTION
*SEE DETAIL ON SHEET #22

INSTALL 91 LF OF
TREE PROTECTION
*SEE DETAILS
610S-2, 610S-4
ON SHEET #22

INSTALL 154 LF OF TREE PROTECTION
*SEE DETAILS 610S-2, 610S-4
ON SHEET #22

INSTALL INLET PROTECTION.
SEE GEOCURVE DETAIL
ON SHEET #22

OLD MILL ROAD
(VARIABLE WIDTH R.O.W.)

SOUTH CAPITAL OF TEXAS HIGHWAY
(90' R.O.W.)

NOTES:

1. ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CIT OF CEDAR PARK'S ORDINANCES
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING POND DURING ALL CONSTRUCTION ACTIVITY PRIOR TO FINAL CERTIFICATE OF OCCUPANCY. COORDINATE WITH THE CITY OF CEDAR PARK'S STORMWATER COORDINATOR, DENNIS NIELSEN AT (512) 401-5359.
4. CONTRACTOR SHALL PROVIDE THE FOLLOWING PRIOR TO SCHEDULING THE PRECONSTRUCTION MEETING: CONSTRUCTION GENERAL PERMIT AND NOTICE OF INTENT TO CITY'S MS4 COORDINATOR (DENNIS NEILSON), UPLOAD CGP & NOI TO MGO, AND POST ON-SITE WITH SWPPP.

0 15' 30' 60'
Scale: 1" = 30'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- TREES TO REMAIN
- TREES TO BE REMOVED
- MASONRY FENCE
- TREE PROTECTION
- CONSTRUCTION ENTRANCE
- SILT FENCE
- LIMITS OF CONSTRUCTION

GOODE FAITH ENGINEERING
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

THE AVENUE BY FORTUNE
EROSION AND SEDIMENT CONTROL PLAN

DATE
10/14/2024

PROJECT NO.
2024-27-SD

DESIGNED BY
JDL

CHECKED BY
AHG

REVISIONS			
NO.	DESCRIPTION	DESIGNED BY	APPROVAL DATE
1			
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STATE OF TEXAS
ANTHONY H. GOODE
07688
LICENSED
PROFESSIONAL ENGINEER
10/14/24

EROSION AND SEDIMENT CONTROLS

POTENTIAL POLLUTANTS

POTENTIAL SOURCES OF STORM WATER POLLUTION FROM THE CONSTRUCTION OF THE PROJECT ARE:

1. DISTURBED SOILS FROM THE CONSTRUCTION SITE

INCREASED SEDIMENT LOADING IN STORM WATER CAN BE ATTRIBUTED TO: A)DIRECT RAINFALL ONTO DISTURBED SOIL AREAS, STOCKPILES, SAND, GRAVEL, AND ROCK AREA WHERE RAIN DISLODGES SOIL PARTICLES; B) EROSION OF DISTURBED SOIL AREAS; C) THE TRANSFER OF SOILS BY EQUIPMENT OR VEHICLE TIRES ONTO DISTURBED AND NON-DISTURBED AREAS WHERE THEY ARE WASHED INTO DRAINAGE DITCHES OR OTHER SIMILAR WATER CONVEYANCE FEATURE

2. OIL, GREASE, HYDRAULIC FLUIDS, AND FUELS FROM THE OPERATION OF EQUIPMENT ON THE SITE.

THERE IS A POTENTIAL FOR STORM WATER CONTAMINATION IN THE FORM OF OIL, GREASE, HYDRAULIC FLUID, AND FUEL FROM EQUIPMENT AND VEHICLES ON THE SITE. THESE SUBSTANCES ARE TYPICALLY RELEASED TO THE ENVIRONMENT BECAUSE OF EQUIPMENT FAILURE AND DURING MAINTENANCE OPERATIONS.

SITE LOCATION MAP
SEE CONSTRUCTION DRAWING PLAN SET PROJECT LOCATION MAP

DETAILED SITE MAP
SEE CONSTRUCTION DRAWING PLAN SET SITE MAP

RECEIVING WATERS
FOR IDENTIFICATION OF RECEIVING WATERS ON OR ADJACENT TO THE SITE REFERENCE DETAILED CONSTRUCTION DRAWING PLAN SET "EXISTING CONDITIONS PLAN".

STATE AND LOCAL PLANS
THE SWPPP IS CONSISTENT WITH REQUIREMENTS SPECIFIED IN APPLICABLE STORM WATER, WATER QUALITY, SEDIMENT, AND EROSION SITE PLANS, PERMITS OR SIMILAR ORDINANCES OF LOCAL, STATE, OR FEDERAL OFFICIALS.

THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER CONRTIBUTING ZONE.
SEQUENCE OF MAJOR ACTIVITIES
1. INSTALLATION OF TEMPORARY EROSION CONTROLS.
2. SITE DEMOLITION AND GRADING.
3. CONSTRUCTION OF FACILITIES.
4. SITE RESTORATION.
5. ASPHALT REPAIR, SEEDING, RE-VEGATATION, AND SOIL SURFACE PROTECTION.
6. REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS.

TEMPORARY AND PERMANENT EROSION CONTROLS
TEMPORARY EROSION AND SEDIMENT CONTROLS WILL CONSIST OF SILT FENCE AND ROCK BERMS ON THE DOWN-GRADIENT PERIMETER OF THE SITE, PRESERVATION OF NATURAL VEGETATION WHERE AVAILABLE AND RECURRING CLEAN UP OF MUD/SOIL TRACKED ONTO ROADWAY.

PERMANENT CONTROLS MAY CONSIST OF ROCK BERMS, SWALES, AND RE-VEGATATION. PERMANENT WARM SEASON VEGETATION WILL SERVE AS FINAL STABILIZATION AND WILL REDUCE SURFACE EROSION ON AREAS NOT COVERED BY ASPHALT, CONCRETE.

FOR SPECIFIC LOCATION AND SELECTION OF TEMPORARY AND PERMANENT CONTROLS REFER TO EROSION AND SEDIMENTATION CONTROL PLAN WITHIN CONSTRUCTION DRAWING PLAN SET.

TEMPORARY STABILIZATION
STABILIZATION MEASURES WILL BE INITIATED IN PORTIONS OF THE PROJECT SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARLY OR PERMANENTLY CEASED FOR 14 DAYS, BUT IN NO CIRCUMSTANCES MORE THAN 21 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE PROJECT SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

FINAL STABILIZATION
FINAL STABILIZATION OF SITE WILL CONSIST OF ESTABLISHMENT OF PERMANENT WARM SEASON VEGETATION ON PORTIONS OF THE SITE NOT COVERED BY CONCRETE, OR ASPHALT. ESTABLISHMENT OF PERMANENT VEGETATION SUITABLE FOR TPDES GENERAL PERMIT COMPLIANCE MUST MEASURE 70% AERIAL COVERAGE (COMPARED TO BACKGROUND NATIVE VEGETATION AERIAL COVERAGE PERCENTAGE) WITH NO LARGE BARE AREAS. CONTRACTORS MUST MEET VEGETATIVE REQUIREMENT IDENTIFIED BY THE ENGINEER WITHIN THE CONTRACT SPECIFICATION, OR THE HIGHEST REQUIREMENT.

SPOIL/FILL MANAGEMENT
ALL SOIL STOCKPILE, EXCAVATION SPOIL MATERIAL, AND ON-SITE SPOIL DISPOSAL AREAS SHALL BE MANAGED BY THE CONTRACTOR IN A MANNER THAT WILL MINIMIZE OR ATTEMPT TO ELIMINATE THE AMOUNT OF SEDIMENT THAT MAY MAY ENTER RECEIVING WATERS AND SHALL NOT BE LOCATED IN ANY WETLAND, FLOODPLAIN, STREAMBED, DITCH, OR OTHER SIMILAR WATER FEATURE OR CONVEYANCE.

OFF-SITE VEHICLE TRACKING
OFF-SITE VEHICLE TRACKING OF SOIL BY VEHICLES AND EQUIPMENT SHALL BE MINIMIZED AND CONTROLLED BY THE CONTRACTOR. SOIL SHALL BE REMOVED FROM SITE ROADWAYS, ENTRANCE, AND ACCESS ROADS AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING RECEIVING WATERS.

DUST CONTROL
DUST WILL BE CONTROLLED BY PERIODIC WETTING WITH WATER TRUCKS DURING DRY PERIODS.

DEWATERING AND NON-STORMWATER DISCHARGES
ANY NON-STORMWATER DISCHARGES FROM THE CONSTRUCTION SITE WILL BE CONTROLLED AND MANAGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL TCEQ AND LOCAL WATER QUALITY DISCHARGE REQUIREMNETS, INCLUDING BUT NOT LIMITED TO 30 TAC 307, SURFACE WATER QUALITY STANDARDS FOR THE STATE OF TEXAS.

THE FOLLOWING NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES ARE ACCEPTABLE:

1. DISCHARGES FROM FIRE FIGHTING ACTIVITIES
2. FIRE HYDRANT FLUSHINGS.
3. VEHICLE, EXTERNAL BUILDING, AND PAVEMENT WASH WATER WHERE DETERGENTS AND SOAPS ARE NOT USED AND WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS SPILLED MATERIALS HAVE BEEN REMOVED; AND IF LOCAL STATE, OR FEDERAL REGULATIONS ARE APPLICABLE, THE MATERIALS ARE REMOVED ACCORDING TO THOSE REGULATIONS), AND WHERE THE PURPOSE IS TO REMOVE MUD, DIRT, AND DUST.
4. WATER USED TO CONTROL DUST.
5. POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS.
6. AIR CONDITIONING CONDENSATE.
7. UNCONTAMINATED GROUND WATER OR SPRING WATER, INCLUDING FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH INDUSTRIAL MATERIALS SUCH AS SOLVENTS OR OTHER POLLUTANTS.

NON-STORM WATER DISCHARGES WILL, AT A MINIMUM, FLOW THROUGH A SILT FENCE, OR OTHER SUITABLE STRUCTURAL CONTROLS, AND NATURAL VEGETATION (IF AVAILABLE) PRIOR TO LEAVING THE SITE, AS NECESSARY TO MEET COMPLIANCE REQUIREMENTS WITH ALL STATE AND LOCAL WATER QUALITY DISCHARGE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO 30 TAC 307 OR 26 TWC 121, SURFACE WATER QUALITY STANDARDS AND WATER QUALITY CONTROL FRO THE STATE OF TEXAS RESPECTIVELY.

INSPECTION AND MAINTENANCE PROCEDURES

THE FOLLOWING PROCEDURES WILL BE USED TO INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROLS ON THE CONSTRUCTION SITE.

INSPECTION
ALL CONTROLS WILL BE INSPECTED BY THE CONTRACTOR AT LEASAT ONCE PER WEEK ON A SPECIFIC DAY OF THE WEEK SELECTED BY THE CONTRACTOR AT BEGINNING OF PROJECT. (I.E. EACH MONDAY).

AN INSPECTION AND MAINTENANCE REPORT (SEE COPY OF 1 IN SWPPP) WILL BE PERFORMED AND DOCUMENTED DURING EACH WEEKLY INSPECTION. EACH INSPECTION REPORT WILL NOTE ANY EROSION AND SEDIMENTATION CONTROL ITEMS IN NEED OF REPAIR SUCH ASS: DETACHED SILT FENCE/ROCK BERMS, AND SEDIMENT BUILD UP DEPTH CAPTURED BY CONTROLS, ETCETERA.

WHERE A REPORT DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE NOR ANY ITEMS REQUIRING MAINTENANCE, THE REPORT MUST CONTAIN A CERTIFICATION BY THE CONTRACTORS' CERTIFYING EXECUTIVE OFFICER THAT THIS FACILITY OR SITE IS IN COMPLIANCE WITH THE SWPPP AND THE TPDES GENERAL PERMIT (SEE RECORDS SECTION ABOVE). IF THE INSPECTION REPORTS IDENTIFY ITEMS OF NON-COMPLIANCE OR ITEMS THAT REQUIRE MAINTENANCE THEN NO NONE IS REQUIRED TO SIGN OR CERTIFY THE INSPECTION REPORTS.

DIVERSION DIKES, BERMS, OR SWALES WILL BE INSPECTED AND ANY BREACHES OR AREAS WHERE SEDIMENT HAS ESCAPED THE SITE WILL BE NOTED AS WELL.

REPORTS WILL BE ADDRESS CONTROLS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND LOCATIONS WHERE ADDITIONAL MEASURES ARE REQUIRED.

WHEN A CONTROL FAILS TO OPERATE AS DESIGNED, PROVES INADEQUATE FOR A PARTICULAR LOCATION, WHERE ADDITIONAL MEASURES ARE REQUIRED, OR A CONTROL BECOMES DAMAGED TO ESSENTIALLY CAUSE MAJOR REPAIR OR REINSTALLATION, THE CONTRACTOR WILL NOTIFY THE ENGINEER AND THE OWNER IMMEDIATELY.

SEDIMENT BASINS WILL BE INSPECTED FOR DEPTH OF SEDIMENT.
QUALIFICATIONS OF THE INSPECTOR
THE CONTRACTOR WILL SELECT, AND TRAIN AS NECESSARY, DESIGNATED PERSONNEL RESPONSIBLE FOR THE INSPECTION, REPAIR, SEDIMENT REMOVAL, AND ANY OTHER RELATED MAINTENANCE REQUIRED FOR KEEPING EROSION AND SEDIMENT CONTROLS IN GOOD WORKING ORDER. THE INSPECTION PERSONNEL MUST BE FAMILIAR WITH SWPPP. THE CONTRACTOR SHALL COMPLY WITH THE INSPECTION REQUIREMENTS SPECIFIED IN THE TPDES PERMIT IN SECTION VI

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE CITY OF CEDAR PARK ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR A TPDES REQUIRED SWPPP. IF A SWPPP IS REQUIRED, IT SHALL BE AVAILABLE FOR REVIEW BY THE CITY OF CEDAR PARK ENVIRONMENTAL INSPECTOR AT ALL TIMES DURING CONSTRUCTION, INCLUDING AT THE PRE-CONSTRUCTION MEETING. THE CHECKLIST BELOW CONTAINS THE BASIC ELEMENTS THAT SHALL BE REVIEWED FOR PERMIT APPROVAL BY CITY OF CEDAR PARK ENVIRONMENTAL PLAN REVIEWERS AS WELL AS CITY OF CEDAR PARK ENVIRONMENTAL INSPECTORS.
3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND CITY INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK.
5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY INSPECTOR AS APPROPRIATE. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE CITY OR ENGINEER INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
6. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
7. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
8. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS; ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF LEANDER INSPECTOR FOR FURTHER INVESTIGATION.
9. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.

A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 601S.3(A)] DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES. THE TOPSOIL SHALL BE COMPOSED OF 4 PARTS OF SOIL MIXED WITH 1 PART COMPOST, BY VOLUME. THE COMPOST SHALL MEET THE DEFINITION OF COMPOST AS DEFINED BY TXDOT SPECIFICATION ITEM 161. THE SOIL SHALL BE LOCALLY AVAILABLE NATIVE SOIL THAT MEETS THE FOLLOWING SPECIFICATIONS:

- SHALL BE FREE OF TRASH, WEEDS, DELETERIOUS MATERIALS, ROCKS, AND DEBRIS.
- 100% SHALL PASS THROUGH A 1.5-INCH (38-MM) SCREEN.
- SOIL TO BE A LOAMY MATERIAL THAT MEETS THE REQUIREMENTS OF THE TABLE BELOW IN ACCORDANCE WITH THE USDA TEXTURAL TRIANGLE. SOIL KNOWN LOCALLY AS "RED DEATH" IS NOT AN ALLOWABLE SOIL. TEXTURAL COMPOSITION SHALL MEET THE FOLLOWING CRITERIA:

TEXTURAL CLASS	MINIMUM	MAXIMUM
CLAY	5%	50%
SILT	10%	50%
SAND	15%	67%

- AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE SOIL TEXTURE CLASS REQUIRED ABOVE BY PROVIDING A SOIL ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ONSITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.
- SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.

TOPSOIL SALVAGED FROM THE EXISTING SITE MAY OFTEN BE USED, BUT IT SHOULD MEET THE SAME STANDARDS AS SET FORTH IN THESE STANDARDS.

THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS:

TEMPORARY VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH COOL SEASON COVER CROPS (WHEAT AT 0.5 POUNDS PER 1000 SF, OATS AT 0.5 POUNDS PER 1000 SF, CEREAL RYE GRAIN AT 0.5 POUNDS PER 1000 SF) WITH A TOTAL RATE OF 1.5 POUNDS PER 1000 SF. COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH BUFFALO AT A RATE OF 1 POUNDS PER 1000 SF.

A. FERTILIZER SHALL BE WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUND PER 1000 SF.
B. HYDROMULCH SHALL COMPLY WITH TABLE1, BELOW.
C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1.5 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
D. WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	LONGEVITY
100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW, AND/OR COTTON PLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 30% PAPER)	70% OR GREATER WOOD/STRAW 30% OR LESS PAPER OR NATURAL FIBERS	0-3 MONTH	MODERATE SLOPES; FROM FLAT TO 3:1	MODERATE SLOPES; FROM FLAT TO 3:1

PERMANENT VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (½) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH 2. BELOW.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH BUFFALO AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION. BUFFALO GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL.

A. FERTILIZER SHALL BE A WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF ½ POUND PER 1000 SF.
B. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT DAILY INTERVALS (MINIMUM) DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF ½ INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK
D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1.5 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.

	DESCRIPTION	LONGEVITY
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS 10% TACKIFER	6 MONTHS
FIBER REINFORCED MATRIX (FRM)	65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBERS OR LESS 10% TACKIFIER	UP TO 12 MONTHS

11. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

GOODE FAITH ENGINEERING
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

THE AVENUE BY FORTUNE

EROSION AND SEDIMENT NOTES

DATE
10/14/2024

PROJECT NO.
2024-27-SD

DESIGNED BY
JDL

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
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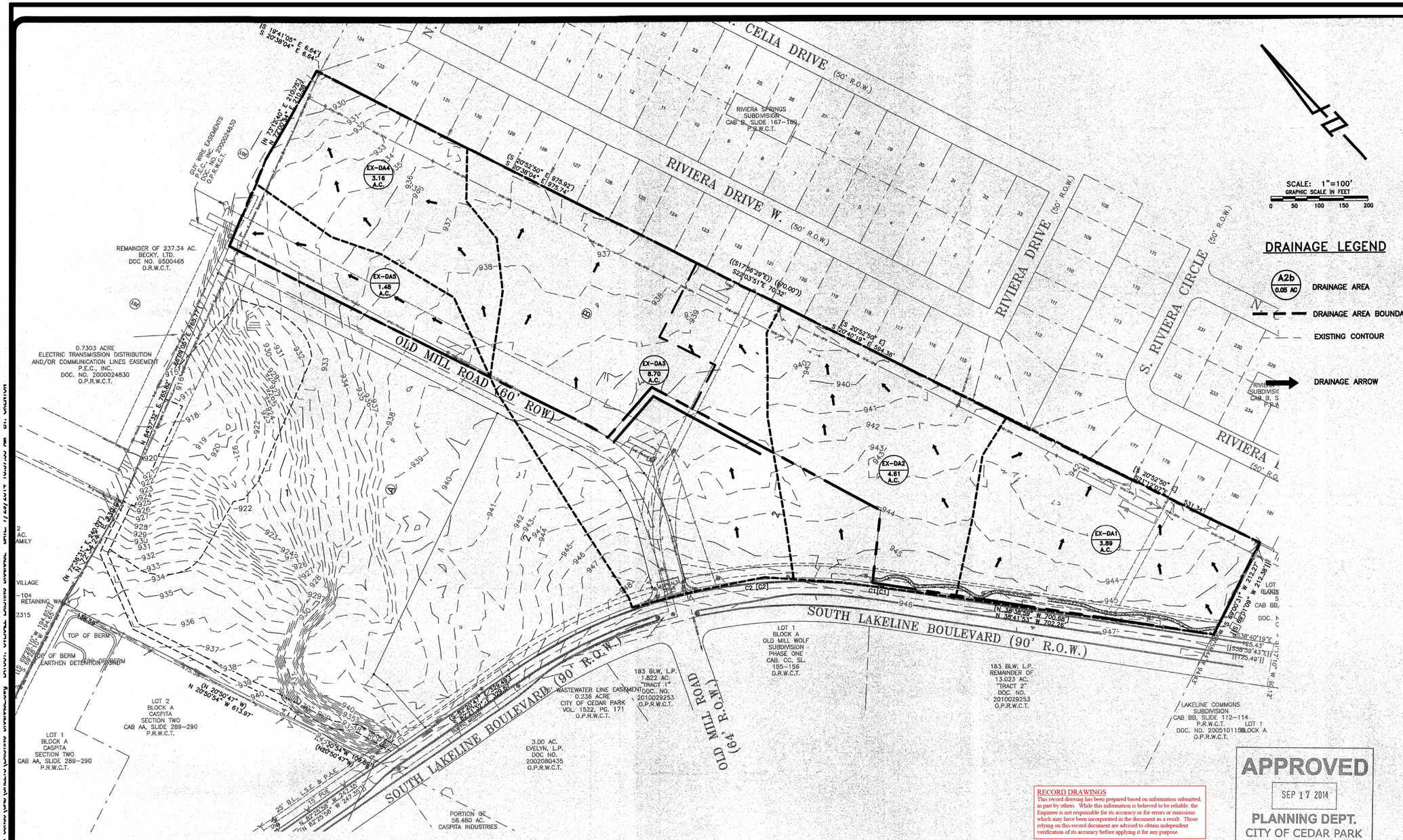
6			

STATE OF TEXAS
ANTHONY H. GOODE
97269
LICENSED
PROFESSIONAL ENGINEER
10-14-24



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

APPROVED
SEP 17 2014
PLANNING DEPT.
CITY OF CEDAR PARK

NOTE:
NO PORTION OF THIS PROJECT IS LOCATED IN THE 100-YEAR FLOODPLAIN AS DETERMINED BY FEMA FIRM MAPS.

LAKELINE EAST CONDOMINIUMS
Existing Drainage Area Calculations

Basin From	To	Area (Ac)	Area (sf)	Sheet Flow L (ft)	n	S (%)	T_c (min)	Shallow Conc. Flow L (ft)	n	S (%)	T_c (min)	T_c (min)	2-year C	2-year I (in/hr)	2-year Q (cfs)	10-year C	10-year I (in/hr)	10-year Q (cfs)	25-year C	25-year I (in/hr)	25-year Q (cfs)	100-year C	100-year I (in/hr)	100-year Q (cfs)
EX-DA1		3.89	169,448	300	0.20	1.30%	12.53	16	0.20	1.30%	0.47	13.00	0.33	4.15	5.32	0.38	6.20	9.17	0.42	7.39	12.07	0.49	9.46	18.04
EX-DA2		4.81	209,512	300	0.20	1.17%	13.21	300	0.20	1.17%	9.25	22.45	0.33	3.17	4.82	0.38	4.77	8.36	0.42	5.72	11.08	0.49	7.45	16.84
EX-DA3		8.70	378,972	300	0.20	1.60%	11.29	453	0.20	1.60%	11.94	23.23	0.33	3.11	8.93	0.38	4.69	15.49	0.42	5.62	20.54	0.49	7.33	31.25
EX-DA4		3.16	137,650	300	0.20	1.45%	11.85	400	0.20	1.45%	11.07	22.94	0.33	3.13	3.27	0.38	4.72	5.67	0.42	5.66	7.61	0.49	7.38	11.42
EX-DA5		1.48	64,469	300	0.20	1.41%	12.03	265	0.20	1.41%	7.44	19.47	0.33	3.42	1.67	0.38	5.14	2.89	0.42	6.15	3.82	0.49	7.98	5.78

SD-13-00026

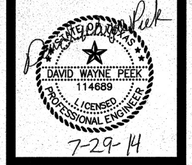
PROJECT NO. 1610-10663 | DESIGNED BY: AB
FILE NO EXISTING DRAINAGE | DRAWN BY: ###
DATE: JUNE 2013 | CHECKED BY: DWP

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 430
(512)345-9371
FAX(512)454-9933
TBPE FIRM #2946

NO.	BY	DATE	REVISION DESCRIPTION

OVERALL EXISTING DRAINAGE

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



SHEET 24 OF 38

GOODE FAITH ENGINEERING
EST. 2021
CIVIL ENGINEERING AND PLANNING
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THE AVENUE BY FORTUNE

OVERALL DRAINAGE PLAN

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1			
2			
3			
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6			

10 OF 31

EXISTING DRAINAGE PLAN

DRAINAGE CALCULATIONS (EXISTING)

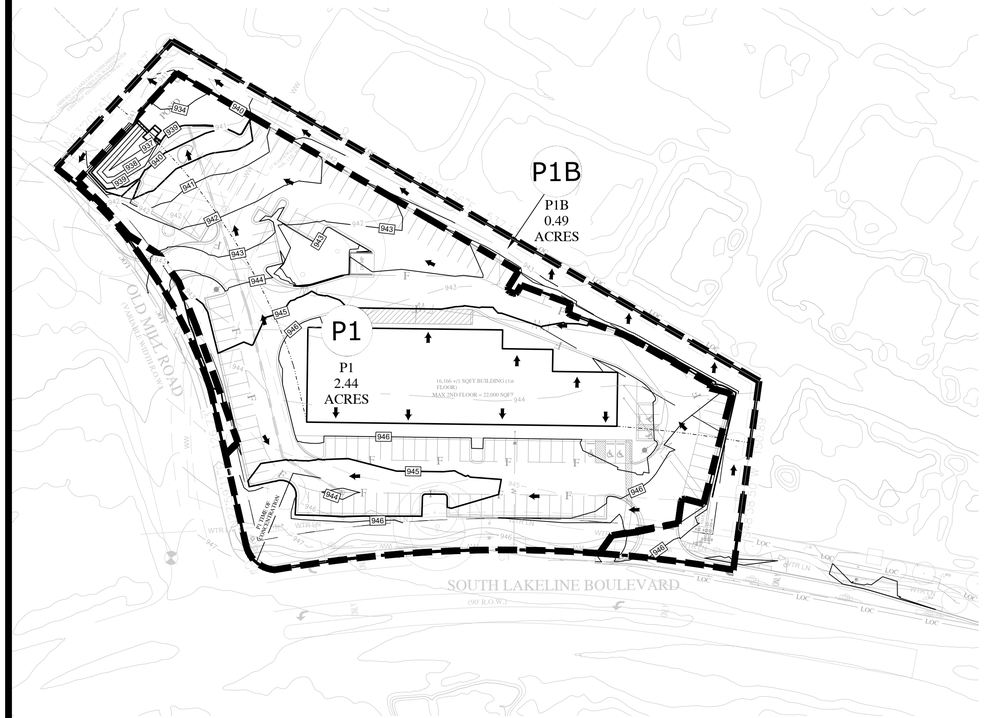
DESIGN POINT	DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (2YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (100YR) (CFS)
A	E1	2.93	10.0	6.0	84.0	0.0%	10.9	17.5	22.8	31.9
Design Point A							**10.9**	**17.5**	**22.8**	**31.9**

DRAINAGE CALCULATIONS (PROPOSED)

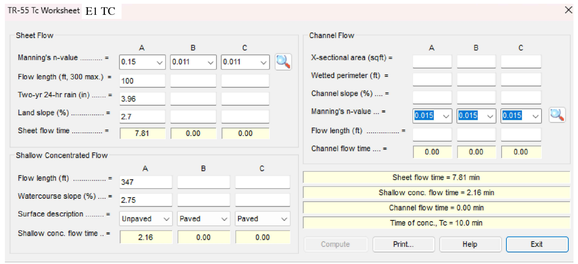
DESIGN POINT	DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (2YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (100YR) (CFS)
A	P1	2.44	5.0	3.0	84.0	79.0%	15.6	20.0	25.0	33.5
	POND						9.1	13.3	18.1	26.3
				Pond Elevation (WSE)			*939.8*	*940.3*	*940.5*	*940.8*
	P1B	0.46	5.0	3.0	84.0	8.2%	2.30	3.30	4.30	6.00
Total A							**10.6**	**15.7**	**21.5**	**31.2**

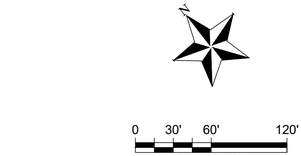
THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM EXISTING CONDITIONS.

E1 TIME OF CONCENTRAITION = 10 MINUTES
P1 TIME OF CONCENTRATION = 5 MINUTES
P1B TIME OF CONCENTRATION = 5 MINUTES

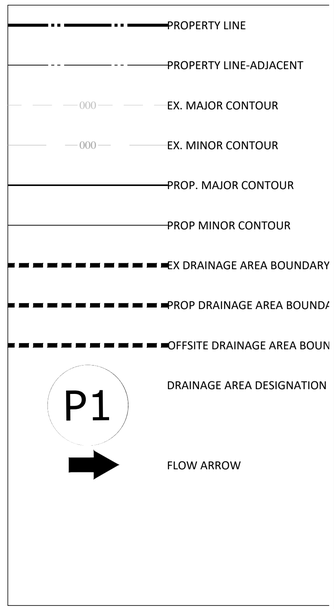


PROPOSED DRAINAGE PLAN





LEGEND



GOODE FAITH ENGINEERING
STATE OF TEXAS EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

THE AVENUE BY FORTUNE

DRAINAGE PLAN

DATE
10/14/2024

PROJECT NO.
2024-27-SD

DESIGNED BY
JDL

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
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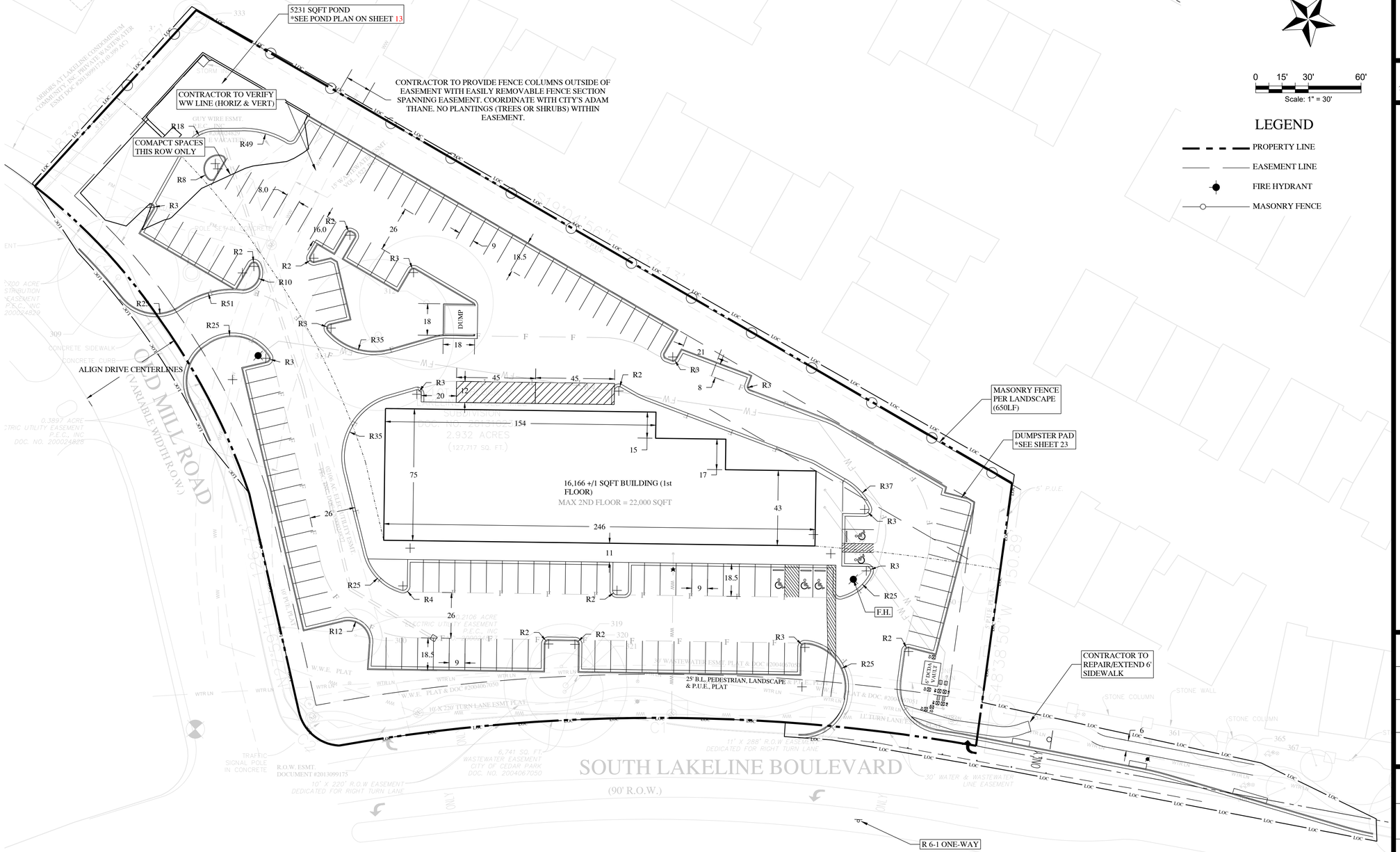

PARKING CALCULATIONS			
USE	**AREA (SF)**	**PARKING REQUIREMENT**	**SPACES REQUIRED**
RETAIL	13000	1/250	52
RESTRAUNT	3000	1/100	30
OFFICE	15900	1/300	53
TOTAL	31900		
		HANDICAP SPACES REQUIRED	5
		TOTAL SPACES REQUIRED	**135**

PARKING PROVIDED	
STANDARD PARKING SPACES	117
COMPACT PARKING SPACES	10
PARALLEL PARKING SPACES	3
HANDICAP PARKING SPACES	5
SHARED PAPRKING SPACES	0
TOTAL PARKING PROVIDED	**135**

NOTES:

1. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSING AND SHALL NOT BE VISIVLE FROM ADJACENT STREETS OR PROPERTIES.
2. ALL EXTERIOR LIGHTING FIXTURES SHALL BE CUT-OFF TYPE FIXTURES.
3. THERE SHALL BE NO LIGHT SPILLOVER AT THE PROPERTY LINE (0.00 FOOT CANDLES).
4. LIGHTING FIXTURES SHALL BE NOT MORE THAN 25 FEET IN HEIGHT AS MEASURED FROM ADJACENT, FINISHED GRADE.
5. LIGHTING FIXTURES LOCATED WITHIN 50 FEET OF ANY RESIDENTIAL USE SHALL NOT EXCEED 15 FEET IN HEIGHT.
6. OUTDOOR CONDENSERS, UTILITY HUTS, AND OTHER BUILDING SERVICE EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING A VEGETATIVE SCREEN WITH AT LEAST TWO (2) VARIETIES OF PLANT MATERIAL FROM THE PREFERRED PLANT LIST THAT, AT MATURITY, IS AT LEAST THE HEIGHT OF THE EQUIPMENT TO BE SCREENED.
7. OUTDOOR STORAGE OF MATERIALS WITHIN 500' OF MAJOR IS PROHIBITED. (OUTDOOR STORAGE OF INVENTORY/MERCHANDISE FOR SALE OR LEASE IS EXEMPT).
8. ALL CURBS TO BE RAISED CURBS UNLESS OTHERWISE NOTED. ALL PARKING ISLANDS TO BE RAISED.
9. ALL UTILITIES TO BE INSTALLED UNDERGROUND.
10. POND WALL SHALL BE TOPPED WITH A FENCE SUCH THAT THE HEIGHT OF THE WALL & FENCE COMBINED IS NO LESS THAN 6' MEASURED FROM BASE OF EXTERIOR SIDE OF WALL.
11. SIGNAGE REQUIRES SEPARATE PERMIT
12. ACCESS EASEMENT PROVIDED BY DOC NO. 2014054139
13. ALL PARKING SPACES SHALL BE NOT LESS THAT 18.5' BY 9' .

0 15' 30' 60'
Scale: 1" = 30'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- FIRE HYDRANT
- MASONRY FENCE

GOODE FAITH ENGINEERING
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

THE AVENUE BY FORTUNE

SITE PLAN

DATE
10/14/2024

PROJECT NO.
2024-27-SD

DESIGNED BY
JDL

CHECKED BY
AHG

REVISIONS			
NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
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3			
4			
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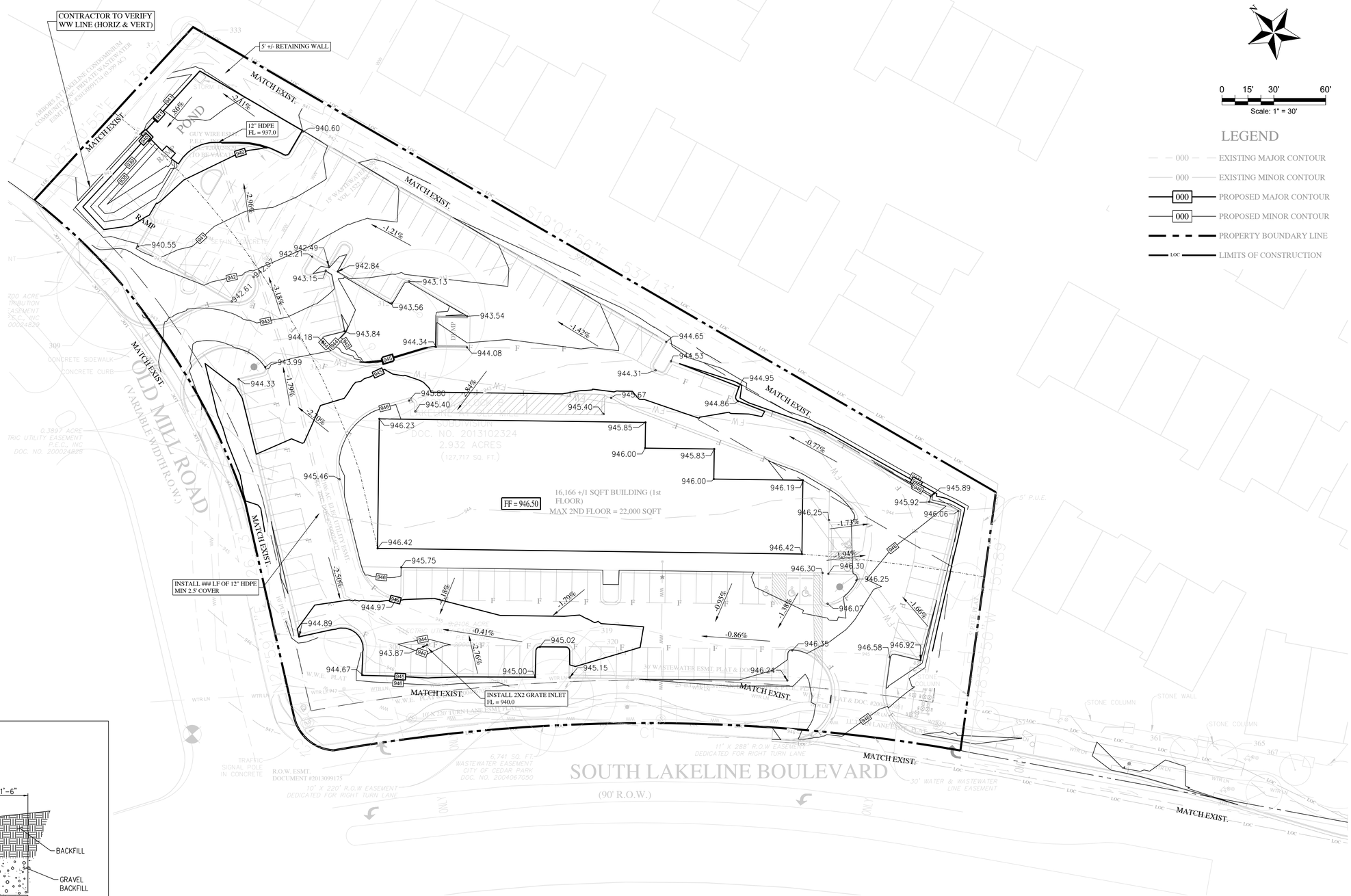
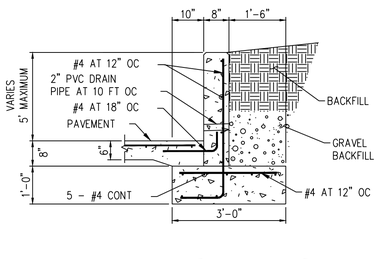
6			

STATE OF TEXAS
ANTHONY H. GOODE
07253
LICENSED
ENGINEER
10/14/24





NOTES:
1. MAXIMUM HEIGHT OF WALL TO BE 4'-6" TO TOP OF CURB AND TOP OF FOOTING.
2. FOR CURB OPENINGS USE THIS SECTION W/OUT CURB AND W/ THICKENED EDGE
3. DETAIL PROVIDED FOR BIDDING PURPOSES. CONTRACTOR TO PROVIDE CONSTRUCTION DETAIL SIGNED AND SEALED BY LICENSED STRUCTURAL ENGINEER.

607 TYPICAL RETAINING WALL SECTION
SCALE: 1/2" = 1'

0 15' 30' 60'
Scale: 1" = 30'

LEGEND

- 000 EXISTING MAJOR CONTOUR
- 000 EXISTING MINOR CONTOUR
- 000 PROPOSED MAJOR CONTOUR
- 000 PROPOSED MINOR CONTOUR
- PROPERTY BOUNDARY LINE
- LOC LIMITS OF CONSTRUCTION

NOTES:
1. CONTRACTOR SHALL VERIFY FINAL DOOR LOCATIONS AND ADJACENT SIDEWALK GRADES PRIOR TOINSTALLING PARKING OR FLATWORK.
2. 2ADA ROUTES MUST BE VERIFIED BY CONTRACTOR +/-3.
3. PER DTL 607 NOTE 3, NO RETAINING WALL WORK MAY BE PERFORMED UNTIL STRUCTURAL WALL DETAIL IS PROVIDED.

GOODE FAITH ENGINEERING
STATE OF TEXAS EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

THE AVENUE BY FORTUNE

GRADING

DATE
10/14/2024

PROJECT NO.
2024-27-SD

DESIGNED BY
JDL

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
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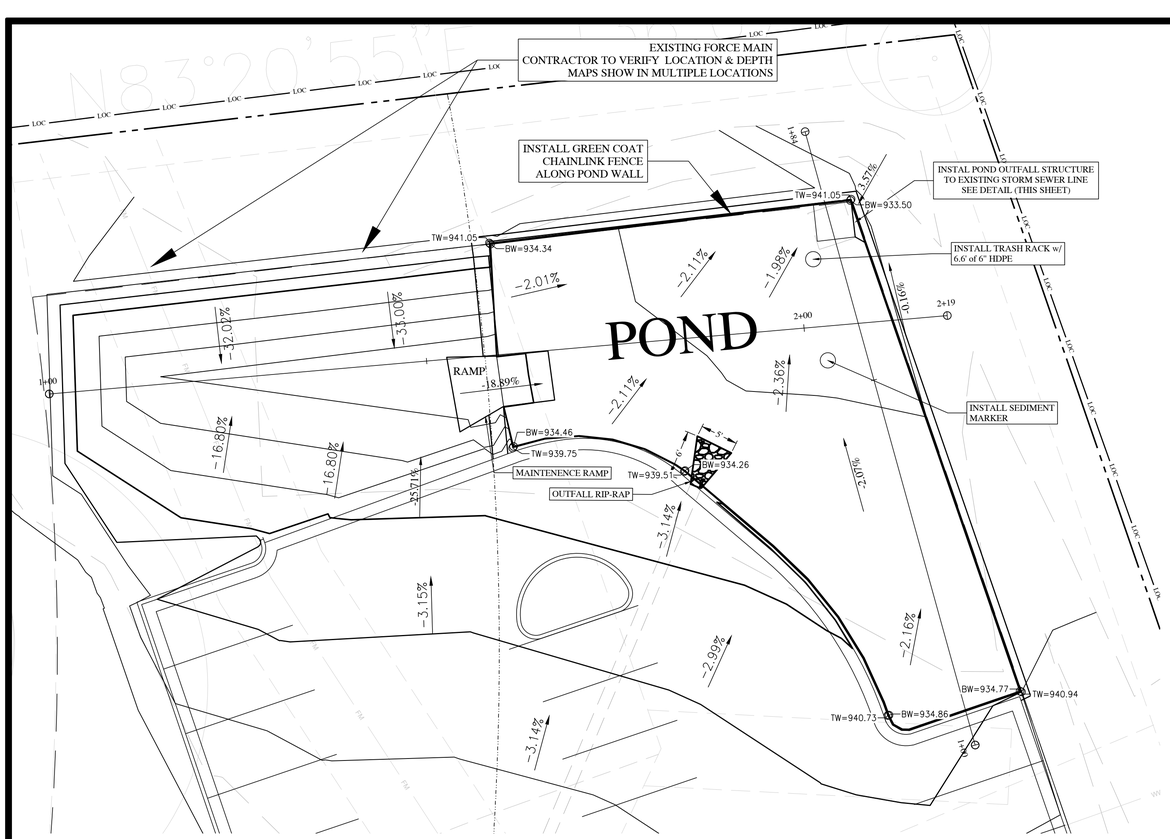
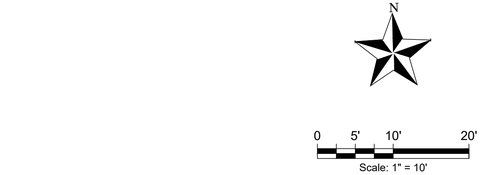
STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
10-14-24

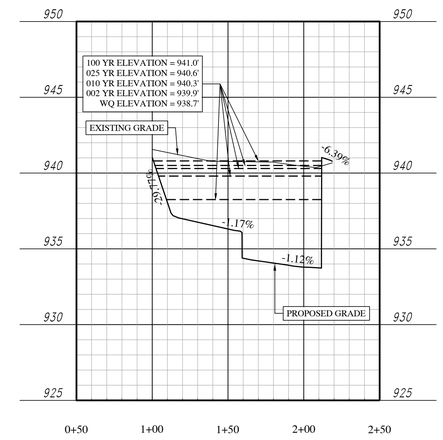


Pond Elevation-Area-Storage Table					
Elevation delta	Depth (ft)	Contour Area (sf)	Incremental storage (cf)	Cumulative Storage (cf)	Cumulative Storage (ac-ft)
0	933.50	14.67	N/A	0	0.00000
0.25	933.75	239.31	31.75	31.75	0.00073
0.25	934.00	697.61	117.12	148.86	0.00342
0.25	934.25	1,389.57	260.9	409.76	0.00941
0.25	934.50	2,051.95	430.19	839.95	0.01928
0.25	934.75	2,317.83	546.22	1386.17	0.03182
0.25	935.00	2,416.27	591.76	1977.94	0.04541
0.25	935.25	2,417.90	604.27	2582.21	0.05928
0.25	935.50	2,419.45	604.67	3186.87	0.07316
0.25	935.75	2,420.94	605.05	3791.92	0.08705
0.25	936.00	2,422.34	605.41	4397.33	0.10095
0.25	936.25	2,427.90	606.28	5003.61	0.11487
0.25	936.50	2,458.24	610.77	5614.38	0.12889
0.25	936.75	2,517.24	621.93	6236.31	0.14317
0.25	937.00	2,604.88	640.26	6876.58	0.15786
0.25	937.25	2,710.54	664.43	7541.01	0.17312
0.25	937.50	2,818.31	691.11	8232.11	0.18898
0.25	937.75	2,928.04	718.29	8950.41	0.20547
0.25	938.00	3,039.73	745.97	9696.38	0.22260
0.25	938.25	3,153.38	774.14	10470.52	0.24037
0.25	938.50	3,268.99	802.8	11273.31	0.25880
0.25	938.75	3,386.56	831.94	12105.26	0.27790
0.25	939.00	3,506.09	861.58	12966.84	0.29768
0.25	939.25	3,627.58	891.71	13858.55	0.31815
0.25	939.50	3,751.02	922.32	14780.87	0.33932
0.25	939.75	3,998.02	968.63	15749.5	0.36156
0.25	940.00	4,533.19	1066.4	16815.9	0.38604
0.25	940.25	5,350.79	1235.5	18051.4	0.41440
0.25	940.50	6,334.61	1460.67	19512.08	0.44794
0.25	940.75	7,426.58	1720.12	21232.2	0.48742
0.25	941.00	8,724.53	2018.89	23251.09	0.53377

WQ VOLUME/ELEVATION

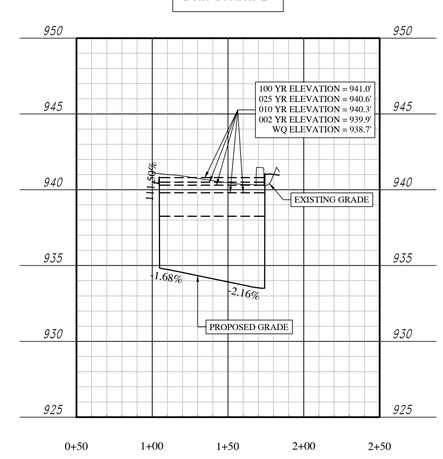


Pond Section 'A'

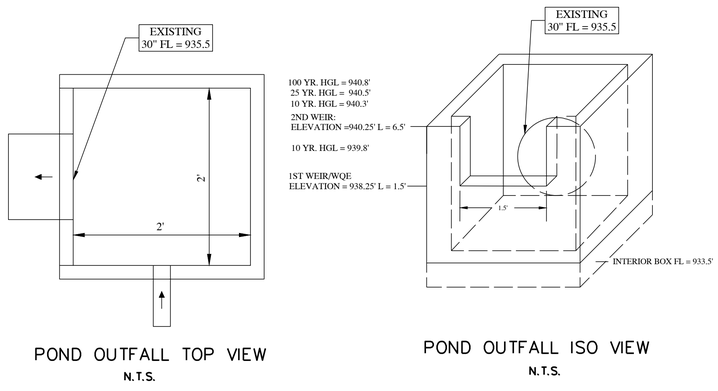


STATION

Pond Section 'B'



STATION



POND OUTFALL TOP VIEW
N.T.S.

POND OUTFALL ISO VIEW
N.T.S.

NOTE:
- PROPERTY OWNER/DEVELOPER IS RESPONSIBLE FOR CAUSING ANY ADVERSE IMPACTS DUE TO DEVELOPMENT.
- POND OUTFALL STRUCTURE IS DESIGNED TO CONNECT WITH AN EXISTING STORM DRAIN LINE.
- CONTRACTOR TO VERIFY THE LOCATION AND ELEVATION OF THE EXISTING STORM DRAIN LINE.
- CONTRACTOR TO EXPRESS CAUTION WHEN EXCAVATING AROUND THE EXISTING STORM DRAIN LINE.

GOODE FAITH ENGINEERING
STATE OF TEXAS
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

THE AVENUE BY FORTUNE

POND PLAN

DATE
10/14/2024

PROJECT NO.
2024-27-SD

DESIGNED BY
JDL

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
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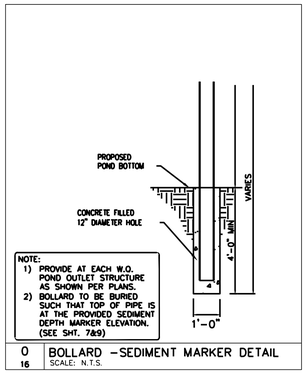
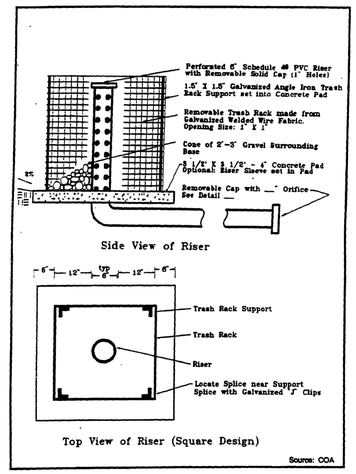
STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
10-14-24

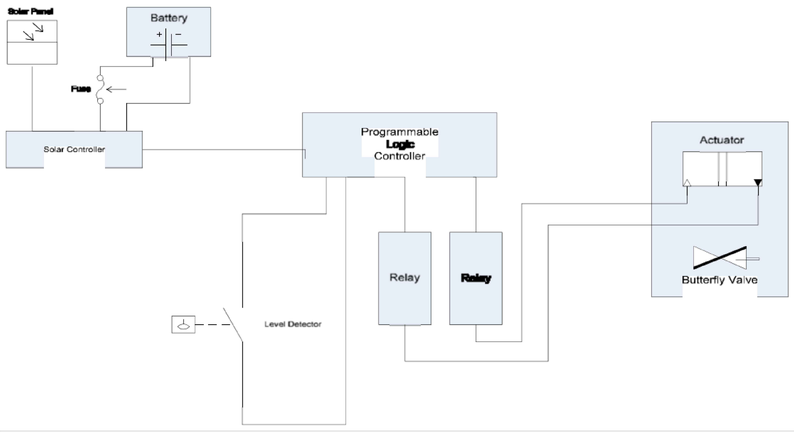


0 16 BOLLARD -SEDIMENT MARKER DETAIL
SCALE: N.T.S.



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

- ***Circuit*** – Provide a block diagram of site specific controller circuit, such as the illustrated example found below;



Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: The Avenue By Fortune
Date Prepared: 10/14/2024

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:

County =	Williamson	
Total project area included in plan * =	2.93	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	1.97	acres
Total post-development impervious cover fraction * =	0.67	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	1715	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	2.44	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	1.93	acres
Post-development impervious fraction within drainage basin/outfall area =	0.79	
$L_{M\ THIS\ BASIN}$ =	1680	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Pond
Removal efficiency = 91 percent

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

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

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

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

A_C =	2.44	acres
A_I =	1.93	acres
A_P =	0.51	acres
L_R =	1953	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 1715 lbs.

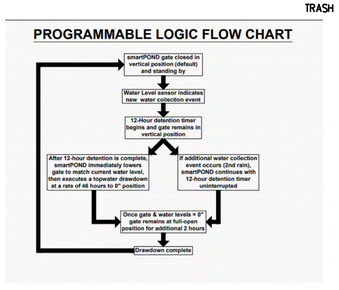
F = 0.88

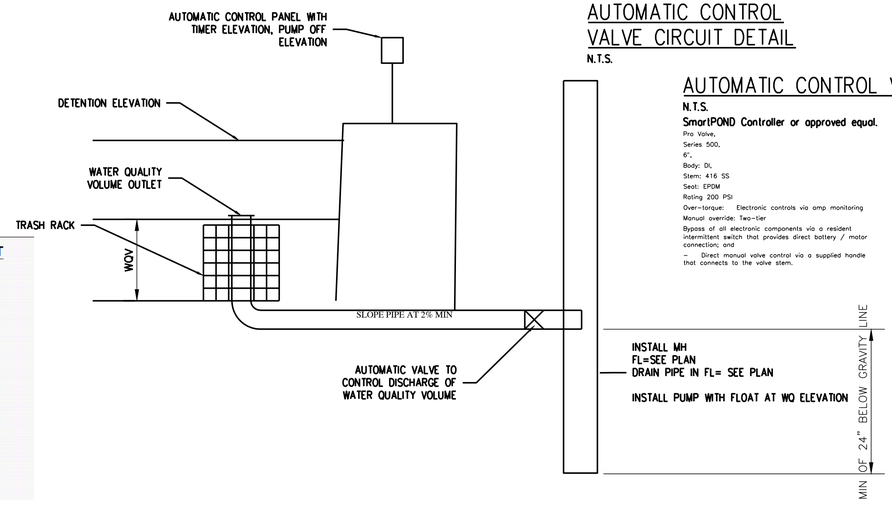
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 — Pages 3-34 to 3-36

Rainfall Depth =	1.50	inches
Post Development Runoff Coefficient =	0.61	
On-site Water Quality Volume =	6125	cubic feet

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

Off-site area draining to BMP =	0.13	acres
Off-site Impervious cover draining to BMP =	0.09	acres
Impervious fraction of off-site area =	0.72	
Off-site Runoff Coefficient =	0.52	
Off-site Water Quality Volume =	364	cubic feet
Storage for Sediment =	1698	
Total Capture Volume (required water quality volume(s) x 1.20) =	10187	cubic feet





AUTOMATIC CONTROL VALVE CIRCUIT DETAIL
N.T.S.

AUTOMATIC CONTROL VALVE DETAIL
N.T.S.
SmartPOND Controller or approved equal.
Pro Valve,
Series 500,
6",
Body: DI,
Stem: 416 SS
Seat: EPDM
Rating 200 PSI
Over-torque: Electronic controls via amp monitoring
Manual override: Two-tier
Bypass of all electronic components via a resident intermittent switch that provides direct battery / motor connection; and
– Direct manual valve control via a supplied handle that connects to the valve stem.

TCEQ-0592A (REV. JULY 15, 2015)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER POLLUTION ABATEMENT 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, NOTHG 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 REGULATED 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 MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.**
3. **IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.**
4. **NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.**
5. **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 APPROVED PLANS AND 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.**
6. **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.**
7. **SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN TCEQ-0592 (REV. JULY 15, 2015) PAGE 2 OF 2 WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.**
8. **LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.**
9. **ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.**
10. **IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT 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.**
11. **THE FOLLOWING RECORDS SHALL 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.**
12. **THE HOLDER OF ANY APPROVED EDWARD AQUIFER PROTECTION PLAN 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 WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN, TEXAS 78753-1808
PHONE (512) 339-2929
FAX (512) 339-3795SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
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THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

GOODE FAITH ENGINEERING
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

THE AVENUE BY FORTUNE

WQ POND DETAILS

DATE
10/14/2024

PROJECT NO.
2024-27-SD

DESIGNED BY
JDL

CHECKED BY
AHG

REVISIONS				
NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE	
1				
2				
3				
4				
5				
6				

Texas Commission on Environmental Quality
Organized Sewage Collection System
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, 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, 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 Executive Director, 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, Texas Administrative Code, 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 Executive Director'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, Texas Administrative Code § 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 Executive Director to any part of Title 30 Texas Administrative Code, Chapters 213 and 217, or any other TCEQ applicable regulation.

1. This Organized Sewage Collection System (SCS) must be constructed in accordance with 30 Texas Administrative Code (TAC) §213.5(c), the Texas Commission on Environmental Quality's (TCEQ) Edwards Aquifer Rules and any local government standard specifications.

2. All contractors conducting regulated activities associated with this proposed regulated project must be provided with copies of the SCS plan and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors must be required to keep on-site copies of the plan and the approval letter.

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

4. Any modification to the activities described in the referenced SCS application following the date of approval may require the submittal of an SCS application to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval.

5. 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. These controls must remain in place until the disturbed areas have been permanently stabilized.

6. If any sensitive features are discovered during the wastewater line trenching activities, all regulated activities near the sensitive feature must be suspended immediately. The applicant must immediately notify the appropriate regional office of the TCEQ of the feature discovered. A geologist's assessment of the location and extent of the feature discovered must be reported to that regional office in writing and the applicant must submit a plan for ensuring the structural integrity of the sewer line or for modifying the proposed collection system alignment around the feature. The regulated activities near the sensitive feature may not proceed until the

   executive director has reviewed and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from any potentially adverse impacts to water quality while maintaining the structural integrity of the line.

7. Sewer lines located within or crossing the 5-year floodplain of a drainage way will be protected from inundation and stream velocities which could cause erosion and scouring of backfill. The trench must be capped with concrete to prevent scouring of backfill, or the sewer lines must be encased in concrete. All concrete shall have a minimum thickness of 6 inches.

8. Blasting procedures for protection of existing sewer lines and other utilities will be in accordance with the National Fire Protection Association criteria. Sand is not allowed as bedding or backfill in trenches that have been blasted. If any existing sewer lines are damaged, the lines must be repaired and retested.

9. All manholes constructed or rehabilitated on this project must have watertight size on size resilient connectors allowing for differential settlement. If manholes are constructed within the 100-year floodplain, the cover must have a gasket and be bolted to the ring. Where gasketed manhole covers are required for more than three manholes in sequence or for more than 1500 feet, alternate means of venting will be provided. Bricks are not an acceptable construction material for any portion of the manhole.

   The diameter of the manholes must be a minimum of four feet and the manhole for entry must have a minimum clear opening diameter of 30 inches. These dimensions and other details showing compliance with the commission's rules concerning manholes and sewer line/manhole inverts described in 30 TAC §217.55 are included on Plan Sheet __ of __.

   It is suggested that entrance into manholes in excess of four feet deep be accomplished by means of a portable ladder. The inclusion of steps in a manhole is prohibited.

10. Where water lines and new sewer line are installed with a separation distance closer than nine feet (i.e., water lines crossing wastewater lines, water lines paralleling wastewater lines, or water lines next to manholes) the installation must meet the requirements of 30 TAC §217.53(d) (Pipe Design) and 30 TAC §290.44(e) (Water Distribution).

11. Where sewers lines deviate from straight alignment and uniform grade all curvature of sewer pipe must be achieved by the following procedure which is recommended by the pipe manufacturer: _____.

    If pipe flexure is proposed, the following method of preventing deflection of the joint must be used: _____.

    Specific care must be taken to ensure that the joint is placed in the center of the trench and properly bedded in accordance with 30 TAC §217.54.

12. New sewage collection system lines must be constructed with stub outs for the connection of anticipated extensions. The location of such stub outs must be marked on the ground such that their location can be easily determined at the time of connection of the extensions. Such stub outs must be manufactured wyes or tees that are compatible in size and material with both the sewer line and the extension. At the time of original construction, new stub-outs must be constructed sufficiently to extend beyond the end of the street pavement. All stub-outs must be sealed with a manufactured cap to prevent leakage. Extensions that were not anticipated at the time of original construction or that are to be connected to an existing sewer line not furnished with stub outs must be connected using a manufactured saddle and in accordance with accepted plumbing techniques.

   If no stub-out is present an alternate method of joining laterals is shown in the detail on Plan Sheet __ of __. (For potential future laterals).

   The private service lateral stub-outs must be installed as shown on the plan and profile sheets on Plan Sheet __ of __ and marked after backfilling as shown in the detail on Plan Sheet __ of __.

13. Trenching, bedding and backfill must conform with 30 TAC §217.54. The bedding and backfill for flexible pipe must comply with the standards of ASTM D-2321, Classes IA, IB, II or III. Rigid pipe bedding must comply with the requirements of ASTM C 12 (ANSI A 106.2) classes A, B or C.

14. Sewer lines must be tested from manhole to manhole. When a new sewer line is connected to an existing stub or clean-out, it must be tested from existing manhole to new manhole. If a stub or clean-out is used at the end of the proposed sewer line, no private service attachments may be connected between the last manhole and the cleanout unless it can be certified as conforming with the provisions of 30 TAC §213.5(c)(3)(E).

15. All sewer lines must be tested in accordance with 30 TAC §217.57. The engineer must retain copies of all test results which must be made available to the executive director upon request. The engineer must certify in writing that all wastewater lines have passed all required testing to the appropriate regional office within 30 days of test completion and prior to use of the new collection system. Testing method will be:
   (a) For a collection system pipe that will transport wastewater by gravity flow, the design must specify an infiltration and exfiltration test or a low-pressure air test. A test must conform to the following requirements:
      (1) *Low Pressure Air Test.*
         (A) A low pressure air test must follow the procedures described in American Society For Testing And Materials (ASTM) C-828, ASTM C-924, or ASTM F-1417 or other procedure approved by the executive director, except as to testing times as required in Table C.3 in subparagraph (C) of this paragraph or Equation C.3 in subparagraph (B)(ii) of this paragraph.
         (B) For sections of collection system pipe less than 36 inch average inside diameter, the following procedure must apply, unless a pipe is to be tested as required by paragraph (2) of this subsection.
            (i) A pipe must be pressurized to 3.5 pounds per square inch (psi) greater than the pressure exerted by groundwater above the pipe.
            (ii) Once the pressure is stabilized, the minimum time allowable for the pressure to drop from 3.5 psi gauge to 2.5 psi gauge is computed from the following equation:

Equation C.3 $$T = \frac{0.085 \times D \times K}{Q}$$

Where:

T = time for pressure to drop 1.0 pound per square inch gauge in seconds
K = 0.000419 X D X L, but not less than 1.0
D = average inside pipe diameter in inches
L = length of line of same size being tested, in feet
Q = rate of loss, 0.0015 cubic feet per minute per square foot internal surface

(C) Since a K value of less than 1.0 may not be used, the minimum testing time for each pipe diameter is shown in the following Table C.3:

Pipe Diameter *(inches)*	**Minimum Time** *(seconds)*	**Maximum Length for Minimum Time** *(feet)*	**Time for Longer Length** *(seconds/foot)*
6	340	398	0.855
8	454	298	1.520
10	567	239	2.374
12	680	199	3.419
15	850	159	5.342
18	1020	133	7.693
21	1190	114	10.471
24	1360	100	13.676
27	1530	88	17.309
30	1700	80	21.369
33	1870	72	25.856

(D) An owner may stop a test if no pressure loss has occurred during the first 25% of the calculated testing time.
(E) If any pressure loss or leakage has occurred during the first 25% of a testing period, then the test must continue for the entire test duration as outlined above or until failure.
(F) Wastewater collection system pipes with a 27 inch or larger average inside diameter may be air tested at each joint instead of following the procedure outlined in this section.
(G) A testing procedure for pipe with an inside diameter greater than 33 inches must be approved by the executive director.

(2) *Infiltration/Exfiltration Test.*
(A) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch of diameter per mile of pipe per 24 hours at a minimum test head of 2.0 feet above the crown of a pipe at an upstream manhole.
(B) An owner shall use an infiltration test in lieu of an exfiltration test when pipes are installed below the groundwater level.
(C) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch diameter per mile of pipe per 24 hours at a minimum test head of two feet above the crown of a pipe at an upstream manhole, or at least two feet above existing groundwater level, whichever is greater.
(D) For construction within a 25-year flood plain, the infiltration or exfiltration must not exceed 10 gallons per inch diameter per mile of pipe per 24 hours at the same minimum test head as in subparagraph (C) of this paragraph.
(E) If the quantity of infiltration or exfiltration exceeds the maximum quantity specified, an owner shall undertake remedial action in order to reduce the infiltration or exfiltration to an amount within the limits specified. An owner shall retest a pipe following a remediation action.

(b) If a gravity collection pipe is composed of flexible pipe, deflection testing is also required. The following procedures must be followed:
(1) For a collection pipe with inside diameter less than 27 inches, deflection measurement requires a rigid mandrel.
(A) *Mandrel Sizing.*
(i) A rigid mandrel must have an outside diameter (OD) not less than 95% of the base inside diameter (ID) or average ID of a pipe, as specified in the appropriate standard by the ASTMs, American Water Works Association, UNI-BELL, or American National Standards Institute, or any related appendix.
(ii) If a mandrel sizing diameter is not specified in the appropriate standard, the mandrel must have an OD equal to 95% of the ID of a pipe. In this case, the ID of the pipe, for the purpose of determining the OD of the mandrel, must equal be the average outside diameter minus two minimum wall thicknesses for OD controlled pipe and the average inside diameter for ID controlled pipe.
(iii) All dimensions must meet the appropriate standard.
(B) *Mandrel Design.*
(i) A rigid mandrel must be constructed of a metal or a rigid plastic material that can withstand 200 psi without being deformed.
(ii) A mandrel must have nine or more odd number of runners or legs.
(iii) A barrel section length must equal at least 75% of the inside diameter of a pipe.
(iv) Each size mandrel must use a separate proving ring.
(C) *Method Options.*
(i) An adjustable or flexible mandrel is prohibited.
(ii) A test may not use television inspection as a substitute for a deflection test.
(iii) If requested, the executive director may approve the use of a deflectometer or a mandrel with removable legs or runners on a case-by-case basis.
(2) For a gravity collection system pipe with an inside diameter 27 inches and greater, other test methods may be used to determine vertical deflection.
(3) A deflection test method must be accurate to within plus or minus 0.2% deflection.
(4) An owner shall not conduct a deflection test until at least 30 days after the final backfill.
(5) Gravity collection system pipe deflection must not exceed five percent (5%).
(6) If a pipe section fails a deflection test, an owner shall correct the problem and conduct a second test after the final backfill has been in place at least 30 days.

16. All manholes must be tested to meet or exceed the requirements of 30 TAC §217.58.
(a) All manholes must pass a leakage test.
(b) An owner shall test each manhole (after assembly and backfilling) for leakage, separate and independent of the collection system pipes, by hydrostatic exfiltration testing, vacuum testing, or other method approved by the executive director.
(1) Hydrostatic Testing.
(A) The maximum leakage for hydrostatic testing or any alternative test methods is 0.025 gallons per foot diameter per foot of manhole depth per hour.
(B) To perform a hydrostatic exfiltration test, an owner shall seal all wastewater pipes coming into a manhole with an internal pipe plug, fill the manhole with water, and maintain the test for at least one hour.
(C) A test for concrete manholes may use a 24-hour wetting period before testing to allow saturation of the concrete.
(2) Vacuum Testing.
(A) To perform a vacuum test, an owner shall plug all lift holes and exterior joints with a non-shrink grout and plug all pipes entering a manhole.
(B) No grout must be placed in horizontal joints before testing.
(C) Stub-outs, manhole boots, and pipe plugs must be secured to prevent movement while a vacuum is drawn.
(D) An owner shall use a minimum 60 inch/lb torque wrench to tighten the external clamps that secure a test cover to the top of a manhole.
(E) A test head must be placed at the inside of the top of a cone section, and the seal inflated in accordance with the manufacturer's recommendations.
(F) There must be a vacuum of 10 inches of mercury inside a manhole to perform a valid test.
(G) A test does not begin until after the vacuum pump is off.
(H) A manhole passes the test if after 2.0 minutes and with all valves closed, the vacuum is at least 9.0 inches of mercury.

17. All private service laterals must be inspected and certified in accordance with 30 TAC §213.5(c)(3)(I). After installation of and, prior to covering and connecting a private service lateral to an existing organized sewage collection system, a Texas Licensed Professional Engineer, Texas Registered Sanitarian, or appropriate city inspector must visually inspect the private service lateral and the connection to the sewage collection system, and certify that it is constructed in conformity with the applicable provisions of this section. The owner of the collection system must maintain such certifications for five years and forward copies to the appropriate regional office upon request. Connections may only be made to an approved sewage collection system.

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.

GOODE FAITH ENGINEERING
STATE OF TEXAS EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

THE AVENUE BY FORTUNE

TCEQ NOTES

DATE
10/14/2024

PROJECT NO.
2024-27-SD

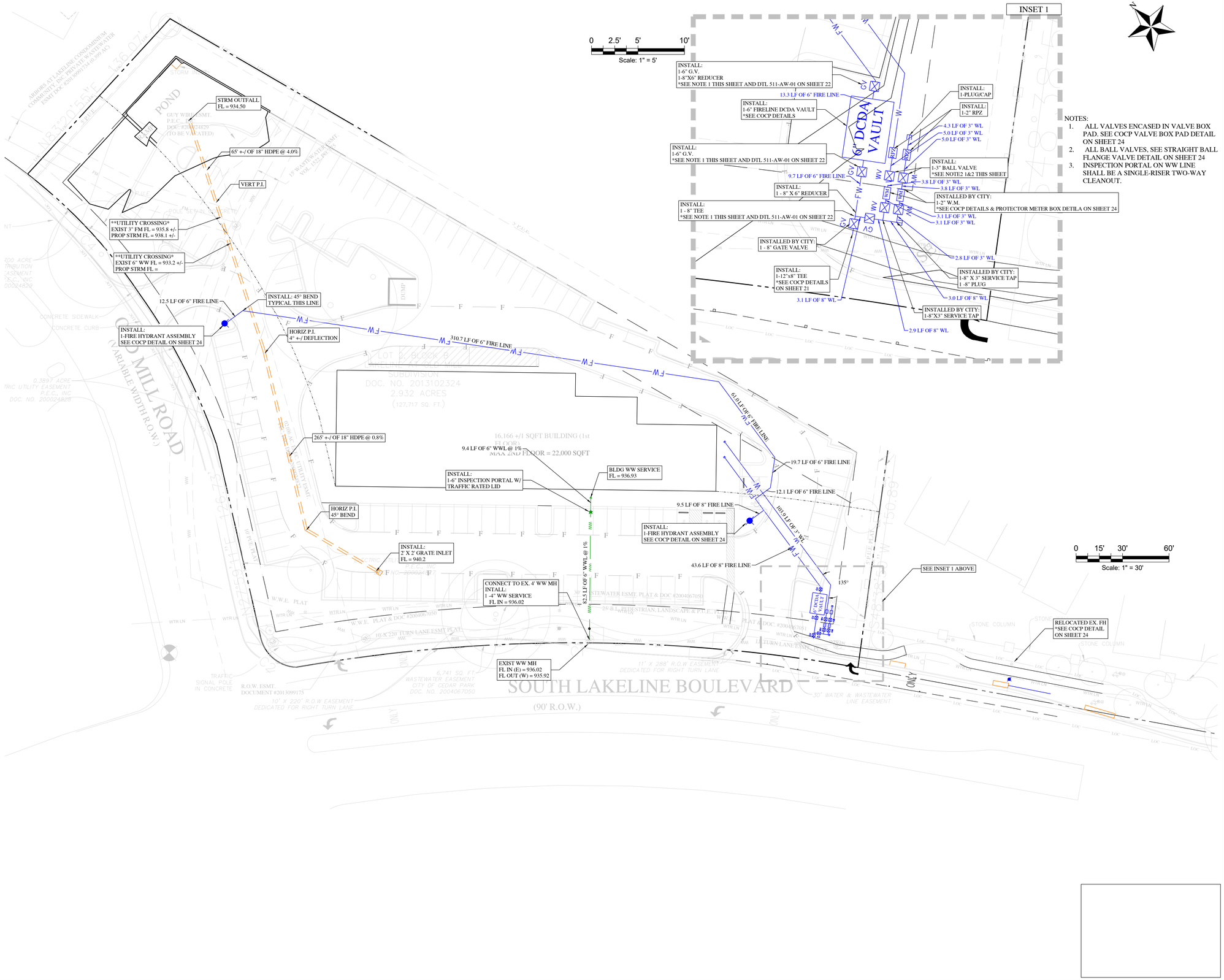
DESIGNED BY
JDL

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1.			
2.			
3.			
4.			
5.			
6.			

STATE OF TEXAS
ANTHONY H. GOODE
97653
LICENSED
PROFESSIONAL ENGINEER
10/14/24



GOODE FAITH ENGINEERING
EST. 2021
STATE OF TEXAS
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

THE AVENUE BY FORTUNE

UTILITY PLAN

DATE
10/14/2024

PROJECT NO.
2024-27-SD

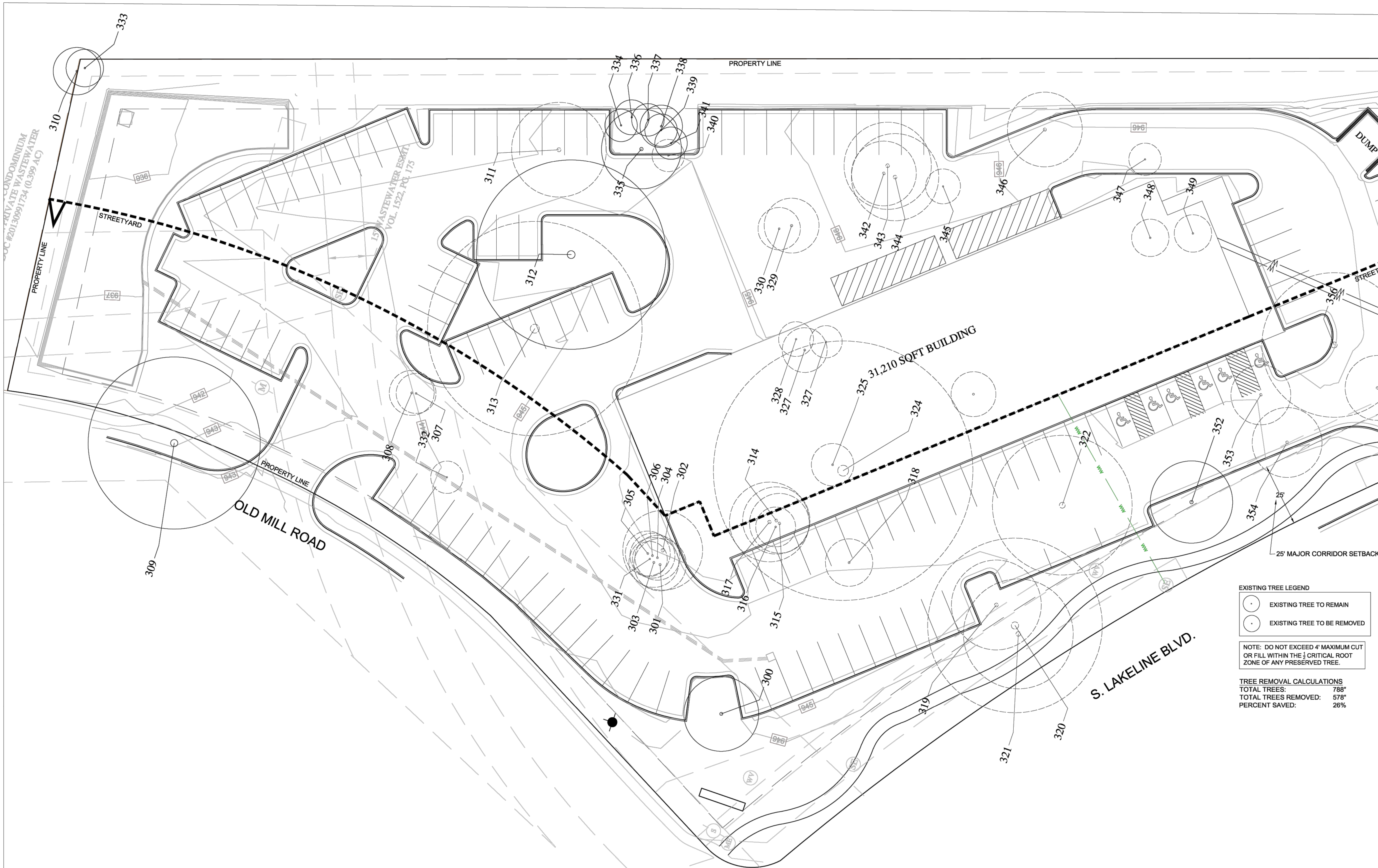
DESIGNED BY
JDL

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
07269
LICENSED
ENGINEER
10-14-24



LANDSCAPE PLAN

SCALE: 1"=20'-0"

North

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

NOTE: DO NOT EXCEED 4' MAXIMUM CUT OR FILL WITHIN THE ½ CRITICAL ROOT ZONE OF ANY PRESERVED TREE.

TREE REMOVAL CALCULATIONS

TOTAL TREES:	788"
TOTAL TREES REMOVED:	578"
PERCENT SAVED:	26%

TREE LIST

TAG#	DESCRIPTION
300	15.0" LIVE OAK (10.5, 9.0)
301 R	10.5" LIVE OAK
302 R	16.0" LIVE OAK (8.5, 8.0, 7.0)
303 R	10.0" LIVE OAK
304 R	9.0" LIVE OAK
305 R	9.0" LIVE OAK
306 R	9.0" LIVE OAK
307 R	8.0" LIVE OAK
308 R	9.0" LIVE OAK
309	34.5" LIVE OAK (17.0, 26.0)
310	9.5" LIVE OAK
311 R	19.0" LIVE OAK
312	38.0" LIVE OAK (19.9, 18.7, 17.5)
313 R	43.0" LIVE OAK (16.5, 16.5, 17.5, 17.5)
314 R	13.5" LIVE OAK (9.5, 8)
315 R	12.0" LIVE OAK (9.5, 5.5)
316 R	8.0" LIVE OAK
317 R	16.0" LIVE OAK (9, 8, 6.5)
318 R	9.5" CEDAR ELM
319 R	18.0" LIVE OAK
320 R	35.0" LIVE OAK (24.5, 20.7)
321 R	22.0" LIVE OAK
322 R	28.0" LIVE OAK
323 R	9.0" CEDAR ELM
324 R	52.0" LIVE OAK (19, 15, 14, 14, 13.5, 10)
325 R	8.5" LIVE OAK
326	9.0" CEDAR ELM (6.5, 5.5)
327 R	6.5" CEDAR ELM
328 R	7" CEDAR ELM
329 R	11.0" CEDAR ELM
330	8.5" CEDAR ELM
331 R	7.0" LIVE OAK
332 R	6.5" CEDAR ELM
333	7.5" LIVE OAK
334	6.5" LIVE OAK
335	16.0" LIVE OAK
336	7.0" LIVE OAK
337	6.5" LIVE OAK
338	8.5" LIVE OAK
339	6.5" LIVE OAK
340 R	6.5" LIVE OAK
341	9.5" LIVE OAK (6.5, 6)
342 R	13.0" LIVE OAK
343 R	17.5" LIVE OAK
344 R	17.5" LIVE OAK
345 R	7.0" LIVE OAK
346 R	15.0" CEDAR ELM (11.5, 6.5)
347 R	6.5" CEDAR ELM
348 R	7.5" CEDAR ELM
349 R	7.5" CEDAR ELM
350	11.0" CEDAR ELM
352	16.5" CEDAR ELM
353 R	12.0" CEDAR ELM
354 R	14.0" CEDAR ELM
355 R	13.0" CEDAR ELM
356 R	29.0" POST OAK (20.5, 17.0)

SMITH HOLT
ARCHITECTURE & PROJECT MANAGEMENT
6511 Menchaca Rd. Austin, TX 78745
(512) 420-0026 www.smithholt.com
Firm Reg. #: BR 3920

FOR REVIEW ONLY.
NOT FOR CONSTRUCTION.
AUGUST 8, 2024

LANDSCAPE PLAN

SOUTH LAKELINE RETAIL

S. Lakeline Blvd. & Old Mill Road, Cedar Park, Texas

Checked: JSC
Drawn: JSC

Job: 24025

Revisions:

Date of Issue: 8/12/2024

Sheet Number: 28 OF 31

LANDSCAPE NOTES

(A) Do not plant trees closer than 5' to any underground utility.

(B) ALL TREES OVERHANGING A DRIVE ISLE, FIRE LANE OR LOADING ZONE SHALL BE LIMBED UP 13.5'. ALL TREES OVERHANGING A PEDESTRIAN WALK WAY OR SIDEWALK SHALL BE LIMBED UP 8'.

(C) FOR OUTDOOR CONDENSERS, UTILITY HUTS, AND OTHER BUILDING SERVICE EQUIPMENT, SUCH EQUIPMENT SHALL BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING A VEGETATIVE SCREEN WITH AT LEAST TWO (2)VARIETIES OF PLANT MATERIAL FROM THE PREFERRED PLANT LIST THAT, AT MATURITY, IS AT LEAST THE HEIGHT OF THE EQUIPMENT TO BE SCREENED.

(D) TRASH SCREENING: ALL TRASH/DUMPSTERS TO BE SCREENED WITH FENCING AND GATES. REFERENCE ENGINEER'S DRAWINGS.

(E) All material shall be subject to owner approval.

(F) Contractor to submit photography of plant material to Landscape Architect for approval prior to delivery.

(G) All exposed soil surfaces of non-turf areas within the developed landscape area are to receive 3" depth of native texas bark mulch.

(H) The Contractor shall determine the existence and location of overhead and underground utilities on site. Their exact location shall be verified in the field prior to the commencement of any work. In the event that utilities are discovered, the contractor shall promptly notify the Landscape Architect. The contractor shall be responsible for any and all damages to utilities and such damage shall not cause any additional expense to the Owner.

(I) Contractor shall provide daily cleanup and maintenance through completion. After final approval, the owner of the landscaped property shall be responsible for the maintenance of all landscaped areas. Areas shall be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free of refuse and debris. All planted areas shall be provided with a readily available water supply and watered as necessary to ensure continuous healthy growth and development.

(J) The contractor shall take all necessary precautions to protect any existing buildings, structures, curbs and walks on the site and shall be held responsible for any damage caused by his work.

(K) Guarantee: All material and labor for 12 months after acceptance of the project for material either dead or not in healthy condition. Contractor is responsible for keeping all material in a healthy condition, including watering, until final approval is granted by the owner.

(L) Contractor shall not be responsible at any time to replace or honor any warranty for the loss of plants due to fires, floods, freezing temperatures, lightning, winds in access of 50 mph, or any natural disaster.

(M) Prepared planting mix: commercial grade premixed planting mix by "Gardenville Vital Earth Resources" or approved equal shall be used as backfill around all plant material root balls.

(N)Topsoil material, when called for on the plans, shall be free of hard clods, stiff clay, hard pan, stones larger than 1" diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to proper growth.

(O)Plant list quantities are provided as an aid to bidders only. The Contractor is responsible for verifications of plant material quantities on plan. Improper plant counts made by the Contractor shall be no cause for additional expense to the Owner.

(P) Plants shall conform to the American Association of Nurseryman Standards.

(Q) Minimum of four inches (4") of soil depth in areas planted with turfgrass. This four-inch minimum soil depth will consist of 75 percent soil blended with 25 percent compost. The blend shall be incorporated into the top two inches of the native soil. The four-inch depth requirement does not apply to the area between the dripline and trunk of existing trees, shrub beds or wildscape areas.

(R) All existing trees shall be pruned and trimmed using sound horticultural practices by an ISA Certified Arborist. All trees shall be treated for ball moss and all other diseases or insects.

NOTE: DO NOT EXCEED 4' MAXIMUM CUT OR FILL WITHIN THE ½ CRITICAL ROOT ZONE OF ANY PRESERVED TREE.

TREE LIST

TAG#	DESCRIPTION
300	15.0" LIVE OAK (10.5, 9.0)
301 R	10.5" LIVE OAK
302 R	16.0" LIVE OAK (8.5, 8.0, 7.0)
303 R	10.0" LIVE OAK
304 R	9.0" LIVE OAK
305 R	9.0" LIVE OAK
306 R	9.0" LIVE OAK
307 R	8.0" LIVE OAK
308 R	9.0" LIVE OAK
309	34.5" LIVE OAK (17.0, 26.0)
310	9.5" LIVE OAK
311 R	19.0" LIVE OAK
312	38.0" LIVE OAK (19.9, 18.7, 17.5)
313 R	43.0" LIVE OAK (16.5, 16.5, 17.5, 17.5)
314 R	13.5" LIVE OAK (9.5, 8)
315 R	12.0" LIVE OAK (9.5, 5.5)
316 R	8.0" LIVE OAK
317 R	16.0" LIVE OAK (9, 8, 6.5)
318 R	9.5" CEDAR ELM
319 R	18.0" LIVE OAK
320 R	35.0" LIVE OAK (24.5, 20.7)
321 R	22.0" LIVE OAK
322 R	28.0" LIVE OAK
323 R	9.0" CEDAR ELM
324 R	52.0" LIVE OAK (19, 15, 14, 14, 13.5, 10)
325 R	8.5" LIVE OAK
326	9.0" CEDAR ELM (6.5, 5.5)
327 R	6.5" CEDAR ELM
328 R	7" CEDAR ELM
329 R	11.0" CEDAR ELM
330	8.5" CEDAR ELM
331 R	7.0" LIVE OAK
332 R	6.5" CEDAR ELM
333	7.5" LIVE OAK
334	6.5" LIVE OAK
335	16.0" LIVE OAK
336	7.0" LIVE OAK
337	6.5" LIVE OAK
338	8.5" LIVE OAK
339	6.5" LIVE OAK
340 R	6.5" LIVE OAK
341	9.5" LIVE OAK (6.5, 6)
342 R	13.0" LIVE OAK
343 R	17.5" LIVE OAK
344 R	17.5" LIVE OAK
345 R	7.0" LIVE OAK
346 R	15.0" CEDAR ELM (11.5, 6.5)
347 R	6.5" CEDAR ELM
348 R	7.5" CEDAR ELM
349 R	7.5" CEDAR ELM
350	11.0" CEDAR ELM
352	16.5" CEDAR ELM
353 R	12.0" CEDAR ELM
354 R	14.0" CEDAR ELM
355 R	13.0" CEDAR ELM
356 R	29.0" POST OAK (20.5, 17.0)

LANDSCAPE CALCULATIONS

STREETYARD	REQUIRED	PROVIDED
TOTAL SITE AREA	N/A SQ. FT.	127,890 SQ. FT.
TOTAL STREET YARD AREA	N/A SQ. FT.	60,470 FT.
STREET YARD / LANDSCAPE	12,094 SQ. FT. (20%)	23,229 SQ. FT. (38.4%)
TREES (STREETYARD)	15	
SHRUBS (STREETYARD)	30	

TREE REMOVAL CALCULATIONS

TOTAL TREES: 788"
TOTAL TREES REMOVED: 578"
PERCENT SAVED: 26%

REPLACEMENT TREES

TOTAL INCHES REMOVED 8"-18" = 288" (1:1 REQUIRED REPLACEMENT = 288")
TOTAL INCHES REMOVED 19"-25" = 41" (2:1 REQUIRED REPLACEMENT= 82")
TOTAL INCHES REMOVED 26" + = 187" (3:1 REQUIRED REPLACEMENT= 561")
TOTAL REQUIRED REPLACEMENT = 931"
PROVIDED TREE REPLACEMENT =

PARKING SCREENING

TOTAL PARKING SCREENING: 470 LF
60% MINIMUM SCREENING REQUIREMENT: 282 LF
SCREENING PROVIDED:

ISLANDS, MEDIANS OR PENINSULA

	REQUIRED	PROVIDED
STREET YARD AREA (63 SPACES)	473 SQ. FT.	3,303 SQ. FT.
NON STREET YARD AREA (54 SPACES)	270 SQ. FT.	4,858 SQ.FT.

LEVEL 2 BUFFERYARD (800 LF)

	SIZE	REQUIRED	PROVIDED
EXISTING TREES	>6" DIA.	---	3
LARGE TREE	4" CAL.	26	
SMALL TREE	30 GAL.	78	
SHRUBS	5 GAL.	104	
MASONRY WALL	8' HT.	800 LF	*800 LF

* NOTE: AN EXISTING 6' WOOD PRIVACY FENCE EXISTS ON THE ADJACENT PROPERTY LINE.

MAJOR CORRIDOR DISTRICT (6,682 SQ. FT.)

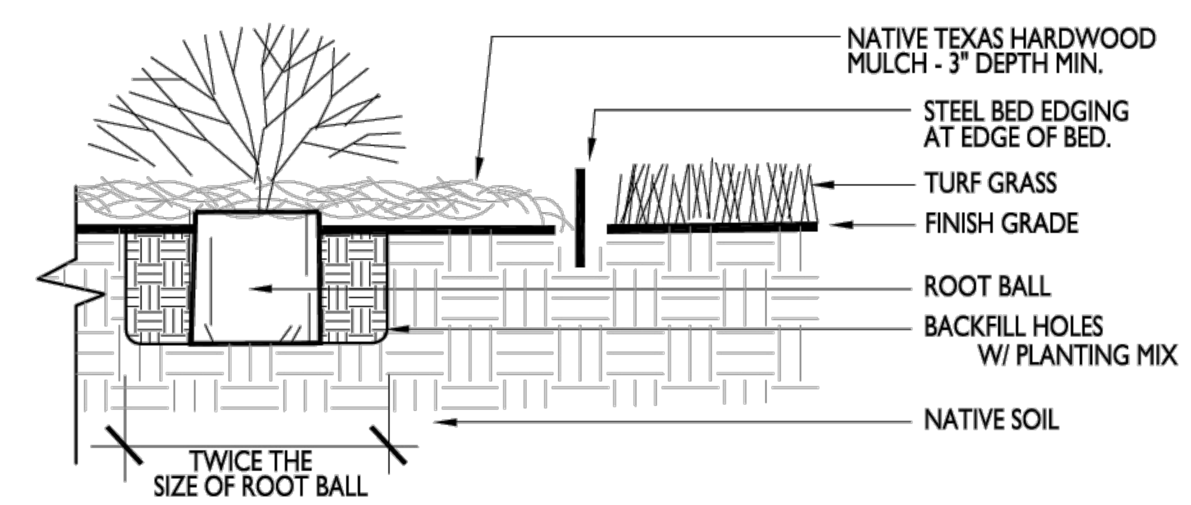
	REQUIRED	PROVIDED
TREES (1 / 1,000 SF)	6	
SHRUBS (3 / 1,000 SF)	20	

IRRIGATION NOTES

(A) The owner shall be responsible for the irrigation of all required landscape areas and plant materials, with exception of natural areas and xeriscape plantings after the first two (2) years, utilizing the following method: An automatic underground irrigation system (conventional spray, bubbler, etc.) equipped with a rain sensor that automatically turns off the system when it has rained sufficiently.
(B) The irrigation method used shall be in place and operational at the time of the landscape inspection for certificate of occupancy and shall be maintained and kept operational at all times to provide for efficient water distribution.
(C) Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and aboveground system and shall be required to provide irrigation for the first two (2) years only.
(D) No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.

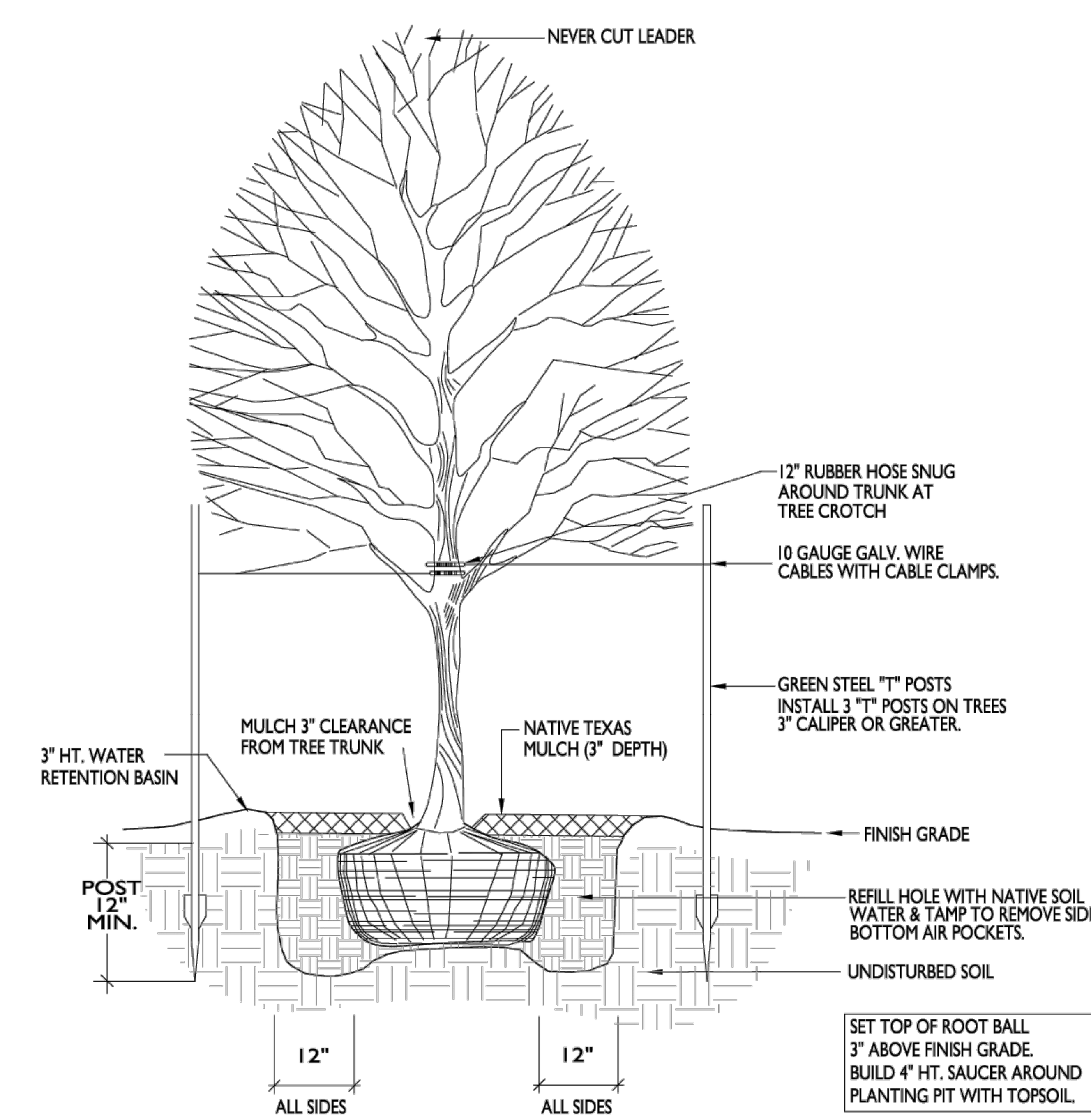
OWNER OBLIGATIONS

(A) The owner shall be responsible for:
(1) Regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice.
(2) The repair or replacement of required landscape structures (walls, fences, etc.) to a structurally sound condition.
(3) The regular maintenance, repair, or replacement, where necessary, of any screening or buffering required by this article.
(4) All open space areas that are to be preserved as natural plant communities shall be trimmed, at least once a year, of all exotic vegetation, lawn grasses, trash, or other debris. Natural area should be mulched, pruned and otherwise maintained so that plants are vigorous.
(B) Failure to regularly maintain landscape areas shall constitute a violation of City code requirements.
(C) Required plant materials, if dead, diseased, or severely damaged, shall be removed by the owner as soon as possible, but no later than sixty (60) days after notification. All such plants shall be replaced within six (6) months of notification or by the next planting season, whichever comes first.
(D) Replacement plants must be the same size and species as shown on the approved landscape plan or must be equivalent in terms of quality and size. Such replacement will not be considered an amendment to the approved plan.
(E) If any of the trees required to be retained or trees planted as part of the landscaping plan should die within a period of two (2) years after issuance of the certificate of occupancy, the owner of the property shall replace the trees within six (6) months at a ratio of one-to-one with an approved tree having a minimum diameter of two (2) inches measured at a point one (1) foot above natural grade.



TYP. SHRUB PLANTING DETAIL

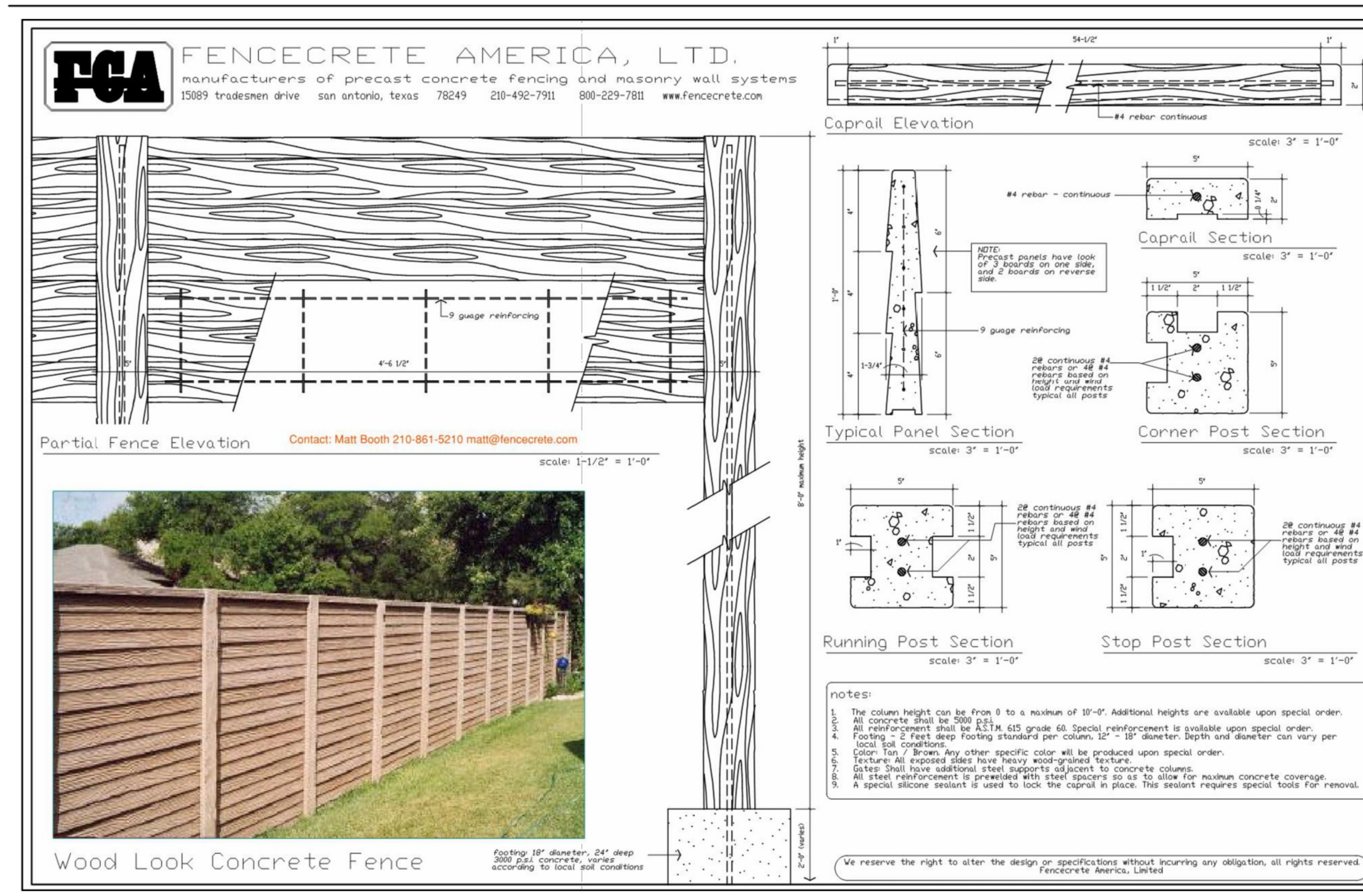
NTS



TYP. TREE PLANTING & STAKING DETAIL

NTS

8' MASONRY WALL DETAILS



Structural Table One

Fence Post Embedment Depths and Footing Diameters for Lateral Load of 15.5 psf and Fence Posts Spaced at 5' - 0" o.c. (see detail)

FENCE HEIGHT (ft.)	FIRM TO STIFF CLAY 0.5 KSF ≤ C ≤ 1.0 KSF		VERY STIFF TO HARD CLAY C > 1.0 KSF		LOOSE SAND 28° ≤ Ø ≤ 32°		DENSE SAND Ø > 32°	
	FOOTING DEPTH (ft)	FOOTING DIAMETER (in)	FOOTING DEPTH (ft)	FOOTING DIAMETER (in)	FOOTING DEPTH (ft)	FOOTING DIAMETER (in)	FOOTING DEPTH (ft)	FOOTING DIAMETER (in)
4	2.0	12	2.0	12	3.0	12	2.5	12
5	2.0	12	2.0	12	3.5	18	3.5	12
6	2.5	12	2.0	12	4.0	18	3.5	18
7	3.0	18	3.0	12	4.5	18	4.0	18
→ 8	3.5	18	3.0	18	4.5	18	4.0	18

SMITH HOLT
ARCHITECTURE & PROJECT MANAGEMENT
6511 Menchaca Rd, Austin, TX 78745
(512) 420-0026 www.smithholt.com
Firm Reg. #: BR 3920

FOR REVIEW ONLY.
NOT FOR CONSTRUCTION.
AUGUST 8, 2024

LANDSCAPE PLAN

SOUTH LAKELINE RETAIL

S. Lakeline Blvd. & Old Mill Road, Cedar Park, Texas

Checked: JSC Drawn: JSC

Job: 24025

Revisions:

Date of Issue: 8/12/2024

Sheet Number:

29 OF 31

ATTACHMENTS G – INSPECTION, MAINTENANCE, REPAIRE AND RETROFIT PLAN

The owner will be responsible for inspection, maintenance, and repair of the proposed Batch Detention Basin associated with the 'The Avenue By Fortune' project. The City of Cedar Park defers water quality control to TCEQ's rules. Per TCEQ, Edwards Aquifer Rules, water quality controls required for commercial development shall be maintained by the property owner.

Maintenance Guidelines for Batch Detention Basins (See Section 3.5.20)

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. Responsibilities for both routine and non-routine maintenance tasks need to be clearly understood and enforced. If regular maintenance and inspections are not undertaken, the basin will not achieve its intended purposes. There are many factors that may affect the basin's operation and that should be periodically checked. These factors can include mowing, control of pond vegetation, removal of accumulated bottom sediments, removal of debris from all inflow and outflow structures, unclogging of orifice perforations, and the upkeep of all physical structures that are within the detention pond area. One should conduct periodic inspections and after each significant storm. Remove floatables and correct erosion problems in the pond slopes and bottom. Pay particular attention to the outlet control perforations for signs of clogging. If the orifices are clogged, remove sediment and other debris. The generic aspects that must be considered in the maintenance plan for a detention facility are as follows:

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 the BMP should be identified and repaired or 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.

Debris and Litter 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.

Structural Repairs and Replacement. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. These repairs should include patching of cracked concrete, sealing of voids, and removal of vegetation from cracks and joints. The various inlet/outlet and riser works in a basin will eventually deteriorate and must be replaced. Public works experts have estimated that corrugated metal pipe (CMP) has a useful life of about 25 yr., whereas reinforced concrete barrels and risers may last from 50 to 75 yr.

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.).

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.

By signing below, the owner confirms understanding and provides consent as the responsible party for the maintenance of the permanent BMP on the property. Refer to the engineering plans for the exact location.

Property Owner — Date: 10/24/2024

This plan was prepared by Anthony Goode P.E. in coordination with the design and plan preparation for this development.

Engineer of Record — Date: 10-28-24

Organized Sewage Collection System Application

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(c), 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.

Regulated Entity Name: The Avenue by Fortune

1. [X] **Attachment A – SCS Engineering Design Report**. This Engineering Design Report is provided to fulfill the requirements of 30 TAC Chapter 217, including 217.10 of Subchapter A, §§217.51 – 217.70 of Subchapter C, and Subchapter D as applicable, and is required to be submitted with this SCS Application Form.

Customer Information

2. The entity and contact person responsible for providing the required engineering certification of testing for this sewage collection system upon completion (including private service connections) and every five years thereafter to the appropriate TCEQ region office pursuant to 30 TAC §213.5(c) is:

   Contact Person: Samir Maredia
   Entity: Fortune Lakeline Real Estate LLC
   Mailing Address: 5522 Jenolan Ridge Ln
   City, State: Sugar Land, TX Zip: 77479
   Telephone: (832) 713-4985 Fax: _____
   Email Address: samirsmaredia@gmail.com

   The appropriate regional office must be informed of any changes in this information within 30 days of the change.

3. The engineer responsible for the design of this sewage collection system is:

   Contact Person: Anthony Goode
   Texas Licensed Professional Engineer's Number: 97263
   Entity: Goode Faith Engineering
   Mailing Address: 1620 La Jaita
   City, State: Cedar Park, TX Zip: 78613
   Telephone: (972) 822-1682 Fax: _____
   Email Address: anthony@goodefaitheng.com

Project Information

4. Anticipated type of development to be served (estimated future population to be served, plus adequate allowance for institutional and commercial flows):

   ☐ Residential: Number of single-family lots: _____
   ☐ Multi-family: Number of residential units: _____
   ☒ Commercial
   ☐ Industrial
   ☐ Off-site system (not associated with any development)
   ☐ Other: _____

5. The character and volume of wastewater is shown below:

_____% Domestic	_____ gallons/day
_____% Industrial	_____ gallons/day
100 % Commingled	9,012 gallons/day

   Total gallons/day: 9,012

6. Existing and anticipated infiltration/inflow is 800 gallons/day. This will be addressed by: 800 .

7. A Water Pollution Abatement Plan (WPAP) is required for construction of any associated commercial, industrial or residential project located on the Recharge Zone.

   ☐ The WPAP application for this development was approved by letter dated _____. A copy of the approval letter is attached.
   ☒ The WPAP application for this development was submitted to the TCEQ on concurent, but has not been approved.
   ☐ A WPAP application is required for an associated project, but it has not been submitted.
   ☐ There is no associated project requiring a WPAP application.

8. Pipe description:

Table 1 - Pipe Description

Pipe Diameter(Inches)	*Linear Feet (1)*	*Pipe Material (2)*	*Specifications (3)*
6	92	PVC SDR 26	ASTM D 3034

Total Linear Feet: 92

(1) Linear feet - Include stub-outs and double service connections. Do not include private service laterals.
(2) Pipe Material - If PVC, state SDR value.
(3) Specifications - ASTM / ANSI / AWWA specification and class numbers should be included.

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

   ☐ Existing
   ☒ Proposed

10. All components of this sewage collection system will comply with:

   ☒ The City of Cedar Park standard specifications.
   ☐ Other. Specifications are attached.

11. ☒ No force main(s) and/or lift station(s) are associated with this sewage collection system.

   ☐ A force main(s) and/or lift station(s) is associated with this sewage collection system and the **Lift Station/Force Main System Application** form (TCEQ-0624) is included with this application.

Alignment

12. ☒ There are no deviations from uniform grade in this sewage collection system without manholes and with open cut construction.

13. ☒ There are no deviations from straight alignment in this sewage collection system without manholes.

   ☐ **Attachment B - Justification and Calculations for Deviation in Straight Alignment without Manholes**. A justification for deviations from straight alignment in this sewage collection system without manholes with documentation from pipe manufacturer allowing pipe curvature is attached.

   ☐ For curved sewer lines, all curved sewer line notes (TCEQ-0596) are included on the construction plans for the wastewater collection system.

Manholes and Cleanouts

14. ☒ Manholes or clean-outs exist at the end of each sewer line(s). These locations are listed below: (Please attach additional sheet if necessary)

Table 2 - Manholes and Cleanouts

Line	*Shown on Sheet*	*Station*	*Manhole or Clean-out?*
A	18 Of 31	1+00	N/A, Existing manhole used
	Of		
	Of		
	Of		
	Of		
	Of		
	Of		

Line	*Shown on Sheet*	*Station*	*Manhole or Clean-out?*
	Of		
	Of		
	Of		

15. ☒ Manholes are installed at all Points of Curvature and Points of Termination of a sewer line.

16. ☒ The maximum spacing between manholes on this project for each pipe diameter is no greater than:

Pipe Diameter (inches)	Max. Manhole Spacing (feet)
6 - 15	500
16 - 30	800
36 - 48	1000
≥54	2000

☐ **Attachment C – Justification for Variance from Maximum Manhole Spacing**. The maximum spacing between manholes on this project (for each pipe diameter used) is greater than listed in the table above. A justification for any variance from the maximum spacing is attached, and must include a letter from the entity which will operate and maintain the system stating that it has the capability to maintain lines with manhole spacing greater than the allowed spacing.

17. ☐ All manholes will be monolithic, cast-in-place concrete.

☒ The use of pre-cast manholes is requested for this project. The manufacturer's specifications and construction drawings, showing the method of sealing the joints, are attached.

Site Plan Requirements

Items 18 - 25 must be included on the Site Plan.

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

Site Plan Scale: 1" = 30 '.

19. ☒ The Site Plan must include the sewage collection system general layout, including manholes with station numbers, and sewer pipe stub outs (if any). Site plan must be overlain by topographic contour lines, using a contour interval of not greater than ten feet and showing the area within both the five-year floodplain and the 100-year floodplain of any drainage way.

20. Lateral stub-outs:

☐ The location of all lateral stub-outs are shown and labeled.
☒ No lateral stub-outs will be installed during the construction of this sewer collection system.

21. Location of existing and proposed water lines:

☒ The entire water distribution system for this project is shown and labeled.
☐ If not shown on the Site Plan, a Utility Plan is provided showing the entire water and sewer systems.
☐ There will be no water lines associated with this project.

22. 100-year floodplain:

☒ After construction is complete, no part of this project will be in or cross a 100-year floodplain, either naturally occurring or manmade. (Do not include streets or concrete-lined channels constructed above of sewer lines.)
☐ After construction is complete, all sections located within the 100-year floodplain will have water-tight manholes. These locations are listed in the table below and are shown and labeled on the Site Plan. (Do not include streets or concrete-lined channels constructed above sewer lines.)

Table 3 - 100-Year Floodplain

Line	*Sheet*	*Station*
N/A	of	to
	of	to
	of	to
	of	to

23. 5-year floodplain:

☒ After construction is complete, no part of this project will be in or cross a 5-year floodplain, either naturally occurring or man-made. (Do not include streets or concrete-lined channels constructed above sewer lines.)
☐ After construction is complete, all sections located within the 5-year floodplain will be encased in concrete or capped with concrete. These locations are listed in the table below and are shown and labeled on the Site Plan. (Do not include streets or concrete-lined channels constructed above sewer lines.)

Table 4 - 5-Year Floodplain

Line	*Sheet*	*Station*
N/A	of	to
	of	to
	of	to
	of	to

24. ☒ Legal boundaries of the site are shown.

25. ☒ The ***final plans and technical specifications*** are submitted for the TCEQ's review. Each sheet of the construction plans and specifications are dated, signed, and sealed by the Texas Licensed Professional Engineer responsible for the design on each sheet.

Items 26 - 33 must be included on the Plan and Profile sheets.

26. ☐ All existing or proposed water line crossings and any parallel water lines within 9 feet of sewer lines are listed in the table below. These lines must have the type of pressure rated pipe to be installed shown on the plan and profile sheets. Any request for a variance from the required pressure rated piping at crossings must include a variance approval from 30 TAC Chapter 290.

☒ There will be no water line crossings.
☒ There will be no water lines within 9 feet of proposed sewer lines.

Table 5 - Water Line Crossings

Line	*Station or Closest Point*	*Crossing or Parallel*	*Horizontal Separation Distance*	*Vertical Separation Distance*
		N/A		

27. Vented Manholes:

☒ **No part** of this sewer line is within the 100-year floodplain and vented manholes are not required by 30 TAC Chapter 217.

☐ **A portion** of this sewer line is within the 100-year floodplain and vented manholes will be provided at less than 1500 foot intervals. These water-tight manholes are listed in the table below and labeled on the appropriate profile sheets.

☐ **A portion** of this sewer line is within the 100-year floodplain and an alternative means of venting shall be provided at less than 1500 feet intervals. A description of the alternative means is described on the following page.

☐ **A portion** of this sewer line is within the 100-year floodplain; however, there is no interval longer than 1500 feet located within. No vented manholes will be used.

Table 6 - Vented Manholes

Line	*Manhole*	*Station*	*Sheet*
	N/A		

Line	*Manhole*	*Station*	*Sheet*

28. Drop manholes:

☒ There are no drop manholes associated with this project.
☐ Sewer lines which enter new or existing manholes or "manhole structures" higher than 24 inches above the manhole invert are listed in the table below and labeled on the appropriate profile sheets. These lines meet the requirements of 30 TAC §217.55(l)(2)(H).

Table 7 - Drop Manholes

Line	*Manhole*	*Station*	*Sheet*
	N/A		

29. Sewer line stub-outs (For proposed extensions):

☐ The placement and markings of all sewer line stub-outs are shown and labeled.
☒ No sewer line stub-outs are to be installed during the construction of this sewage collection system.

30. Lateral stub-outs (For proposed private service connections):

☐ The placement and markings of all lateral stub-outs are shown and labeled.
☒ No lateral stub-outs are to be installed during the construction of this sewage collection system.

31. Minimum flow velocity (From Appendix A)

☒ Assuming pipes are flowing full; all slopes are designed to produce flows equal to or greater than 2.0 feet per second for this system/line.

32. Maximum flow velocity/slopes (From Appendix A)

☒ Assuming pipes are flowing full, all slopes are designed to produce maximum flows of less than or equal to 10 feet per second for this system/line.
☐ **Attachment D – Calculations for Slopes for Flows Greater Than 10.0 Feet per Second.** Assuming pipes are flowing full, some slopes produce flows which are greater than 10 feet per second. These locations are listed in the table below. Calculations are attached.

Table 8 - Flows Greater Than 10 Feet per Second

Line	*Profile Sheet*	*Station to Station*	*FPS*	*% Slope*	*Erosion/Shock Protection*
		N/A			

33. Assuming pipes are flowing full, where flows are ≥ 10 feet per second, the provisions noted below have been made to protect against pipe displacement by erosion and/or shock under 30 TAC §217.53(l)(2)(B).

☐ Concrete encasement shown on appropriate Plan and Profile sheets for the locations listed in the table above.
☐ Steel-reinforced, anchored concrete baffles/retards placed every 50 feet shown on appropriate Plan and Profile sheets for the locations listed in the table above.
☒ N/A

Administrative Information

34. ☒ The final plans and technical specifications are submitted for TCEQ review. Each sheet of the construction plans and specifications are dated, signed, and sealed by the Texas Licensed Professional Engineer responsible for the design on each sheet.

35. ☒ Standard details are shown on the detail sheets, which are dated, signed, and sealed by the Texas Licensed Professional Engineer, as listed in the table below:

Table 9 - Standard Details

Standard Details	*Shown on Sheet*
Lateral stub-out marking **[Required]**	N/A of
Manhole, showing inverts comply with 30 TAC §217.55(l)(2) **[Required]**	N/A, Existing manhole used of
Alternate method of joining lateral to existing SCS line for potential future connections **[Required]**	N/A of
Typical trench cross-sections **[Required]**	N/A of
Bolted manholes **[Required]**	N/A of
Sewer Service lateral standard details **[Required]**	N/A of
Clean-out at end of line **[Required, if used]**	N/A of
Baffles or concrete encasement for shock/erosion protection **[Required, if flow velocity of any section of pipe >10 fps]**	N/A of
Detail showing Wastewater Line/Water Line Crossing **[Required, if crossings are proposed]**	N/A of
Mandrel detail or specifications showing compliance with 30 TAC §217.57(b) and (c) **[Required, if Flexible Pipe is used]**	N/A of

Standard Details	*Shown on Sheet*
Drop manholes **[Required, if a pipe entering a manhole is more than 24 inches above manhole invert]**	N/A of

36. [X] All organized sewage collection system general construction notes (TCEQ-0596) are included on the construction plans for this sewage collection system.

37. [X] All proposed sewer lines will be sufficiently surveyed/staked to allow an assessment prior to TCEQ executive director approval. If the alignments of the proposed sewer lines are not walkable on that date, the application will be deemed incomplete and returned.

    [X] Survey staking was completed on this date: Property boundary has been staked. Construction staking anticipated 2/1/2025.

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

39. [X] Any modification of this SCS application will require TCEQ approval, prior to construction, and may require submission of a revised application, with appropriate fees.

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 **Organized Sewage Collection System Application** is hereby submitted for TCEQ review and executive director approval. The system was designed in accordance with the requirements of 30 TAC §213.5(c) and 30 TAC §217 and prepared by:

Print Name of Licensed Professional Engineer: Anthony Goode

Date: 10/28/2024

Place engineer's seal here:

Signature of Licensed Professional Engineer:

10-28-24

Appendix A-Flow Velocity Table

Flow Velocity (Flowing Full) All gravity sewer lines on the Edwards Aquifer Recharge Zone shall be designed and constructed with hydraulic slopes sufficient to give a velocity when flowing full of not less than 2.0 feet per second, and not greater than 10 feet per second. The grades shown in the following table are based on Manning's formula and an n factor of 0.013 and shall be the minimum and maximum acceptable slopes unless provisions are made otherwise.

Table 10 - Slope Velocity

Pipe Diameter(Inches)	*% Slope required for minimum flow velocity of 2.0 fps*	*% Slope which produces flow velocity of 10.0 fps*
6	0.50	12.35
8	0.33	8.40
10	0.25	6.23
12	0.20	4.88
15	0.15	3.62
18	0.11	2.83
21	0.09	2.30
24	0.08	1.93
27	0.06	1.65
30	0.055	1.43
33	0.05	1.26
36	0.045	1.12
39	0.04	1.01
>39	*	*

**For lines larger than 39 inches in diameter, the slope may be determined by Manning's formula (as shown below) to maintain a minimum velocity greater than 2.0 feet per second when flowing full and a maximum velocity less than 10 feet per second when flowing full.*

$$v = \frac{1.49}{n} \times R_h^{0.67} \times \sqrt{S}$$

Figure 1 - Manning's Formula

Where:

v = velocity (ft/sec)
n = Manning's roughness coefficient (0.013)
Rh = hydraulic radius (ft)
S = slope (ft/ft)

October 28, 2024

Subject: Engineer's Summary Letter
The Avenue by Fortune, 2300 S Lakeline Blvd., Cedar Park, TX 78613

Staff:

Brief summary of the project scope:

This project consists of the construction of a two-story retail building totaling approximately 16,166 square feet, 135 standard parking spaces, and 5 ADA parking spaces. The tract is approximately 2.94 +/- acres. Approximately 3.21 +/- acres is expected to be disturbed during the construction of the project. There is no existing impervious cover on the site however, existing utilities are present on the tract. An existing storm sewer system that leads to an existing regional pond will be repurposed as the outfall pipe for a proposed Batch Pond. Activities consist of construction of a approximately 16,166 +/- sq.ft. building, drive aisles, parking, storm sewer lines, water lines, wastewater lines, and dry utilities to serve the site. Access is proposed off Lakeline Blvd (Right in-Right Out) as well as off of Old Mill (full access). The subject legal tract is located at 2300 S Lakeline Blvd., Cedar Park, TX 78613. Refer to Exhibit 1 for the Site Location Map.

The proposed project is located within the Brushy Creek Watershed in the City of Cedar Park's full purpose jurisdiction. The project is not within the 100-year floodplain as per FEMA firm panel 48491C0605F as dated 12/20/2019, for Williamson County, Texas. No portion of the site is known to reside over a karst feature, or within an area draining to a karst aquifer or reservoir. The project is also in the Edwards Aquifer Recharge Zone and will require Water Quality treatment.

TCEQ Chapter 217.53:

(a)
The design flows were calculated utilizing design criteria specified by the City of Cedar Park. An average wastewater flow per connection or living unit equivalent (LUE) of 300 gallons, a minimum peaking factor of 3.69, and an infiltration rate of 750 gallons per day per acre was used in the flow calculations. This criterion is typical of the domestic characteristics of the expected flow.

The total LUE breakdown is as follows:

UTILITY CALCS			
PROPOSED BUILDING USE	TOTAL AREA/UNITS	LUE CONVERSION	LUE
RESTAURANT	3000.00	1 LUE/200 SQ. FT	15.00
RETAIL	16,166.00	1 LUE/1660 SQ. FT	9.74
OFFICE	15900.00	1 LUE/3000 SQ. FT	5.30
		Total LUEs	30.04

Wastewater Design	
POPULATION =	LUES X 3.5/LUE
=	30.04 X3.5 PERSONS/LUE
=	105.13 PERSONS
AVERAGE DRY WEATHER FLOW =	86GPD/PERSON/DAY X POPULATION/ 1440
=	6.28 GPM
F =	(18+(0.0206XF)^0.5)/(4+(0.0206XF)^0.5), MAXIMUM = 4
=	3.69
PEAK DRY WEATHER FLOW =	AVERAGE DRY WEATHER FLOW X F
=	23.18 GPM
PEAK DRY WEATHER FLOW =	PEAK DRY FLOW + INFLOW/INFILTRATION
=	(800 gpd/acreXacres)/1440
=	27.90 GPM
POPULATION =	LUESX3.5/LUE
=	30.04 X 3.5 PERSONS/LUE
=	105.13 PERSONS
PEAK HOUR DEMAND =	900 GALLONS/PERSON/DAY*PERSON*1 DAY/1440 MINUTES
=	65.71 GPM
PEAK DAY DEMAND =	530 GALLONS/PERSON/DAY*PERSONS*1/1440 MINUTES
=	38.70 GPM

These flows represent the expected flow in the proposed system once the development is built out and at the end of its 50-year life cycle.

The wastewater collection in this construction project consists of one line that will connect to a existing 4' manhole that sits on a existing 8-inch line that flows along Lakeline Blvd.

(b)
The lines are all 6-inch PVC SDR 26 which meets ASTM D 3034 specifications. The minimum slope is 0.50 % while the maximum slope is 1% . The type of flow is commingled.

(c)
The pipe joints will also be PVC SDR 26 with a rubber gasketed bell configuration meeting ASTM D3212, D2444, F1336, and F610.

(d)
The system pipes and manholes are no closer than nine feet laterally from domestic water lines and no closer than two feet vertically at any transverse crossing. All system pipe crossings will be below domestic water lines more than two feet.

(e)
Lateral connections will utilize pre-manufactured fittings made of SDR 26 PVC meeting the same ASTM standards.

(f)
There are no bores.

(g)
PVC pipes are unaffected by fluids and gases generated by domestic wastewater flow. In addition, PVC is unaffected by corrosive soils.

(h)
We do not anticipate odor control to be problematic and no different than any other newly constructed collection system using PVC gasketed joints that are buried.

(i)
No active geological faults have been identified.

(j)
As stated above the minimum line slope is 0.5 %. The hydraulic capacity (determined by Manning's Equation) for an 6-inch line at 0.5 % slope at full (City of Round Rock requirement) is 211.5 GPM with a velocity of 2.4 feet per second. At the maximum slope of 1% the capacity is 297.56 GPM at full with a velocity of 3.4 feet per second. The total project PWWF is 27.9 GPM which is well less than one line's capacity and no surcharges are expected.

(k)
(1) The design life of PVC pipe is widely accepted within the industry to be in excess of 100 years.

(2)(A) The depth of the collection system varies from 2 feet to 3 feet of cover over the pipes, therefore the structural analyses will assume an average depth of 2.5 feet. Manufacturing charts use approximately 150 lbs/SF for H20 Highway Load.

(C) The prism load is calculated as Pv = wH (lbs/SF) which is conservative measure of the column of soil directly above the pipe. Where w = unit weight of the soil = 120 lbs/CF and H = depth of top of pipe to top of ground (ft.) = 2.5 ft.
Pv = 120 x 2.5 = 300 lbs/SF

The combined potential live load and prism load conservatively would be 450 lbs/SF.

The allowable buckling pressure is calculated as follows:

Qa = 0.4(32 x Rw x B' x Eb x (E x I/D^3))^(1/2) = 72.7 psi

Rw = 1 - 0.33 x (hw/h) = 1
B' = 1/(1 + 4 x e^(-0.065H)) = 0.227
I = (t^3/12) = 0.002808 in. per linear inch

Where,
Qa = allowable buckling pressure
h = height of soil surface above the top of pipe in inches = 30
hw = height of water surface above the top of pipe in inches = 0
Rw = water buoyancy factor
H = depth of burial in feet to top of pipe
B' = empirical coefficient of elastic support
Eb = modulus of soil reaction for the bedding material (psi) = 700
E = modulus of elasticity of the pipe material (psi) = 500,000
I = moment of inertia of the pipe wall cross section per linear inch of pipe, inch /linear 1 inch = inch'
t = pipe wall thickness (in.) = 0.32
D = mean pipe diameter (in.) = 6

The installed buckling pressure is as follows:

qp = Vw x hw + Rw x (Wc/D) + Ll = 0.0878

where,

q, = pressure applied to pipe under installed conditions (psi)
Wc = Vs x H x (D + 1)/144 = 14.6
Wc = vertical soil load on the pipe per unit length in pounds per linear inch (lb/in)
Vw = 0.0361 pounds per cubic inch, specific weight of water
Vs = specific weight of soil in pounds per cubic foot = 120
Ll = live load assumed to be = 0

The installed buckling pressure 0.0878 psi is less than the buckling pressure of the pipe 72.7 psi.

(D) There is no section of pipe to be encased in concrete.

(E) There shall be no installations procedures that induce strain-related failure of the PVC pipe.

(F) The predicted percentage of vertical pipe deflection is calculated as follows:

Delta Y/D = (K x (Lp + Ll) x 100)/((0.149 x Ps) + (0.061 x zeta x Eb)) = 0.24%

Where,
D = undetected mean pipe diameter (in.) = 6
K = bedding angle constant, assumed to be = 0.110
H = depth of burial from ground to crown of pipe (ft.) = 2.5
Lp = Prism load (psi) or (Vs x H)/ 144 = 2.08
Ll = Live load = 0
Vs = unit weight of soil (pcf) = 120
Eb = modulus of soil reaction for the bedding material = 700 psi for Class I or II bedding zeta = 1.0 - assumed since in-situ soil modulus is greater than bedding modulus
Ps = pipe stiffness (psi) defined as = (E x I)/(0. 149 x r^3) = 349

Where,
E = modulus of elasticity of pipe (psi) = 500,000
r = mean radius of pipe (in.) = 3
I = moment of inertias of pipe wall = 0.0028082

All information and factors used in the above equations were derived from industry standards.

(3) See pipe stiffness calculation above.

(l)
See maximum and minimum slope and velocity discussion above which assumed a Manning's n 0.011 (PVC pipe). The alignments of pipe are shown in the construction plans and have uniform grades between manholes, straight alignments with no curvature, and no pipe deflections.

There are no inverted siphons or sag pipes.

There are no bridged sections of pipe.

TCEQ Chapter 217.54:

(a)
Pipe embedment shall be as specified by the City of Cedar Park Specifications and shall be Class I or II. If trenching encounters significant fractures, fault zones, caves or solution cavities, all drenching will cease within 50 feet of the feature and a geologist will be contacted. Specific feature closure details are part of the construction plans to be used once the geologist has contacted TCEQ and permission has been granted to seal the feature.

(b)
Compaction shall meet the City of Cedar Park Specifications.

(c)(d)
The envelop size and trench width is depicted by a standard City of Cedar Park detail found in the construction plans and meets TCEQ criteria.

TCEQ Chapter 217.55:

(a)
No manholes are proposed to be installed, we will connect to an existing manhole. There are no future extensions.

(b)
There are no future extensions.

(c)
There are no clean outs.

(d)
N/A

(e)(I)(g)(k)
Manholes shall be four foot standard precast concrete and meet maximum spacing requirements. No brick construction is allowed.

(l)
Manholes, covers and inverts shall meet all TCEQ criteria in this section, see details in construction plans.

(m)
The inclusion of steps is prohibited.

(n)
Manhole connections shall be made using a flexible seal connection meeting ASTM C-923.

(o)
N/A

TCEQ Chapter 217.57 and 217.58:

All testing required in these chapters shall be performed to the specifications listed within these chapters, see Organized Sewage Collection System General Construction Notes in the construction plans.

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

I Samir Maredia,
Print Name

Authorized Agent,
Title - Owner/President/Other

of Fortune Lakeline Real Estate, LLC,
Corporation/Partnership/Entity Name

have authorized Anthony Goode
Print Name of Agent/Engineer

of Goode Faith Engineering LLC
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

10/24/2024
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Samir Maredia 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 24 day of October, 2024.

NOTARY PUBLIC

HONEY R. CROWLEY
Notary Public, State of Texas
Comm. Expires 01-11-2026
Notary ID 133528342

Honey R Crowley
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 1-11-2026

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: The Avenue by Fortune

Regulated Entity Location: 2300 S Lakeline Blvd, Cedar Park, TX 78613

Name of Customer: Fortune Lakeline Real Estate LLC

Contact Person: Samir Maredia Phone: (832) 713.4985 samirsmaredia@gmail.com

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	3.21	Acres	$ 4,000
Sewage Collection System	92	L.F.	$ 650
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: 10/24/2024

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

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

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

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

Fortune Lakeline Real Estate, LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0805656872	32096272912	99-4616930	

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

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

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

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

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

15. Mailing Address:

5522 Jenolan Ridge Ln

City	Sugar Land	**State**	TX	**ZIP**	77479	**ZIP + 4**	4764

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(832) 713-4985		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

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

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

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

The Avenue By Fortune

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	2300 S Lakeline Blvd							
	City	Cedar Park	**State**	TX	**ZIP**	78613	**ZIP + 4**	
24. County	Williamson							

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:	

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

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:			**28. Longitude (W) In Decimal:**		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
6519		531120	

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

A general retail and office space.

34. Mailing Address:	**5522 Jenolan Ridge Ln**							
	City	**Sugar Land**	**State**	**TX**	**ZIP**	**77479**	**ZIP + 4**	**4764**
35. E-Mail Address:	**samirsmaredia@gmail.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(832) 713-4985		**( ) -**

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

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

SECTION IV: Preparer Information

40. Name:	Anthony Goode	**41. Title:**	President

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(972 **)** 822-1682		**( )** -	anthony@goodefaitheng.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:	Goode Faith Engineering	**Job Title:**	President	
Name *(In Print):*	Anthony Goode		**Phone:**	**(** 972 **)** 822- **1682**
Signature:			**Date:**	10/28/2024

2024086736 DEED Total Pages: 4

General Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: **October 30, 2024**

Grantor: **Samir Maredia**

Grantor's Mailing Address: 5522 Jenolan Ridge Lane, Sugar Land, TX 77479

Grantee: **Fortune Lakeline Real Estate LLC**

Grantee's Mailing Address: 1624 Sunset Vista Blvd, Leander TX 78641

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged this chapter for consideration clauses.

Property (including any improvements):
Lot 2, Block B, LAKELINE AT OLD MILL SUBDIVISION, a subdivision to Williamson County, Texas according to the map or plat thereof recorded under Document No. 2013102324, Official Public Records, Williamson County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year **2024** and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION AS TO TITLE TO THIS PROPERTY.

Samir Maredia

STATE OF TEXAS
COUNTY OF Williamson

Before me, Honey Crowley, on this day personally appeared Samir Maredia, known to me or proved to me on the oath of Drivers License or through Drivers License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 30 day of October, 2024.

Notary Public Signature

HONEY R. CROWLEY
Notary Public, State of Texas
Comm. Expires 01-11-2026
Notary ID 133528342

After recording, return to:
Fortune Lakeline Real Estate LLC
1624 Sunset Vista Blvd
Leander TX 78641

DEED ONLY DISCLAIMER

Property: **Lot 2, Block B, LAKELINE AT OLD MILL SUBDIVISION, a subdivision to Williamson County, Texas according to the map or plat thereof recorded under Document No. 2013102324, Official Public Records, Williamson County, Texas.**

Buyer: **Fortune Lakeline Real Estate LLC**

Seller: **Samir Maredia**

DISCLAIMER: The undersigned (whether one or more) understand that Key Title Group and/or The Blackburn Law Firm, PLLC (collectively "Company"), have not conducted a title search on the property and makes no representation, guarantee or warranty about condition of the title, property taxes, liens, access to the property or any other matters that might be revealed in a title examination, survey or review of the property itself. The requested legal instruments and/or documents are based solely upon information provided to the Company by the parties.

The undersigned (whether one or more) agrees to pay directly to The Blackburn Law Firm, PLLC the fees associated with document preparation, in relation to the real property transaction for the property. The fees are intended to provide fair compensation for the above described services, taking into consideration the skill and time required to perform such services.

The undersigned (whether one or more) acknowledges receiving and reading this disclosure and by signature(s) below affirms acknowledgement of the accuracy of the statements above.

BUYER:

Fortune Lakeline Real Estate LLC

BY: _____

SELLER:

_____

Samir Maredia

① Samir Maredia
1624 Sunset Vista Bnd
Leander, TX
78641

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2024086736

DEED Fee: $33.00
10/30/2024 04:13 PM AMCCOY

THE STATE OF TEXAS · WILLIAMSON COUNTY

Nancy E. Rister, County Clerk
Williamson County, Texas