

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: LeanderTea Co.					2. Regulated Entity No.: 111887824				
3. Customer Name: LeanderTea Co.					4. Customer No.: 606222719				
5. Project Type: (Please circle/check one)	New	<input checked="" type="radio"/> Modification			Extension	Exception			
6. Plan Type: (Please circle/check one)	WPAP	<input checked="" type="radio"/> CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential	<input checked="" type="radio"/> Non-residential			8. Site (acres):			0.81	
9. Application Fee:	\$3,000		10. Permanent BMP(s):						
11. SCS (Linear Ft.):			12. AST/UST (No. Tanks):						
13. County:	Williamson		14. Watershed:			South Brushy Creek			

Application Distribution

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

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

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

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

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Trinity-Glen Rose	<input type="checkbox"/> Edwards Aquifer Authority	<input type="checkbox"/> Kinney	<input type="checkbox"/> EAA Medina	<input type="checkbox"/> EAA Uvalde
City(ies) Jurisdiction	<input type="checkbox"/> Castle Hills <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Helotes <input type="checkbox"/> Hill Country Village <input type="checkbox"/> Hollywood Park <input type="checkbox"/> San Antonio (SAWS) <input type="checkbox"/> Shavano Park	<input type="checkbox"/> Bulverde <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Garden Ridge <input type="checkbox"/> New Braunfels <input type="checkbox"/> Schertz	NA	<input type="checkbox"/> San Antonio ETJ (SAWS)	NA

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

Teodoro Cano Mota, P.E.

Print Name of Customer/Authorized Agent



October 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):

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Teodoro Cona Mota, P.E.

Date: October 28, 2024

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: LeanderTea Co.
Original Regulated Entity Name: LeanderTea Co.
Assigned Regulated Entity Number(s) (RN): 111887824
Edwards Aquifer Protection Program ID Number(s): 11003865
 The applicant has not changed and the Customer Number (CN) is: 606222719
 The applicant or Regulated Entity has changed. A new Core Data Form has been provided.
2. **Attachment A: Original Approval Letter and Approved Modification Letters.** A copy of the original approval letter and copies of any modification approval letters are attached.
3. A modification of a previously approved plan is requested for (check all that apply):

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

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

<i>CZP Modification</i>	<i>Approved Project</i>	<i>Proposed Modification</i>
<i>Summary</i>		
Acres	<u>0.81</u>	<u>0.81</u>
Type of Development	<u>Commercial</u>	<u>Commercial</u>
Number of Residential Lots	<u>N/A</u>	<u>N/A</u>
Impervious Cover (acres)	<u>0.45</u>	<u>0.52</u>
Impervious Cover (%)	<u>55%</u>	<u>64%</u>
Permanent BMPs	<u>Sand Filter Systems</u>	<u>N/A</u>
Other	_____	_____
<i>AST Modification</i>		
<i>Summary</i>		
Number of ASTs	_____	_____
Other	_____	_____
<i>UST Modification</i>		
<i>Summary</i>		
Number of USTs	_____	_____
Other	_____	_____

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

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

6. **Attachment C: Current Site Plan of the Approved Project.** A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
- The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
 - The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
 - The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
 - The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
 - The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.
7. Acreage has not been added to or removed from the approved plan.
- Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.
8. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 26, 2024

Jeff Seiler
Leander Tea Co.
2709 CR 258
Liberty Hill, TX 78642

Re: Approval of a Contributing Zone Plan (CZP)
Leander Tea; Located at 11700 Hero Way W; Leander, Williamson County, Texas
Edwards Aquifer Protection Program ID: 11003865, Regulated Entity No. RN111887824

Dear Mr. Seiler:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Pettigrew & Associates, on behalf of the applicant, Leander Tea Co. on January 22, 2024. Final review of the application was completed after additional material was received on March 11, March 25, and April 16, 2024.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213. The permanent best management practices (BMPs) and measures represented in the application were prepared by a Texas licensed professional engineer (PE). All construction plans and design information were sealed, signed, and dated by a Texas licensed PE. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are **approved**, subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this contributing zone plan or modification to a plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

BACKGROUND

The Leander 2243 Phase 1 CZP approved by letter dated March 3, 2017 (EAPP ID No. 11000458), included the construction of a sedimentation/filtration basin sized for future projects.

Jeff Seiler
Page 2
April 26, 2024

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 0.81 acres. The project will include a tea shop, parking spaces, storm sewers, utilities, and associated appurtenances. The impervious cover will be 0.45 acres (55.5 percent). Project wastewater will be disposed of by conveyance to the existing Leander Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction of a sedimentation filtration system (EAPP ID No. 11000458) designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices*, will be implemented to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 392 pounds of TSS generated from the 0.45 acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The permanent BMPs shall be operational prior to occupancy or use of the proposed project. Inspection, maintenance, repair, and retrofit of the permanent BMPs shall be in accordance with the approved application.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.
2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. The plan holder of any approved contributing zone plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.
4. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.
5. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

6. The application must indicate the placement of permanent aboveground storage tanks facilities for static hydrocarbons and hazardous substances with cumulative storage

Jeff Seiler
Page 3
April 26, 2024

capacity of 500 gallons or more. Subsequent permanent storage tanks on this project site require a modification to be submitted and approved prior to installation.

7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
8. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.
9. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
10. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

11. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE **must certify** in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.

The holder of the approved contributing zone plan is responsible for compliance with Chapter §213 subchapter B and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 subchapter B and is subject to administrative rule or orders and penalties as provided under §213.25 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved contributing zone plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Rama Younes of the Edwards Aquifer Protection Program at 512-239-7042 or the regional office at 512-339-2929.

Sincerely,



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

LIB/ry

cc: Teodoro Cano Mota, P.E., Pettigrew & Associates

B. Project Narrative

HTeaO is a proposed 1,898 sf building on a 0.81-acre site located at 11780 Hero Way West Leander, TX. The site is currently completely undeveloped with dense vegetation, mainly native grasses. The existing site does not have any land uses. The site currently drains from the Northwest corner to the Southeast corner with slopes reaching up to 2 percent. The existing surfacing materials will need to be removed. The proposed development of the site will add approximately 0.52-acre of impervious cover to the property. To mitigate the additional site discharge, three (3) drop inlet will be installed within the parking lot. The first inlet will be in the southwest corner of the site and will drain to the second drop inlet located near the southeast corner. An off-site drop inlet will also connect at this location. The water from these three inlets will travel to the third on-site inlet north of the proposed building. The third inlet will then connect to the existing storm sewer system located northeast of the HTeaO property. The existing storm sewer line is located between the apartment lots and the retail lots. Pettigrew & Associates has provided supporting calculations for proper water quality treatment regarding the common pond located on the east of Hermosa apartments.

KEYED NOTES

1. INSTALL 2" ASPHALT PAVEMENT PER DETAIL 1, SHEET 20.
2. INSTALL CONCRETE SIDEWALK PER DETAIL 2, SHEET 20.
3. INSTALL CURB & GUTTER PER DETAIL 8, SHEET 21.
4. INSTALL 4" WHITE PARKING STRIPING .
5. INSTALL ADA ACCESSIBLE PATH.
6. INSTALL ADA ACCESSIBLE CORNER RAMP PER DETAIL 9, SHEETS 22 AND 23.
7. INSTALL 6" REINFORCED CONCRETE SLAB PER DETAIL 6, SHEET 21.
8. LANDSCAPE PER ARCHITECT/OWNER.
9. INSTALL 24" VALLEY GUTTER PER DETAIL 7, SHEET 21.
10. TIE IN TO EXISTING.
11. LANE-USE ARROW PAVEMENT MARKER.
12. INSTALL ADA PARKING SIGN PER DETAIL 4, SHEET 20.
13. INSTALL CONCRETE WHEEL STOP PER DETAIL 5, SHEET 21.
14. INSTALL ADA PARKING SPACE PER DETAIL 3, SHEET 20.
15. INSTALL STORMWATER CATCH BASIN PER DETAIL 13, SHEET 19.
16. INSTALL DUMPSTER ENCLOSURE PER DETAIL 10, SHEET 24.
17. INSTALL TYPE II COMMERCIAL DRIVEWAY.
18. FIRE LANE STRIPING.

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE BY OTHERS
- PROPERTY LINE
- LIMIT OF CONSTRUCTION

NOTES:

All site utility lines are proposed to be located underground.

Exterior lighting shall be shielded such that the light source is not directly visible from the public ROW or adjacent residential districts or uses at the property line. Unshielded "wall pack" lighting is not proposed.

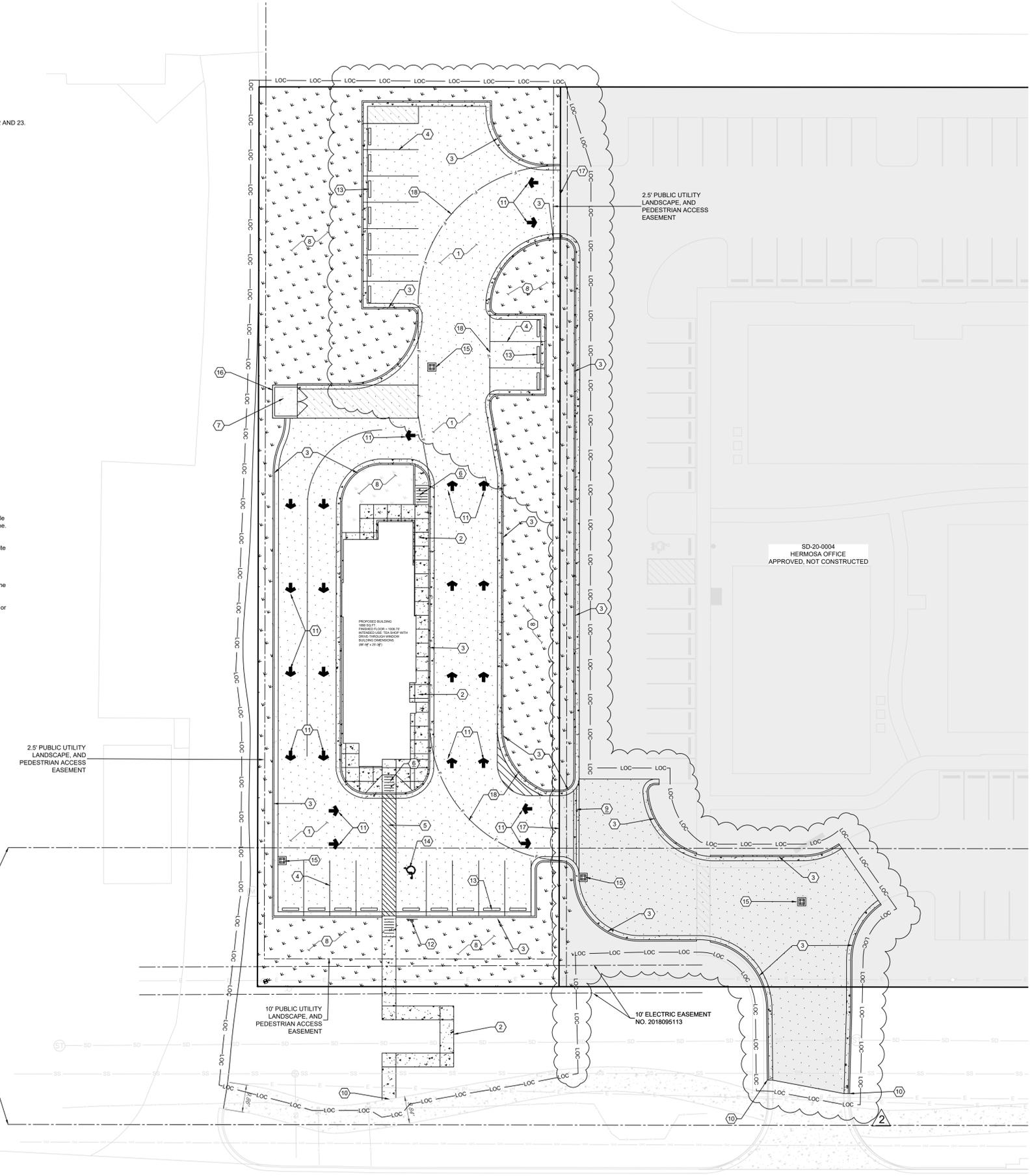
Al Clawson Disposal, Inc. shall be the sole provider of waste hauling for this site after construction.

Air conditioning units are not proposed forward the front wall of the building.

Garbage dumpsters are located no closer to a roadway than the front wall of the principal structure located closest to the roadway. Garbage dumpsters are screened by a wall (comprised of masonry compatible with the structure or WoodCrete) at least as high as the container. The open side to the dumpster or other trash receptacle is a gate constructed of solid wood or metal. The dumpster is oriented for pickup by a front load garbage truck.

For 90 gallon roll out container stored outside, it is required to be enclosed by privacy fence.

All easements of record shown were referenced from the Final Plat, sheet 3. All easements of record as indicated on the most recent title run (dated: February 4th, 2022, conducted by Stewart Title Guaranty Company) for this property are shown on this site plan.



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

THE FOLLOWING LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION.

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



HTeaO - LEANDER, TX
11780 HERO WAY WEST
LEANDER, TX 78641

CIVIL SITE PLAN - KEYED NOTES



09.17.2024
SD-23-0088

PROJECT NUMBER 2022.1209T

REVISIONS		
No.	Description	Date
1	TCEQ COMMENTS 4/3/24	04.10.2024
2	CITY COMMENTS 7/8/24, OWNER/ DEVELOPER SITE UPDATES	09.13.2024

FOR PERMIT

APPROVAL

SHEET NUMBER
11 OF 26

SCALE 1" = 20'

0' 10' 20' 40'

North



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: Leander Tea Co.					2. Regulated Entity No.:						
3. Customer Name: Leander Tea Co.					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):		0.81		
9. Application Fee:		\$3,000		10. Permanent BMP(s):			Sand Filter Systems				
11. SCS (Linear Ft.):				12. AST/UST (No. Tanks):							
13. County:		Williamson		14. Watershed:			South Brushy Creek				

Application Distribution

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

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

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

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

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Trinity-Glen Rose	<input type="checkbox"/> Edwards Aquifer Authority	<input type="checkbox"/> Kinney	<input type="checkbox"/> EAA Medina	<input type="checkbox"/> EAA Uvalde
City(ies) Jurisdiction	<input type="checkbox"/> Castle Hills <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Helotes <input type="checkbox"/> Hill Country Village <input type="checkbox"/> Hollywood Park <input type="checkbox"/> San Antonio (SAWS) <input type="checkbox"/> Shavano Park	<input type="checkbox"/> Bulverde <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Garden Ridge <input type="checkbox"/> New Braunfels <input type="checkbox"/> Schertz	NA	<input type="checkbox"/> San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.	
Teodoro Cano Mota, P.E.	
Print Name of Customer/Authorized Agent	
	October 11, 2023
Signature of Customer/Authorized Agent	Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Teodoro Cano Mota, P.E.

Date: October 09, 2023

Signature of Customer/Agent:



Regulated Entity Name: Leander Tea Co.

Project Information

1. County: Williamson
2. Stream Basin: Brazos River Basin
3. Groundwater Conservation District (if applicable): N/A

4. Customer (Applicant):

Contact Person: Jeff Seiler

Entity: Leander Tea Co.

Mailing Address: 2709 CR 258

City, State: Liberty Hill, TX.

Telephone: (512) 699-2335

Email Address: jjeffseiler@gmail.com

Zip: 78642

Fax: N/A

5. Agent/Representative (If any):

Contact Person: Teodoro Cano Mota, P.E.

Entity: Pettigrew & Associates

Mailing Address: 100 E Navajo Dr, Suite 100

City, State: Hobbs, NM

Zip: 88240

Telephone: 575-393-9827

Fax: 575-393-1543

Email Address: TCano@pettigrew.us

6. Project Location:

The project site is located inside the city limits of Leander, TX.

The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.

The project site is not located within any city's limits or ETJ.

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

11700 Hero Way W Leander, TX. 78641.

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

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

Project site boundaries.

USGS Quadrangle Name(s).

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

Area of the site

Offsite areas

Impervious cover

Permanent BMP(s)

Proposed site use

Site history

Previous development

Area(s) to be demolished

11. Existing project site conditions are noted below:

Existing commercial site

Existing industrial site

Existing residential site

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

12. The type of project is:

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

13. Total project area (size of site): 0.81 Acres

Total disturbed area: 0.66 Acres Approximately

14. Estimated projected population: N/A

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

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	1,819	÷ 43,560 =	0.04
Parking	15,027	÷ 43,560 =	0.34
Other paved surfaces	2,848	÷ 43,560 =	0.07
Total Impervious Cover	19,694	÷ 43,560 =	0.45

Total Impervious Cover 0.45 ÷ **Total Acreage** 0.81 X 100 = 55 % Impervious Cover

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

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

For Road Projects Only

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

N/A

18. Type of project:

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

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

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

Length of R.O.W.: _____ feet.
Width of R.O.W.: _____ feet.
 $L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: _____ feet.
Width of pavement area: _____ feet.
 $L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$
Pavement area _____ acres \div R.O.W. area _____ acres $\times 100 = \text{_____ \%}$ impervious cover.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

26. Wastewater will be disposed of by:

- On-Site Sewage Facility (OSSF/Septic Tank):
 - Attachment F - Suitability Letter from Authorized Agent.** An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.
 - Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

Sewage Collection System (Sewer Lines): _____ Leander
 The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is:

- Existing.
- Proposed.
- N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

34. The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = 20 '.
35. 100-year floodplain boundaries:
- Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
- No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____.
36. The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
- The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. A drainage plan showing all paths of drainage from the site to surface streams.
38. The drainage patterns and approximate slopes anticipated after major grading activities.
39. Areas of soil disturbance and areas which will not be disturbed.
40. Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
41. N/A Locations where soil stabilization practices are expected to occur.
42. Surface waters (including wetlands).
 N/A
43. Locations where stormwater discharges to surface water.
 There will be no discharges to surface water.
44. Temporary aboveground storage tank facilities.
 Temporary aboveground storage tank facilities will not be located on this site.

45. N/A Permanent aboveground storage tank facilities.
 Permanent aboveground storage tank facilities will not be located on this site.
46. Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

47. Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
 N/A
48. These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
 The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.
 A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.
 N/A
49. Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.
 N/A
50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
 The site will be used for low density single-family residential development and has 20% or less impervious cover.
 The site will be used for low density single-family residential development but has more than 20% impervious cover.
 The site will not be used for low density single-family residential development.

51. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
- Attachment I - 20% or Less Impervious Cover Waiver.** The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
 - The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
 - The site will not be used for multi-family residential developments, schools, or small business sites.
52. **Attachment J - BMPs for Upgradient Stormwater.**
- A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
 - No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
 - Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.
53. **Attachment K - BMPs for On-site Stormwater.**
- A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
 - Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.
54. **Attachment L - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.
- N/A
55. **Attachment M - Construction Plans.** Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are

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

N/A

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

Prepared and certified by the engineer designing the permanent BMPs and measures

Signed by the owner or responsible party

Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.

Contains a discussion of record keeping procedures

N/A

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

N/A

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

N/A

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

59. The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
60. A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

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

Administrative Information

- 61. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.
- 62. Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.
- 63. The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.
- The Temporary Stormwater Section (TCEQ-0602) is included with the application.



A. Road Map



C. Project Narrative

HTeaO is a proposed 1,819 sf building on a 0.81-acre site located at 11700 Hero Way West Leander, TX. The site is currently completely undeveloped with dense vegetation, mainly native grasses. The existing site does not have any land uses. The site currently drains from the Northwest corner to the Southeast corner with slopes reaching up to 2 percent. The existing surfacing materials will need to be removed. The proposed development of the site will add approximately 0.45-acre of impervious cover to the property. To mitigate the additional discharge, a drop inlet will be installed at the parking lot. This inlet will connect to the existing storm sewer system located north east of the HTeaO property. The existing storm sewer line is located between the apartment lots and the retail lots. Pettigrew & Associates has provided supporting calculations for proper water quality treatment regarding the common pond located on the east of Hermosa apartments. Calculations included required TSS removal, selection of appropriate BMP, TSS load removal, fraction of annual runoff, water quality volume, impervious cover accounting table, pond stage storage, full sedimentation and filtration systems and partial sedimentation and filtration systems in accordance with RG-248.



D. FACTORS AFFECTING SURFACE WATER QUALITY

The only changes in water quality will be due to construction. Phased erosion control plans have been designed and BMPs will be implemented to negate these issues.



E. VOLUME AND CHARACTER OF STORMWATER

The area of the proposed HTeaO is currently undeveloped land with dense vegetation mainly native grasses. The site consists of clay soils and is classified as soil group D. Based on Table 2-5 from the City of Austin Drainage Criteria Manual, the existing site has a curve number of 84.

Storm run-offs were calculated using the rational method in Hydraflow Hydrographs extension for AutoCAD Civil 3D 2018. The pre and post hydrologic conditions for the 2, 10, 25 and 100-year storms were analyzed, per the City of Austin's requirements. The TR-55 method was used to compute the time of concentration.

Pre-Construction (Existing) Variables:

- Site Area – $A = 0.81$ ac
- Time of Concentration - $T_c = 12$ min
- Run-off Coefficient – $C = 0.30$ (Determined per COA DCM Table 2-3)
- Peak Discharge (10-yr storm) – $Q = 1.674$ cfs

Post-Construction (Proposed) Variables:

- Site Area – $A = 0.81$ ac
 - Time of Concentration - $T_c = 11$ min
 - Run-off Coefficient – $C = 0.59$ (Determined per COA DCM Table 2-3)
 - Peak Discharge (10-yr storm) – $Q = 3.410$ cfs
-



TABLE 2-3 RATIONAL METHOD RUNOFF COEFFICIENTS FOR COMPOSITE ANALYSIS Runoff Coefficient (C)				
Character of Surface	Return Period			
	2 Years	5 Years	10 Years	25 Years
UNDEVELOPED				
Cultivated				
Flat, 0-2%	0.31	0.34	0.36	0.40
Average, 2-7%	0.35	0.38	0.41	0.44
Steep, over 7%	0.39	0.42	0.44	0.48
Pasture/Range				
Flat, 0-2%	0.25	0.28	0.30	0.34
Average, 2-7%	0.33	0.36	0.38	0.42
Steep, over 7%	0.37	0.40	0.42	0.46
Forest/Woodlands				
Flat, 0-7%	0.22	0.25	0.28	0.31

Figure 4: Table 2-3, City of Austin Drainage Criteria Manual- UNDEVELOPED





TABLE 2-3 RATIONAL METHOD RUNOFF COEFFICIENTS FOR COMPOSITE ANALYSIS Runoff Coefficient (C)				
Character of Surface	Return Period			
	2 Years	5 Years	10 Years	25 Years
DEVELOPED				
Asphaltic	0.73	0.77	0.81	0.86
Concrete	0.75	0.80	0.83	0.88
Grass Areas (Lawns, Parks, etc.)				
Poor Condition*				
Flat, 0-2%	0.32	0.34	0.37	0.40
Average, 2-7%	0.37	0.40	0.43	0.46
Steep, over 7%	0.40	0.43	0.45	0.49
Fair Condition**				
Flat, 0-2%	0.25	0.28	0.30	0.34
Average, 2-7%	0.33	0.36	0.38	0.42
Steep, over 7%	0.37	0.40	0.42	0.46

Figure 5: Table 2-3, City of Austin Drainage Criteria Manual- DEVELOPED



Hydrograph Report

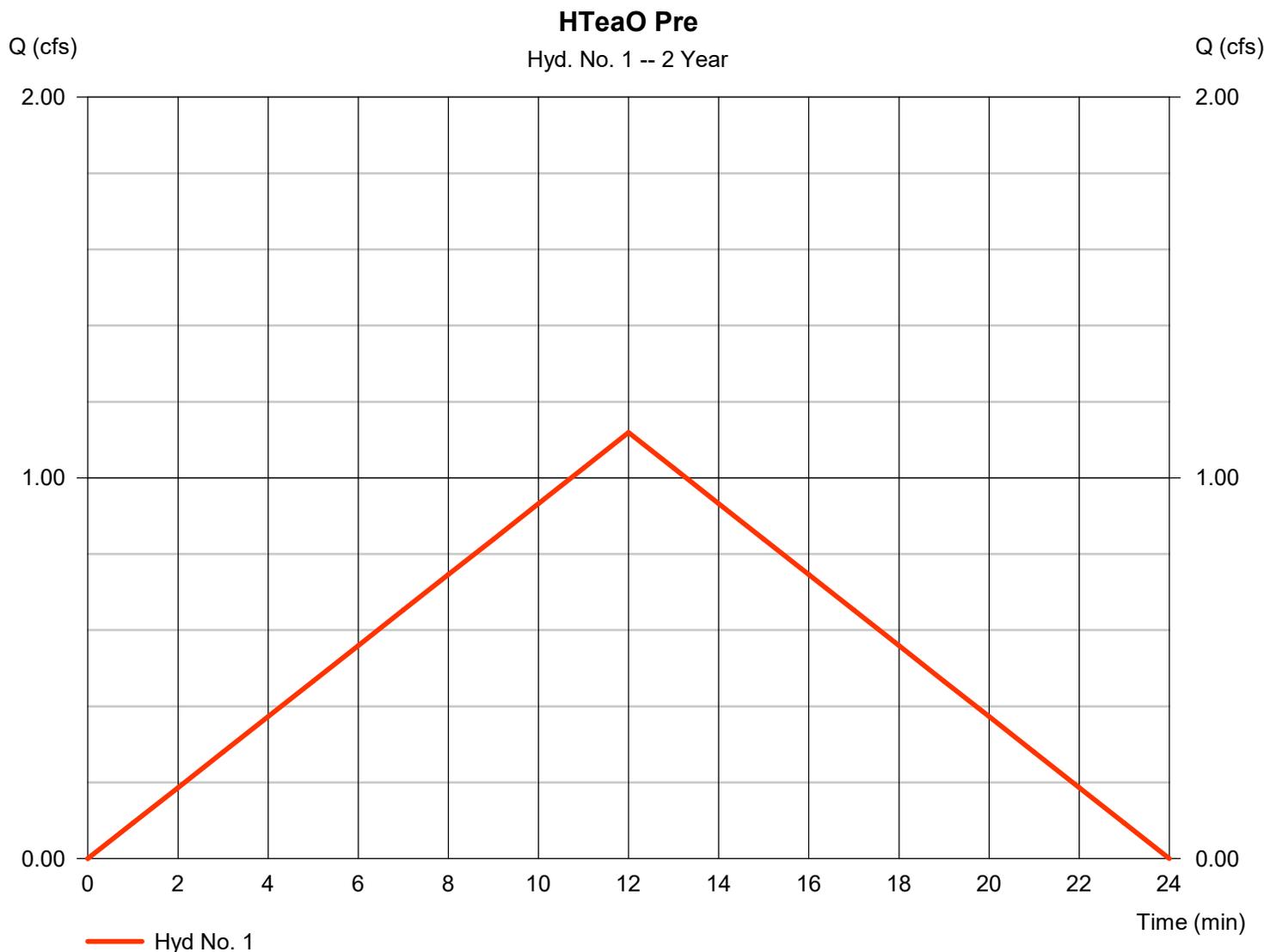
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Wednesday, 09 / 13 / 2023

Hyd. No. 1

HTeaO Pre

Hydrograph type	= Rational	Peak discharge	= 1.119 cfs
Storm frequency	= 2 yrs	Time to peak	= 12 min
Time interval	= 1 min	Hyd. volume	= 806 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.3
Intensity	= 4.604 in/hr	Tc by TR55	= 12.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No. 1

HTeaO Pre

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.150	0.000	0.011	
Flow length (ft)	= 100.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.94	0.00	0.00	
Land slope (%)	= 1.50	0.00	0.00	
Travel Time (min)	= 9.91	+ 0.00	+ 0.00	= 9.91
Shallow Concentrated Flow				
Flow length (ft)	= 200.00	0.00	0.00	
Watercourse slope (%)	= 1.50	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=1.98	0.00	0.00	
Travel Time (min)	= 1.69	+ 0.00	+ 0.00	= 1.69
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	{{0}}0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				12.00 min

Hydrograph Report

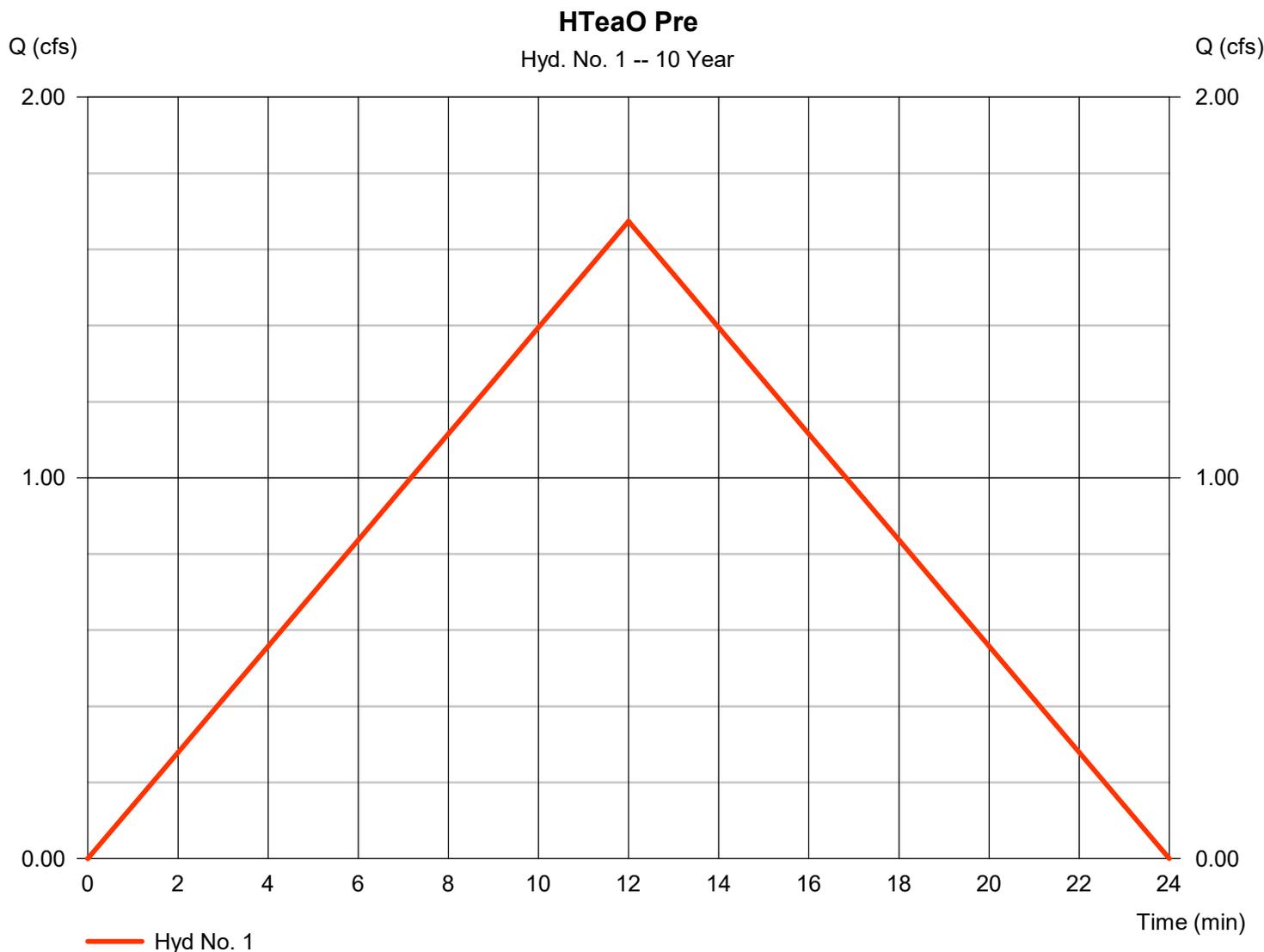
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Wednesday, 09 / 13 / 2023

Hyd. No. 1

HTeaO Pre

Hydrograph type	= Rational	Peak discharge	= 1.674 cfs
Storm frequency	= 10 yrs	Time to peak	= 12 min
Time interval	= 1 min	Hyd. volume	= 1,205 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.3
Intensity	= 6.888 in/hr	Tc by TR55	= 12.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

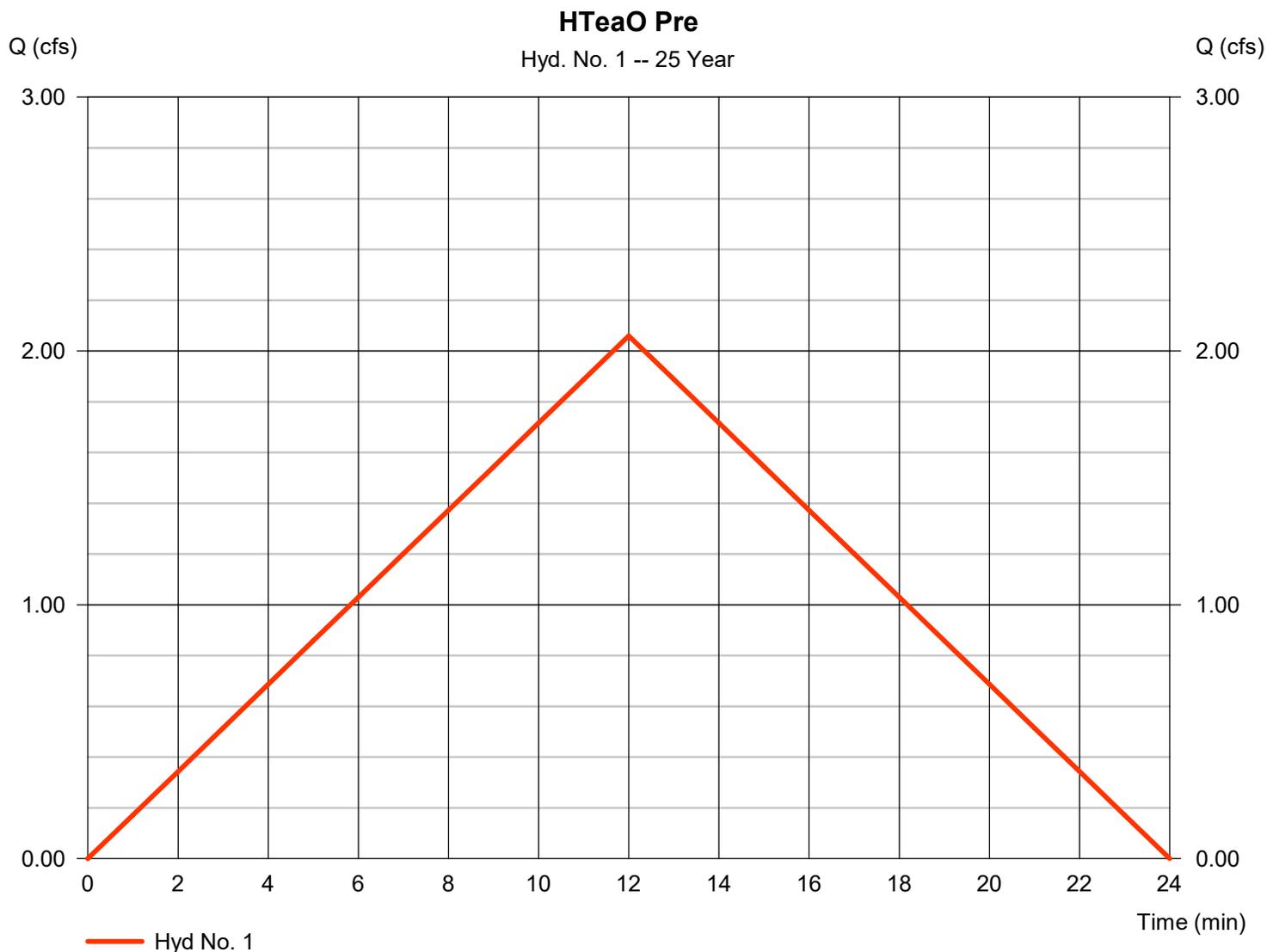
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Wednesday, 09 / 13 / 2023

Hyd. No. 1

HTeaO Pre

Hydrograph type	= Rational	Peak discharge	= 2.059 cfs
Storm frequency	= 25 yrs	Time to peak	= 12 min
Time interval	= 1 min	Hyd. volume	= 1,483 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.3
Intensity	= 8.474 in/hr	Tc by TR55	= 12.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

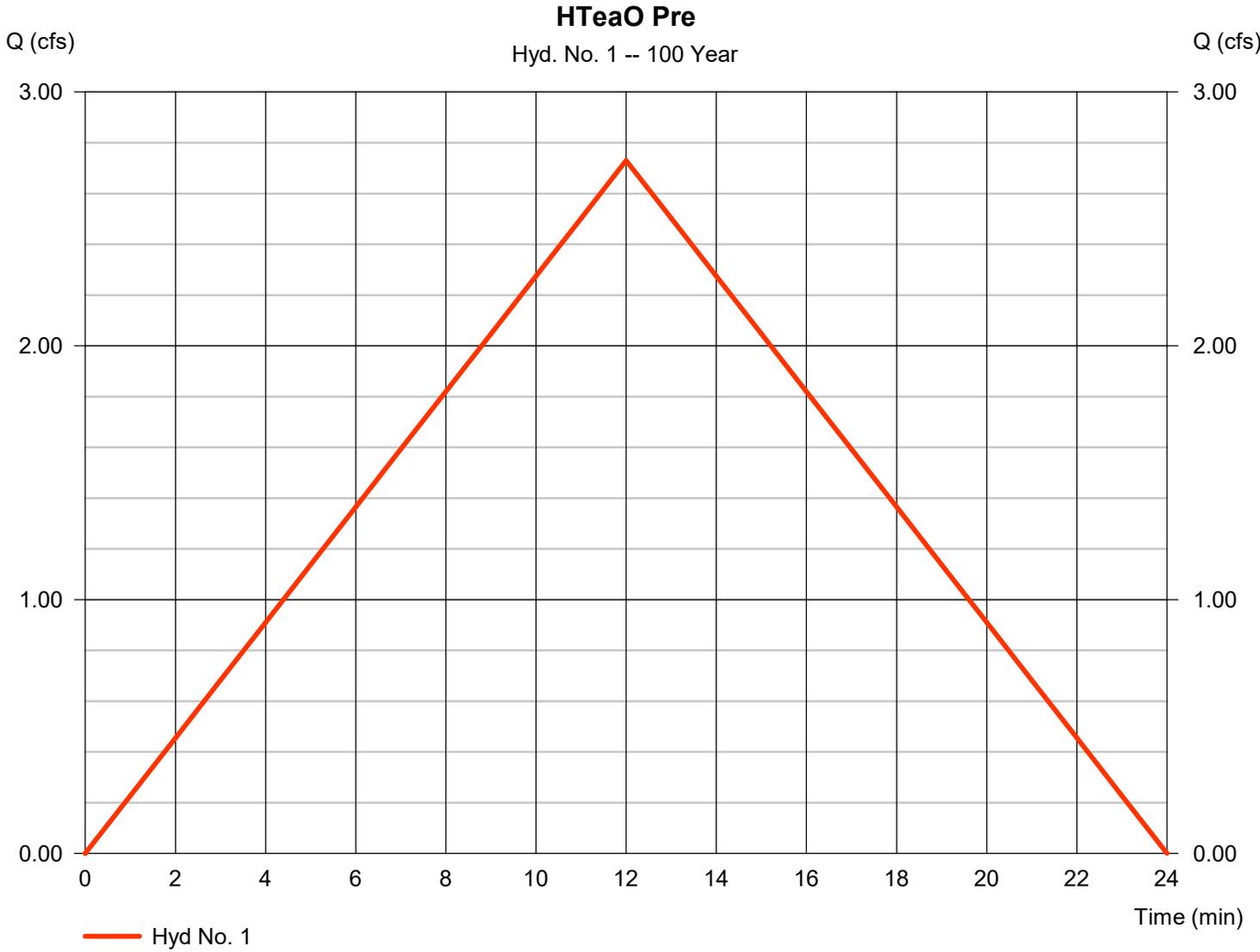
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Wednesday, 09 / 13 / 2023

Hyd. No. 1

HTeaO Pre

Hydrograph type	= Rational	Peak discharge	= 2.730 cfs
Storm frequency	= 100 yrs	Time to peak	= 12 min
Time interval	= 1 min	Hyd. volume	= 1,966 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.3
Intensity	= 11.234 in/hr	Tc by TR55	= 12.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

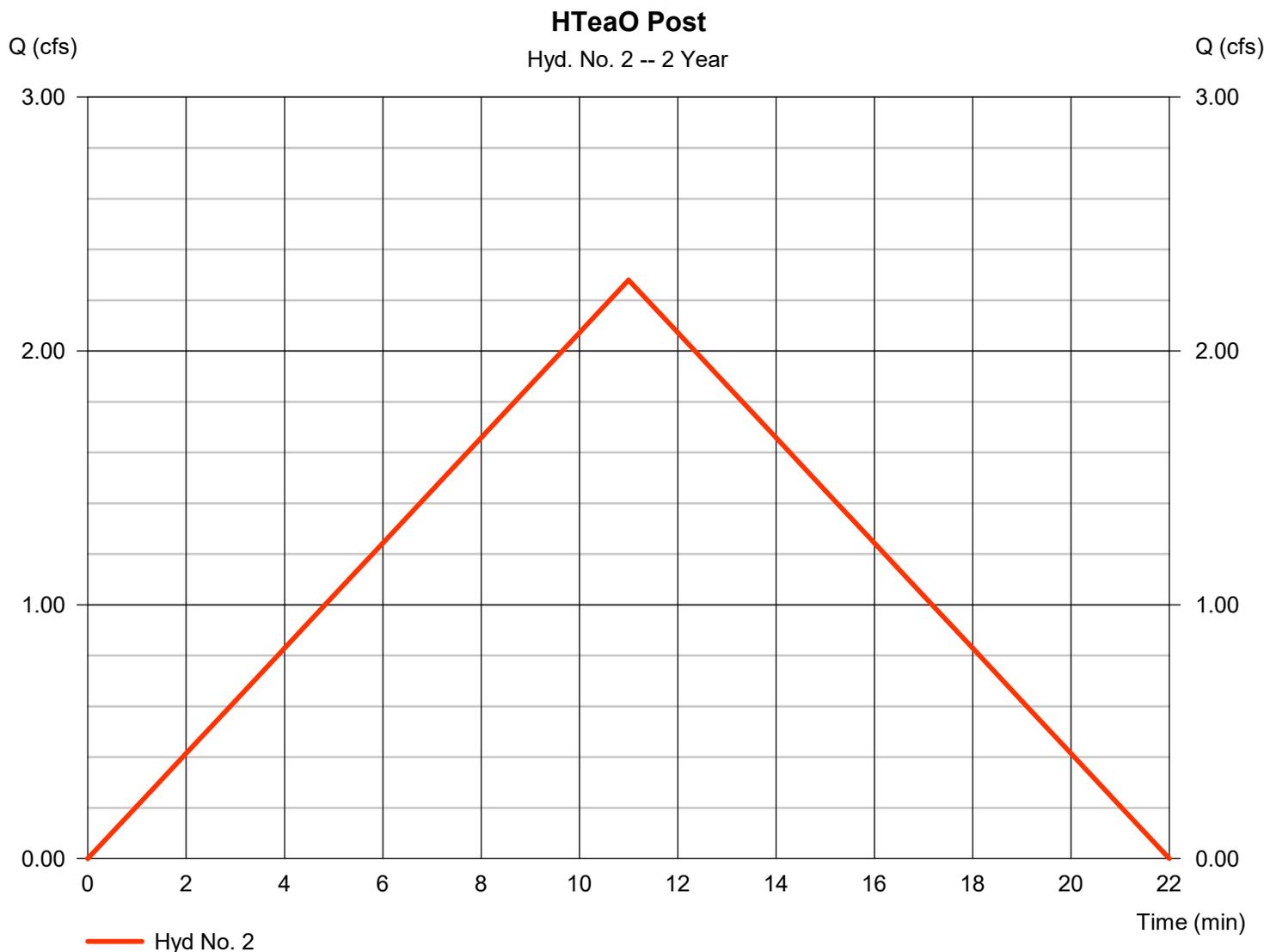
Friday, 08 / 18 / 2023

Hyd. No. 2

HTeaO Post

Hydrograph type	= Rational	Peak discharge	= 2.280 cfs
Storm frequency	= 2 yrs	Time to peak	= 11 min
Time interval	= 1 min	Hyd. volume	= 1,505 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.59*
Intensity	= 4.770 in/hr	Tc by TR55	= 11.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = [(0.460 x 0.81) + (0.350 x 0.30)] / 0.810



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No. 2

HTeaO Post

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.150	0.016	0.011	
Flow length (ft)	= 75.0	100.0	0.0	
Two-year 24-hr precip. (in)	= 3.94	3.94	0.00	
Land slope (%)	= 2.00	0.50	0.00	
Travel Time (min)	= 7.01	+ 2.57	+ 0.00	= 9.58
Shallow Concentrated Flow				
Flow length (ft)	= 0.00	90.00	0.00	
Watercourse slope (%)	= 0.00	0.50	0.00	
Surface description	= Paved	Paved	Paved	
Average velocity (ft/s)	=0.00	1.44	0.00	
Travel Time (min)	= 0.00	+ 1.04	+ 0.00	= 1.04
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	({0})0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				11.00 min

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

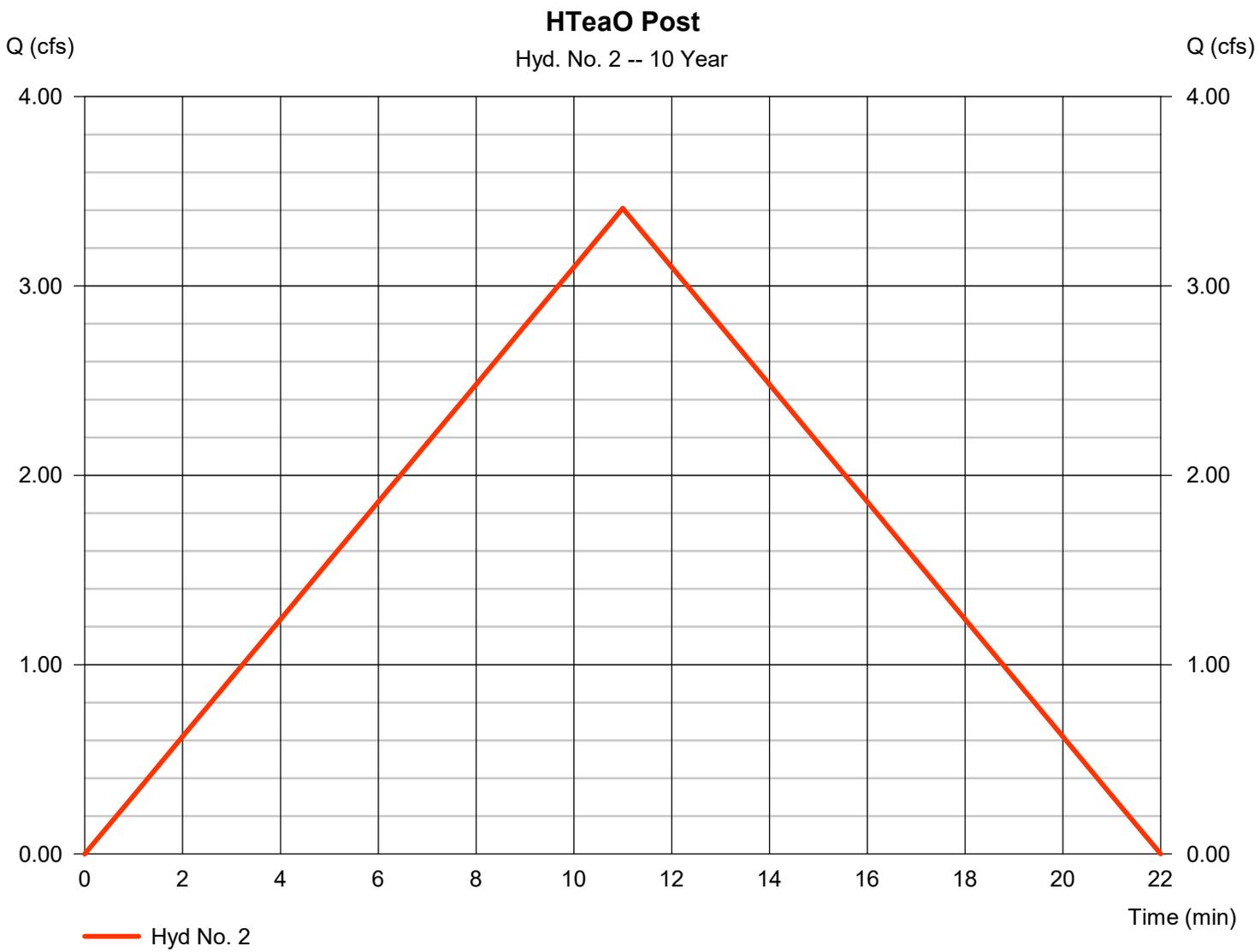
Friday, 08 / 18 / 2023

Hyd. No. 2

HTeaO Post

Hydrograph type	= Rational	Peak discharge	= 3.410 cfs
Storm frequency	= 10 yrs	Time to peak	= 11 min
Time interval	= 1 min	Hyd. volume	= 2,250 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.59*
Intensity	= 7.135 in/hr	Tc by TR55	= 11.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = [(0.460 x 0.81) + (0.350 x 0.30)] / 0.810



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

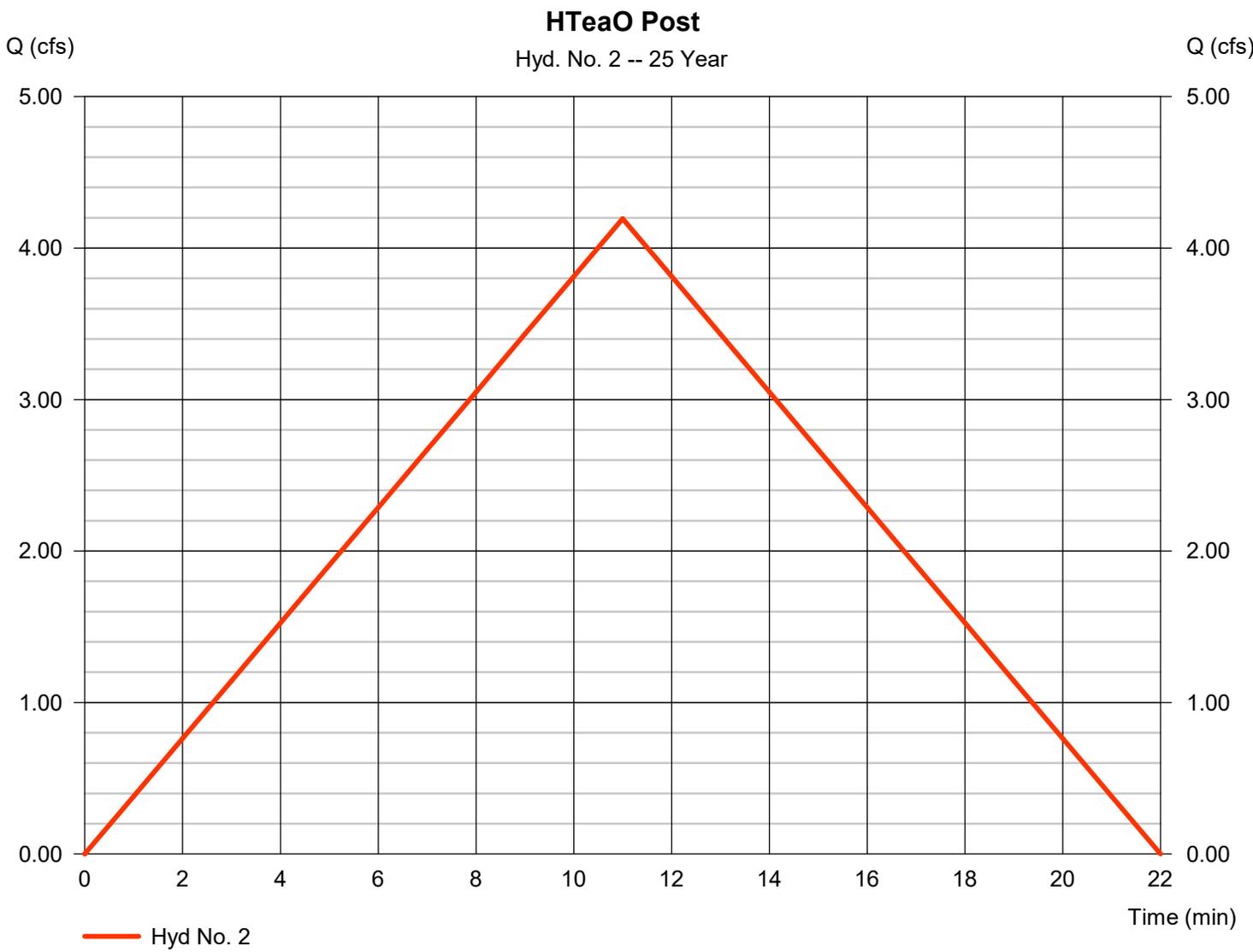
Friday, 08 / 18 / 2023

Hyd. No. 2

HTeaO Post

Hydrograph type	= Rational	Peak discharge	= 4.194 cfs
Storm frequency	= 25 yrs	Time to peak	= 11 min
Time interval	= 1 min	Hyd. volume	= 2,768 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.59*
Intensity	= 8.777 in/hr	Tc by TR55	= 11.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = [(0.460 x 0.81) + (0.350 x 0.30)] / 0.810



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Friday, 08 / 18 / 2023

Hyd. No. 2

HTeaO Post

Hydrograph type	= Rational	Peak discharge	= 5.560 cfs
Storm frequency	= 100 yrs	Time to peak	= 11 min
Time interval	= 1 min	Hyd. volume	= 3,669 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.59*
Intensity	= 11.634 in/hr	Tc by TR55	= 11.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = [(0.460 x 0.81) + (0.350 x 0.30)] / 0.810



Suitability Letter from Authorized Agent

- An on-site sewage facility will not be used to treat and dispose of the wastewater from this site.

Alternative Secondary Containment Methods

- Alternative methods for providing secondary containment are not proposed for this site.

AST Containment Structure Drawings

- A containment structure is not applicable to this project.

Attachment I - 20% or Less Impervious Cover Waiver

- A request to waive the requirements for permanent BMP's is not required.

The existing site does not have any land uses. The site currently drains from the Northwest corner to the Southeast corner with slopes reaching up to 2 percent. The existing site does not have any relevant drainage features. Based on the FEMA flood map, the site is not located in a flood zone. The proposed development on the site was designed to not affect the FEMA flood map or cause any water flow disturbance. The entire site is located within the Edwards Aquifer Contributing Zone.



K. BMP for On-Site Stormwater

The difference in the peak discharge for the 10-year storm event (Proposed - Existing) will be mitigated by the proposed detention pond. There will be no impacts off-site, downstream, nor to the surrounding floodplain.

Storm	Pre Construction Q (cfs)	Post Construction Q (cfs)	Difference (cfs)	Required Pond Volume (cy)
2-year	1.119	2.280	1.161	28.135
10-year	1.674	3.410	1.736	42.435
25-year	2.059	4.194	2.135	52.188
100-year	2.730	5.560	2.830	69.177

Table 1- Comparison of Peak Discharge

Based on the peak discharge calculations, the pond has been designed to retain 136 cubic yards with one foot of free board. The dimensions of the pond are proposed to be 67.5' x 31' with a depth of approximately three feet.

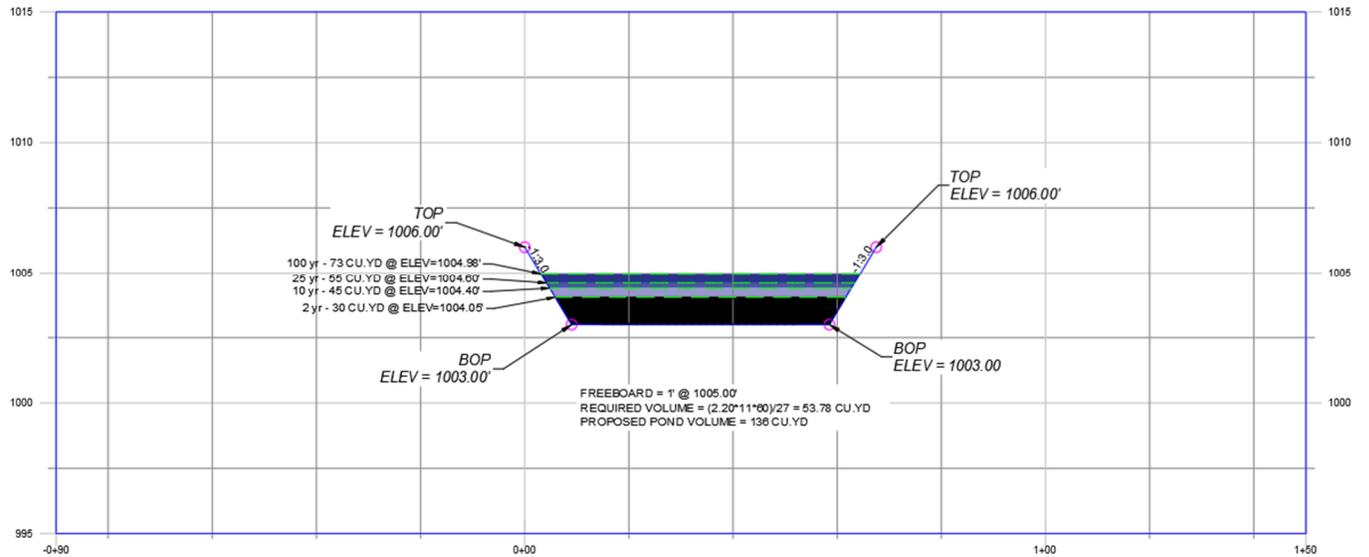


Figure: Proposed Pond Cross-Section



CONSTRUCTION PROCEDURES AND GENERAL NOTES

GENERAL NOTES FOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS

REVISED March 27, 2023

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

GENERAL:

- 1. CONTRACTORS SHALL HAVE AN APPROVED SET OF PLANS WITH APPROVED REVISIONS ON SITE AT ALL TIMES. FAILURE TO HAVE APPROVED PLANS ON SITE MAY RESULT IN ISSUANCE OF WORK STOPPAGE.
2. CONTACT 811 SYSTEM FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
a. REFRESH ALL LOCATES BEFORE 14 DAYS - LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.
b. REPORT PIPELINE DAMAGE IMMEDIATELY - IF YOU WITNESS OR EXPERIENCE PIPELINE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-259-2640.
3. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR 48 HOURS BEFORE:
a. BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
b. ANY TESTING. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION.
c. PROOF ROLLING SUB-GRADE AND EVERY LIFT OF ROADWAY EMBANKMENT, IN-PLACE DENSITY TESTING OF EVERY BASE COURSE, AND ASPHALT CORES. ALL OF THIS TESTING MUST BE WITNESSED BY A CITY OF LEANDER REPRESENTATIVE.
d. CONNECTING TO THE EXISTING WATER LINES.
e. THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET ROW. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S ROW MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. THE RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
5. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF LEANDER IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
6. BURNING IS PROHIBITED.
7. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. OR WEEKENDS. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION.
8. CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK FOR APPROVAL TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
9. NO BLASTING IS ALLOWED.
10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS AND CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLE MARKERS AND NUMBERS SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MUST BE REMOVED. REVISION INFORMATION SHALL BE UPDATED ON COVER SHEET AND AFFECTED PLAN SHEET TITLE BLOCK.
11. THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER ACCURATE "RECORD DRAWINGS" FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE "RECORD DRAWINGS" SHALL MEET THE SATISFACTION OF THE ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL REPAIR AND/OR COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY PUBLIC INFRASTRUCTURE WITHIN CITY EASEMENT OR PUBLIC RIGHT-OF-WAY, REGARDLESS OF THESE PLANS.
13. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER OF RECORD AND CITY.
14. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO THE PROPERTY OWNER.
15. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE, INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR, SUITE 375, AUSTIN, TEXAS 78752-3832.
16. ALL MANHOLE FRAMES/COVERS AND WATER VALVE/METER BOXES MUST BE ADJUSTED TO FINISHED GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR FOR CITY CONSTRUCTION INSPECTOR INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND VALVE BOXES WITH CLASS A CONCRETE.
17. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD SPECIFICATIONS.
18. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
20. THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. THE CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. THE CONTRACTOR SHALL KEEP THE SITE AREA CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION (OR SITE) WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
22. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

CONSTRUCTION SEQUENCE NOTES

- 1. REACH OUT TO THE CITY FOR PRE-CONSTRUCTION MEETING AND CONSTRUCTION PERMIT.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND EROSION CONTROLS FOR EACH PHASE PRIOR TO CLEARING AND GRUBBING PER APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
3. BEGIN SITE CLEARING
4. CLEAR AND GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL FOR LATER USE.
5. CONSTRUCT THE DRAINAGE POND.
6. ROUGH SUBGRADE SITE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
7. CONSTRUCT WET AND DRY UTILITIES.
8. FINAL SUBGRADE PREPARATION.
9. INSTALL BASE MATERIALS.
10. INSTALL CONCRETE (FOUNDATION, CURBS, FLATWORK).
11. CONSTRUCT BUILDING.
12. INSTALL PAVEMENT.
13. TOPSOIL, IRRIGATION, AND LANDSCAPING.
14. REQUEST FINAL WALKTHROUGH AND CONDUCT WALKTHROUGH WITH ENGINEER OF RECORD AND CITY DEPARTMENT.
15. ENGINEER OF RECORD IS RESPONSIBLE TO PREPARE AND SUBMIT CLOSEOUT DOCUMENTS FOR PROJECT CLOSEOUT.

EROSION CONTROL NOTES

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

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

WATER AND WASTEWATER NOTES

WATER AND WASTEWATER GENERAL NOTES

- 1. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI.
2. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS:

WATER SERVICE "W" ON TOP OF CURB
WASTEWATER SERVICE "S" ON TOP OF CURB
VALVE "V" ON TOP OF CURB

- 3. OPEN UTILITIES SHALL NOT BE PERMITTED ACROSS THE EXISTING PAVED SURFACES. WATER AND WASTEWATER LINES ACROSS THE EXISTING PAVED SURFACES SHALL BE BORED AND INSTALLED IN STEEL ENCASEMENT PIPES. BELL RESTRAINTS SHALL BE PROVIDED AT JOINTS.
4. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
5. SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

Table with 2 columns: SIEVE SIZE, PERCENT RETAINED BY WEIGHT. Rows include 1/2", 3/8", #4, #10.

- 6. DENSITY TESTING FOR TRENCH BACKFILL SHALL BE DONE IN MAXIMUM 12" LIFTS.

WATER

- 1. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTORS' REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY.
2. CITY PERSONNEL WILL OPERATE OR AUTHORIZE THE CONTRACTOR TO OPERATE ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY BE FINED \$500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
3. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM AFTER COORDINATING WITH CITY CONSTRUCTION INSPECTORS AND INFORMING AFFECTED PROPERTIES.
4. PRESSURE TAPS OR HOT TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS SHALL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE THRUST BLOCKS SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILL.
5. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
6. THRUST BLOCKS OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKS AND RESTRAINTS.
7. ALL DEAD END WATER MAINS SHALL HAVE "FIRE HYDRANT ASSEMBLY" OR "BLOW-OFF VALVE AND THRUST BLOCK" OR "BLOW-OFF VALVE AND THRUST RESTRAINTS". THRUST RESTRAINTS SHALL BE INSTALLED ON THE MINIMUM LAST THREE PIPE LENGTHS (STANDARD 20' LAYING LENGTH). ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURERS RECOMMENDATION AND/OR ENGINEER'S DESIGN.
8. PIPE MATERIAL FOR PUBLIC WATER MAINS SHALL BE PVC (AWWA C900-DR14 MIN. 305 PSI PRESSURE RATING). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, AND SDR-9)). COPPER PIPES AND FITTINGS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF WAY. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW).
9. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).
10. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
11. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
12. ALL WATER METER BOXES SHALL BE:
a. SINGLE, 1" METER AND BELOW DFW37F-12-1CA, OR EQUAL
b. DUAL, 1" METERS AND BELOW DFW93F-12-1CA, OR EQUAL
c. 1.5" SINGLE METER DFW65C-14-1CA, OR EQUAL
d. 2" SINGLE METER DFW1730F-12-1CA, OR EQUAL
13. ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.

WASTEWATER

- 1. CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.
2. MANDREL TESTING SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
3. MANHOLES SHALL BE COATED PER CITY OF AUSTIN SP_WW-511 (RAVEN 405 OR SPRAYWALL) PENETRATIONS TO EXISTING WASTEWATER MANHOLES REQUIRE THE CONTRACTOR TO RECOAT THE ENTIRE MANHOLE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATIONS SECTION NO. 506.5.
4. RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.
5. FORCE MAIN PIPES NEED TO HAVE SWEEPING WYES FOR JOINTS.

STREET AND DRAINAGE NOTES

- 1. THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). 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. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARDS (TAS).
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 6" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 6" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLOUDS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED BETWEEN THE CURB AND RIGHT-OF-WAY AND IN ALL DRAINAGE CHANNELS EXCEPT CHANNELS CUT IN STABLE ROCK.

- 4. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A MINIMUM OF 36" BELOW SUBGRADE.
5. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF "N" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED.
6. ALL DRAINAGE PIPE IN PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE MINIMUM CLASS III OF TONGUE AND GROOVE OR O-RING JOINT DESIGN. CORRUGATED METAL PIPE IS NOT ALLOWED IN PUBLIC RIGHT OF WAY OR EASEMENTS.
7. THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TxDOT SPEC FOR PROOF ROLLING.
8. ALL STRIPING, WITH THE EXCEPTION OF STOP BARS, CROSS WALKS, WORDS AND ARROWS, IS TO BE TYPE II (WATER BASED). STOP BARS, CROSS WALKS, WORDS AND ARROWS REQUIRE TYPE I THERMOPLASTIC.
9. MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
10. A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS.
11. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISIONS OF THE APPROVED CONSTRUCTION PLANS.
12. GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY TML GEOTECHNICAL. PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:

Table 1: Recommended Pavement Section Thickness, Inches

Table with 4 columns: Expected Traffic, Average Daily Truck Traffic, Flexible Pavement, Rigid Pavement. Rows include Passenger Vehicles, Heavy Duty Trucks*.

Notes:

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

- 13. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL, CITY OF LEANDER STANDARD DETAILS AND TEXAS DEPARTMENT OF TRANSPORTATION CRITERIA, SHALL BE SUBMITTED TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS MUST BE SITE SPECIFIC AND SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
14. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM UNLESS OTHERWISE NOTED ON THE PLANS. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL OF THE CITY ENGINEER AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY THE CITY DURING PEAK HOURS OF 6 AM TO 9 AM OR 4 PM TO 8 PM WILL BE SUBJECT TO A FINE AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
15. TEMPORARY ROCK CRUSHING IS NOT ALLOWED. ALL SOURCES OF FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR PROPOSED STOCK PILES ARE TO BE SUBMITTED TO THE CITY CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL.
16. AT ROAD INTERSECTIONS THAT HAVE A VALLEY GUTTER, THE CROWN TO THE INTERSECTING ROAD WILL BE CULMINATED AT A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
17. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAYS AND PUBLIC STREETS. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
18. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE PUBLIC RIGHT OF WAY UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
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 TO REMAIN OPEN AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION OBTAINED BY THE CONTRACTOR FROM ALL PROPERTY OWNERS AND ACCESS EASEMENT RIGHT HOLDERS ALLOWING THE FULL CLOSURE OF THE DRIVEWAY.
20. CONTRACTOR MUST CLEAR FIVE (5) FEET BEYOND ALL PUBLIC RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
21. SLOPE OF NATURAL GROUND ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL NOT EXCEED 3:1 SLOPE. IF A 3:1 SLOPE IS NOT POSSIBLE, SLOPE PROTECTION OR RETAINING WALL MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE.
22. THERE SHALL BE NO WATER, WASTEWATER OR DRAINAGE APPURTENANCES, INCLUDING BUT NOT LIMITED TO VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
23. PUBLIC SIDEWALKS SHALL NOT USE CURB INLETS AS PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METERS, CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.
24. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
25. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE THE FIRST COURSE OF BASE. NO TRENCHING COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY.
26. A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMAc PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ALL STREETS.

TRENCH SAFETY NOTES

- 1. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN ITEM 509S "TRENCH SAFETY SYSTEMS" OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATION SAFETY AND HEALTH ADMINISTRATION REGULATIONS.

GRADING NOTES

- 1. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
2. THE CONTRACTOR SHALL CONSTRUCT EARTHEN EMBANKMENTS WITH SLOPES NO STEEPER THAN 3:1 AND COMPACT SOIL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
3. AREAS OF SOIL DISTURBANCE ARE LIMITED TO GRADING AND IMPROVEMENTS SHOWN. ALL OTHER AREAS WILL NOT BE DISTURBED.

BENCHMARK NOTES

- 1. TEMPORARY BENCHMARK COTTON SPINDLE SET IN POWER POLE (SOUTHWEST OF PROPERTY)
• NORTHING: 10182644.64'
• EASTING: 3072346.17'
• ELEVATION: 1006.94



HTeaO - LEANDER, TX
11780 HERO WAY WEST
LEANDER, TX 78641

GENERAL NOTES

"ISSUED FOR PERMIT"

12.22.2023

SD-23-0088

PROJECT NUMBER 2022.1209T

REVISIONS

Table with 3 columns: No., Description, Date.

FOR PERMIT

APPROVAL

SHEET NUMBER 2 of 27



HTeaO - LEANDER, TX
11780 HERO WAY WEST
LEANDER, TX 78641

CIVIL SEDIMENT & EROSION CONTROL PLAN PHASE 1

"ISSUED FOR PERMIT"

12.22.2023

SD-23-0088

PROJECT NUMBER 2022.1209T

REVISIONS

No.	Description	Date

FOR PERMIT

APPROVAL

SHEET NUMBER
5 of 27

KEYED NOTES

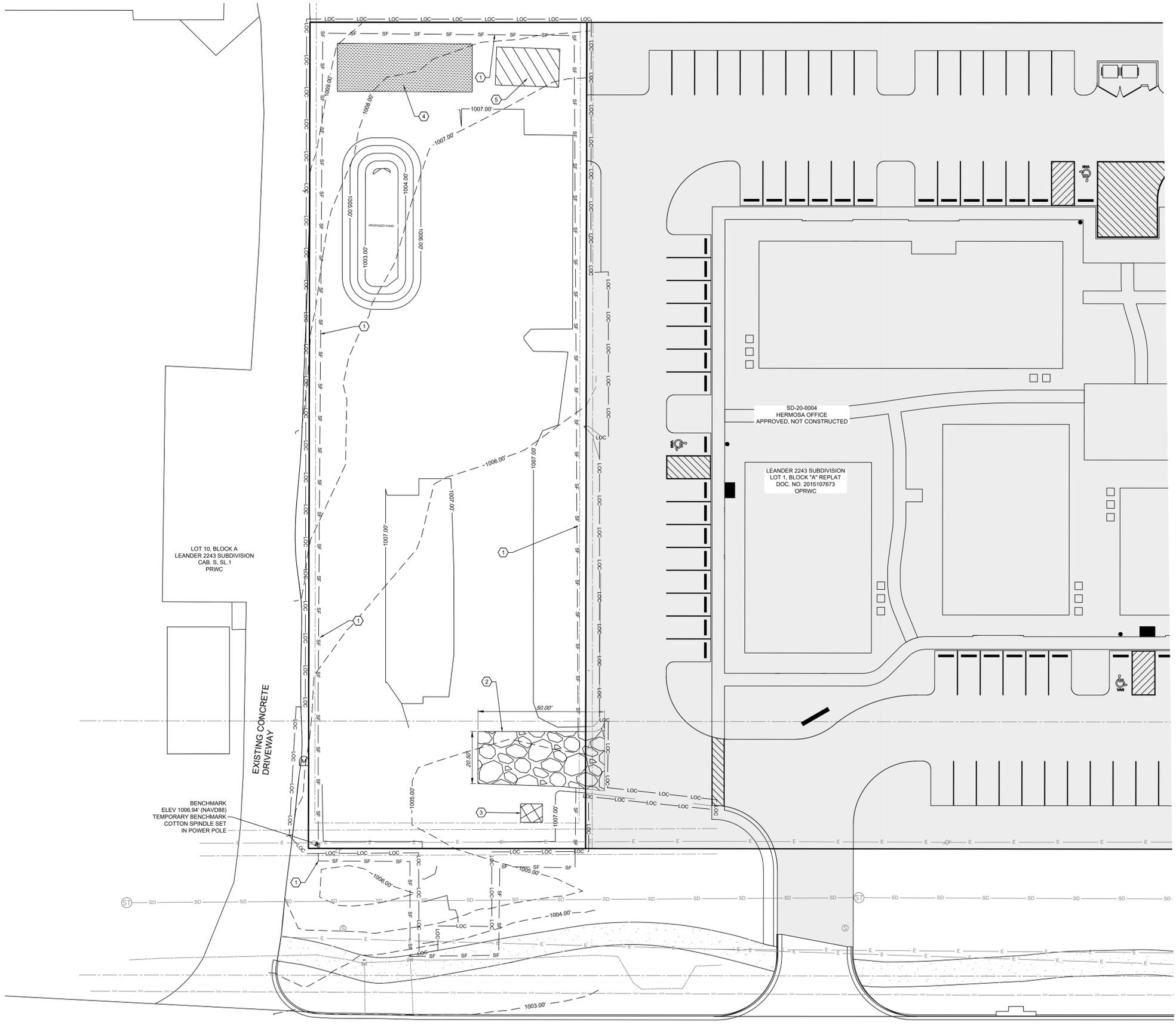
1. INSTALL ± 835' OF SILT FENCING PER DETAIL 11, SHEET 25
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 12, SHEET 25
3. INSTALL CONCRETE WASHOUT AREA PER DETAIL 13, SHEET 25
4. PROPOSED CONTRACTOR STAGING AREA
5. PROPOSED TEMPORARY AND PERMANENT SPOILS STORAGE AREA

NOTES:

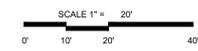
- CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS. CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
- THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR REVEGETATION MATTING (ECM 1.4.4.B.3. SECTION 5, I). THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY (ECM 1.4.4.D.4).
- CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D) OR AS DIRECTED BY ENVIRONMENTAL INSPECTOR.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING, AND SITE PAVING.
- ALL DISTURBED AREAS TO BE RE-VEGETATED PER CITY OF LEANDER STANDARDS AND LANDSCAPE PLANS.
- CONTRACTOR TO REFERENCE EROSION CONTROL NOTES IN SHEET 2 AND EROSION CONTROL DETAIL IN SHEET 24

LEGEND

- - - - - EXISTING GRADE 1.0' CONTOUR
- — — — — FINISH GRADE 1.0' CONTOUR
- LOC — LOC — LIMITS OF CONSTRUCTION
- SF — SF — SILT FENCE
- — — — — PROPERTY LINE
- — — — — EASEMENT
- [Hatched Box] PROPOSED SPOILS STORAGE AREA
- [Diagonal Lines] PROPOSED STAGING AREA
- [Cross-hatched Box] PROPOSED CONCRETE WASHOUT AREA
- [Cross-hatched Box] PROPOSED CONSTRUCTION ENTRANCE
- [Solid Line] EXISTING CONCRETE SIDEWALK



(R.O.W. VARIES)
11780 HERO WAY WEST
 PAVED ROAD - CONC. CURB & GUTTER





HTea0 - LEANDER, TX
11780 HERO WAY WEST
LEANDER, TX 78641

CIVIL SEDIMENT & EROSION CONTROL PLAN PHASE 2

"ISSUED FOR PERMIT"

12.22.2023

SD-23-0088

PROJECT NUMBER 2022.1209T

REVISIONS

No.	Description	Date

FOR PERMIT

APPROVAL

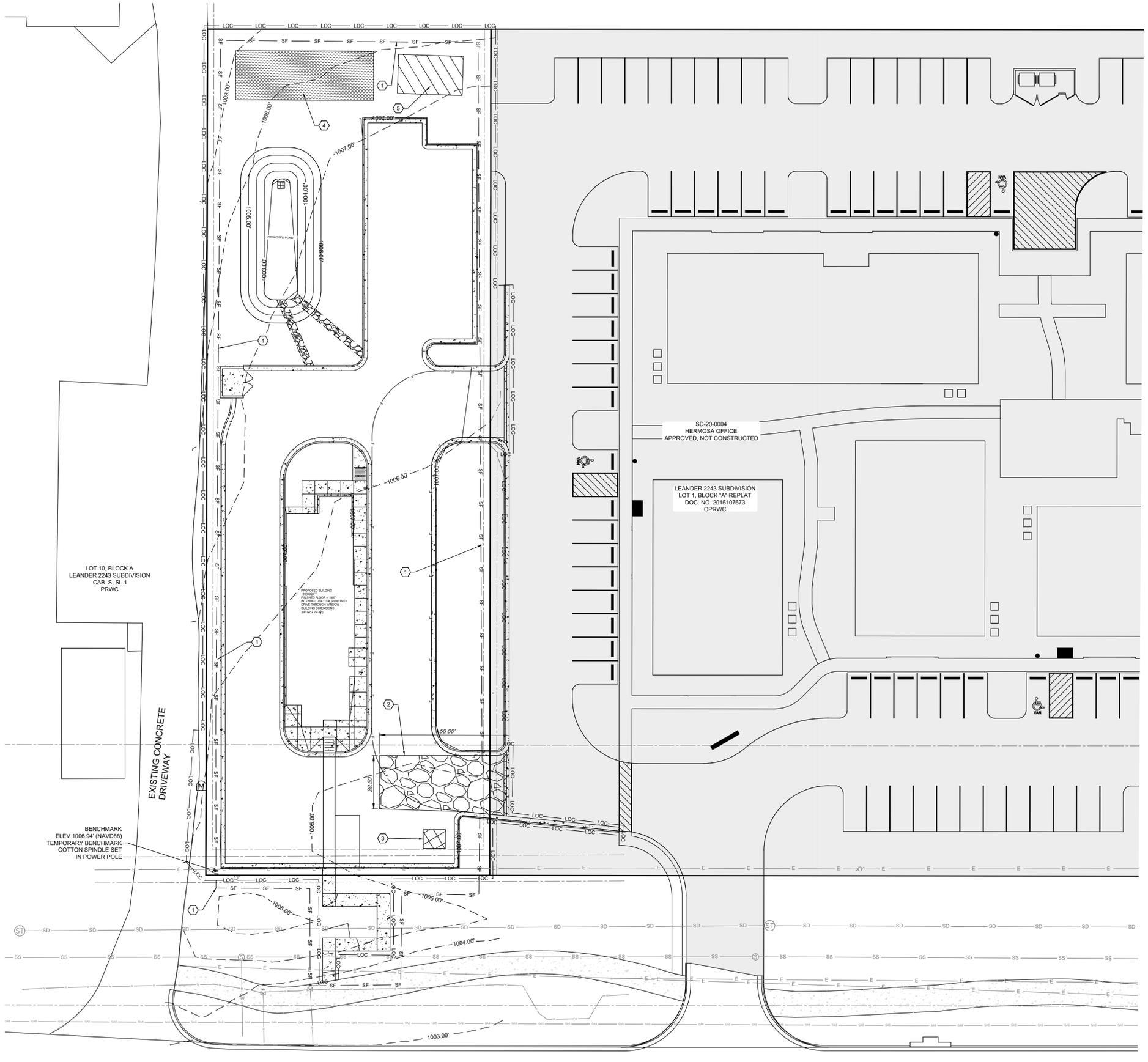
SHEET NUMBER
6 of 27

- KEYED NOTES**
- ± 835' OF SILT FENCING TO REMAIN IN PHASE 2
 - STABILIZED CONSTRUCTION TO REMAIN IN PHASE 2
 - CONCRETE WASHOUT AREA TO BE REMOVED IN PHASE 2
 - CONTRACTOR STAGING AREA TO BE REMOVED IN PHASE 2
 - TEMPORARY AND PERMANENT SPOILS STORAGE AREA TO REMAIN IN PHASE 2

- NOTES:**
- CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS. CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
 - THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
 - IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR REVEGETATION MATTING (ECM 1.4.4.B.3, SECTION 5.1). THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY (ECM 1.4.4.D.4).
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D) OR AS DIRECTED BY ENVIRONMENTAL INSPECTOR.
 - TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING, AND SITE PAVING.
 - ALL DISTURBED AREAS TO BE RE-VEGETATED PER CITY OF LEANDER STANDARDS AND LANDSCAPE PLANS.
 - CONTRACTOR TO REFERENCE EROSION CONTROL NOTES IN SHEET 2 AND EROSION CONTROL DETAIL IN SHEET 24

LEGEND

---	EXISTING GRADE 1.0' CONTOUR
---	FINISH GRADE 1.0' CONTOUR
LOC LOC	LIMITS OF CONSTRUCTION
SF SF	LIMITS OF CONSTRUCTION
---	SILT FENCE
---	PROPERTY LINE
---	EASEMENT
▨	PROPOSED SPOILS STORAGE AREA
▨	PROPOSED STAGING AREA
▨	PROPOSED CONCRETE WASHOUT AREA
▨	PROPOSED CONSTRUCTION ENTRANCE
▨	PROPOSED CONCRETE
▨	EXISTING CONCRETE SIDEWALK



LOT 10, BLOCK A
 LEANDER 2243 SUBDIVISION
 CAS. S. SL.1
 PRWC

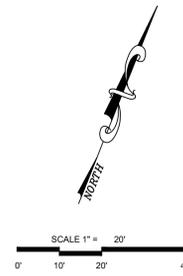
EXISTING CONCRETE
 DRIVEWAY

BENCHMARK
 ELEV 1006.94' (NAV038)
 TEMPORARY BENCHMARK
 COTTON SPINDLE SET
 IN POWER POLE

SD-20-0004
 HERMOSA OFFICE
 APPROVED, NOT CONSTRUCTED

LEANDER 2243 SUBDIVISION
 LOT 1, BLOCK "A" REPLAT
 DOC. NO. 2015107673
 OPRWC

(R.O.W. VARIES)
11780 HERO WAY WEST
 PAVED ROAD - CONC. CURB & GUTTER





HTeaO - LEANDER, TX
11780 HERO WAY WEST
LEANDER, TX 78641

CIVIL SEDIMENT & EROSION CONTROL PLAN PHASE 3

"ISSUED FOR PERMIT"

12.22.2023

SD-23-0088

PROJECT NUMBER 2022.1209T

REVISIONS

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FOR PERMIT

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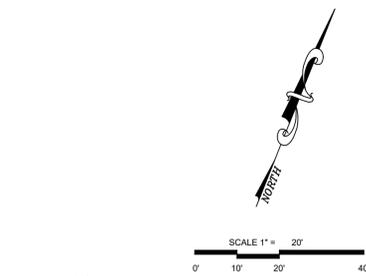
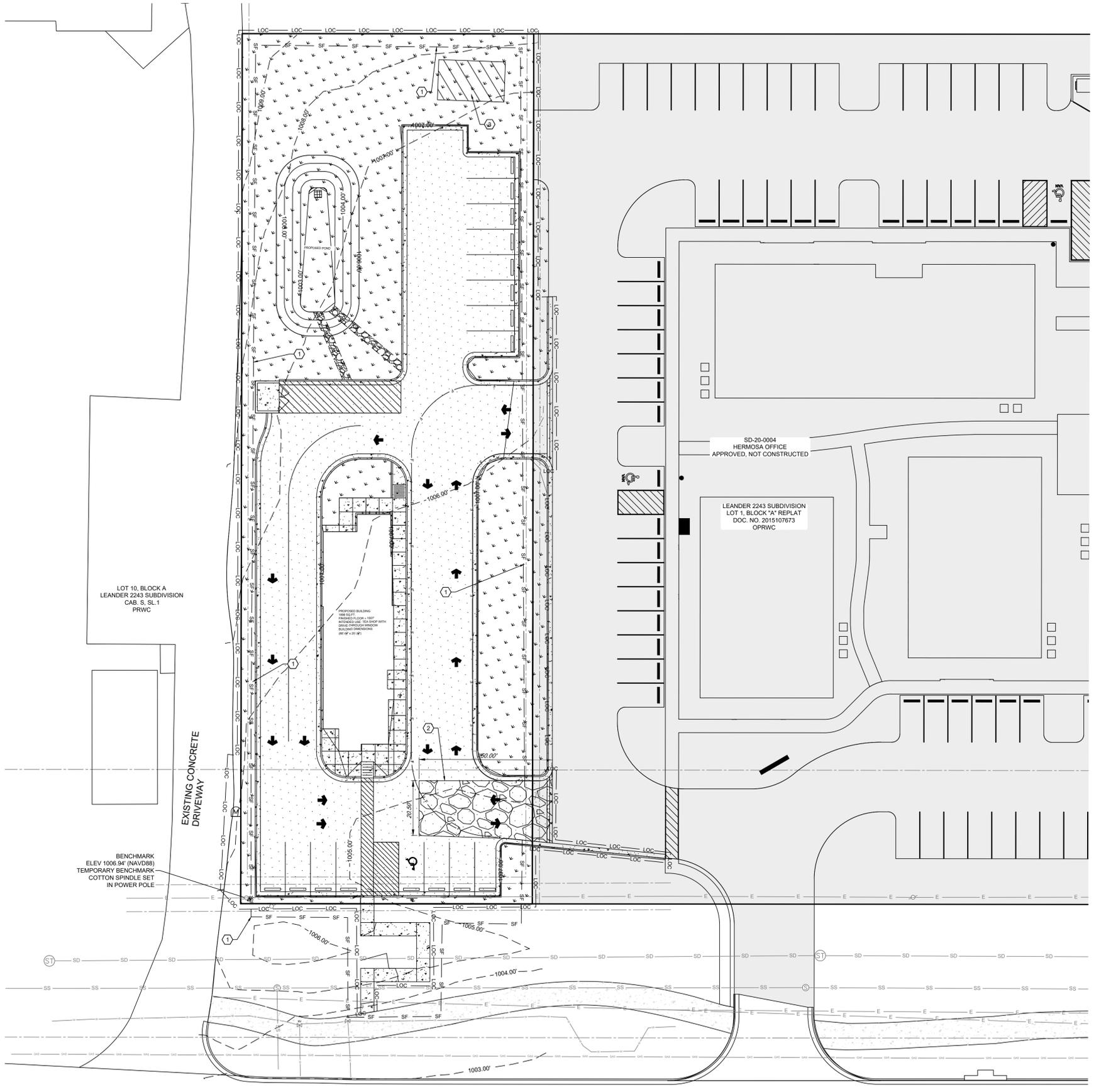
SHEET NUMBER
7 of 27

- KEYED NOTES**
- ① ± 835' OF SILT FENCING TO BE REMOVED IN PHASE 3
 - ② STABILIZED CONSTRUCTION ENTRANCE TO BE REMOVED IN PHASE 3
 - ③ TEMPORARY SPOILS STORAGE AREA TO REMOVED IN PHASE 3

- NOTES:**
- CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS. CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
 - THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
 - IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR REVEGETATION MATTING (ECM 1.4.4.B.3. SECTION 5, I). THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY (ECM 1.4.4.D.4).
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D) OR AS DIRECTED BY ENVIRONMENTAL INSPECTOR.
 - TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING, AND SITE PAVING.
 - ALL DISTURBED AREAS TO BE RE-VEGETATED PER CITY OF LEANDER STANDARDS AND LANDSCAPE PLANS.
 - CONTRACTOR TO REFERENCE EROSION CONTROL NOTES IN SHEET 2 AND EROSION CONTROL DETAIL IN SHEET 24

LEGEND

	EXISTING GRADE 1.0' CONTOUR
	FINISH GRADE 1.0' CONTOUR
	LIMITS OF CONSTRUCTION
	SILT FENCE
	PROPERTY LINE
	EASEMENT
	PROPOSED PAVEMENT
	PROPOSED LANDSCAPE AREA
	PROPOSED CONCRETE
	PROPOSED CONSTRUCTION ENTRANCE
	EXISTING CONCRETE SIDEWALK



(R.O.W. VARIES)
11780 HERO WAY WEST
 PAVED ROAD - CONC. CURB & GUTTER



HTeaO - LEANDER, TX
11780 HERO WAY WEST
LEANDER, TX 78641

CIVIL SEDIMENT & EROSION CONTROL PLAN
 PHASE 4

"ISSUED FOR PERMIT"

12.22.2023

SD-23-0088

PROJECT NUMBER 2022.1209T

REVISIONS

No.	Description	Date

FOR PERMIT

APPROVAL

SHEET NUMBER
8 of 27

KEYED NOTES

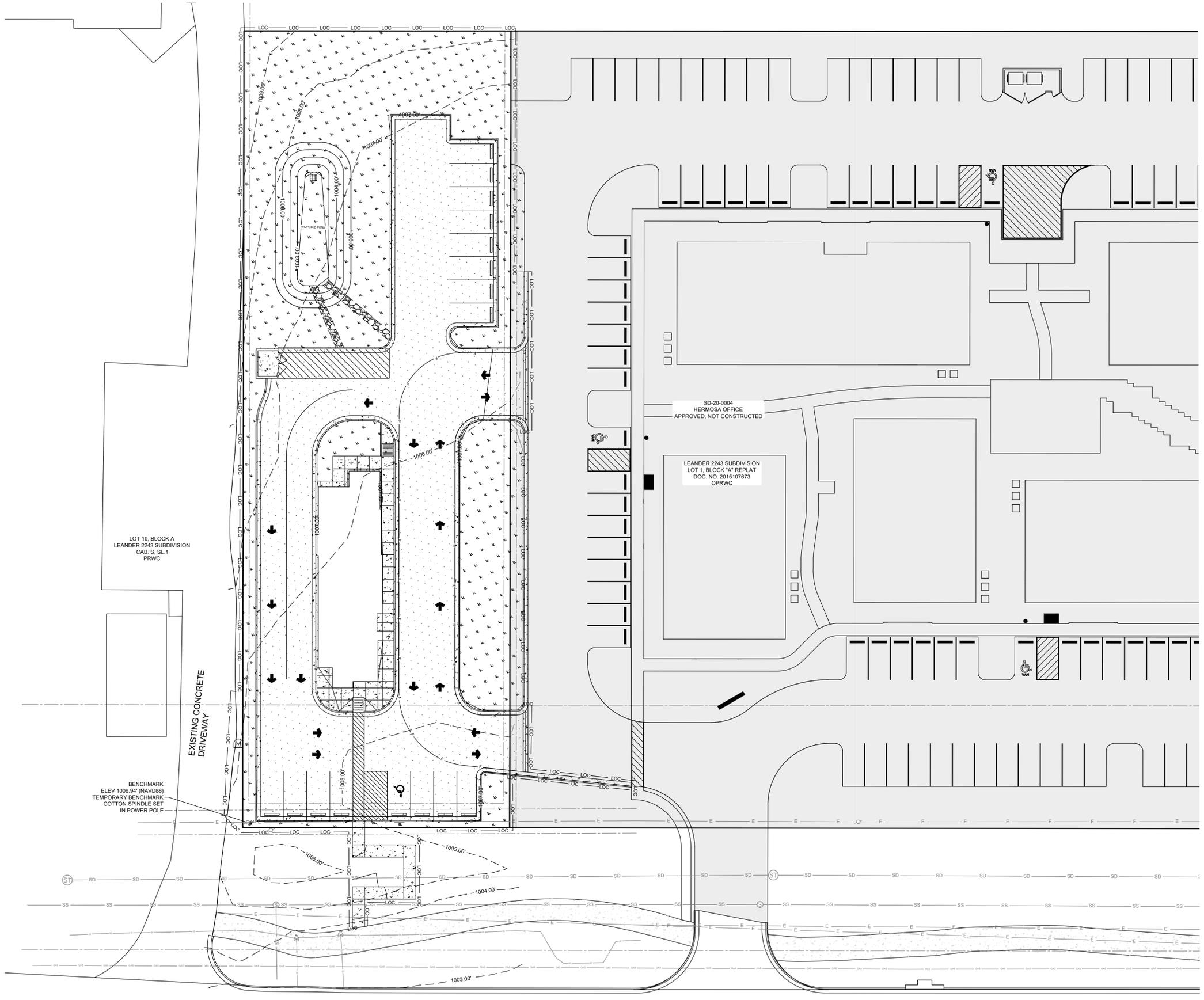
- 1. ALL TEMPORARY PERMANENT EROSION CONTROLS SHALL BE REMOVED BY PHASE 4 (PROJECT COMPLETION)

NOTES:

- CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS-CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
- THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR REVEGETATION MATTING (ECM 1.4.4.B.3. SECTION 5, I). THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY (ECM 1.4.4.D.4).
- CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D) OR AS DIRECTED BY ENVIRONMENTAL INSPECTOR.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING, AND SITE PAVING.
- ALL DISTURBED AREAS TO BE RE-VEGETATED PER CITY OF LEANDER STANDARDS AND LANDSCAPE PLANS.
- CONTRACTOR TO REFERENCE EROSION CONTROL NOTES IN SHEET 2 AND EROSION CONTROL DETAIL IN SHEET 24

LEGEND

- EXISTING GRADE 1.0' CONTOUR
- FINISH GRADE 1.0' CONTOUR
- LOC LIMITS OF CONSTRUCTION
- PROPERTY LINE
- - - EASEMENT
- ▨ PROPOSED PAVEMENT
- ▤ PROPOSED LANDSCAPE AREA
- ▥ PROPOSED CONCRETE
- ▧ EXISTING CONCRETE SIDEWALK



LOT 10, BLOCK A
 LEANDER 2243 SUBDIVISION
 CAB. S, SL.1
 PRWC

SD-20-0004
 HERMOSA OFFICE
 APPROVED, NOT CONSTRUCTED

LEANDER 2243 SUBDIVISION
 LOT 1, BLOCK "A" REPLAT
 DOC. NO. 2015107673
 OPRWC

EXISTING CONCRETE DRIVEWAY

BENCHMARK
 ELEV 1006.94' (NAVD88)
 TEMPORARY BENCHMARK
 COTTON SPINDLE SET
 IN POWER POLE

(R.O.W. VARIES)
11780 HERO WAY WEST
 PAVED ROAD - CONC. CURB & GUTTER

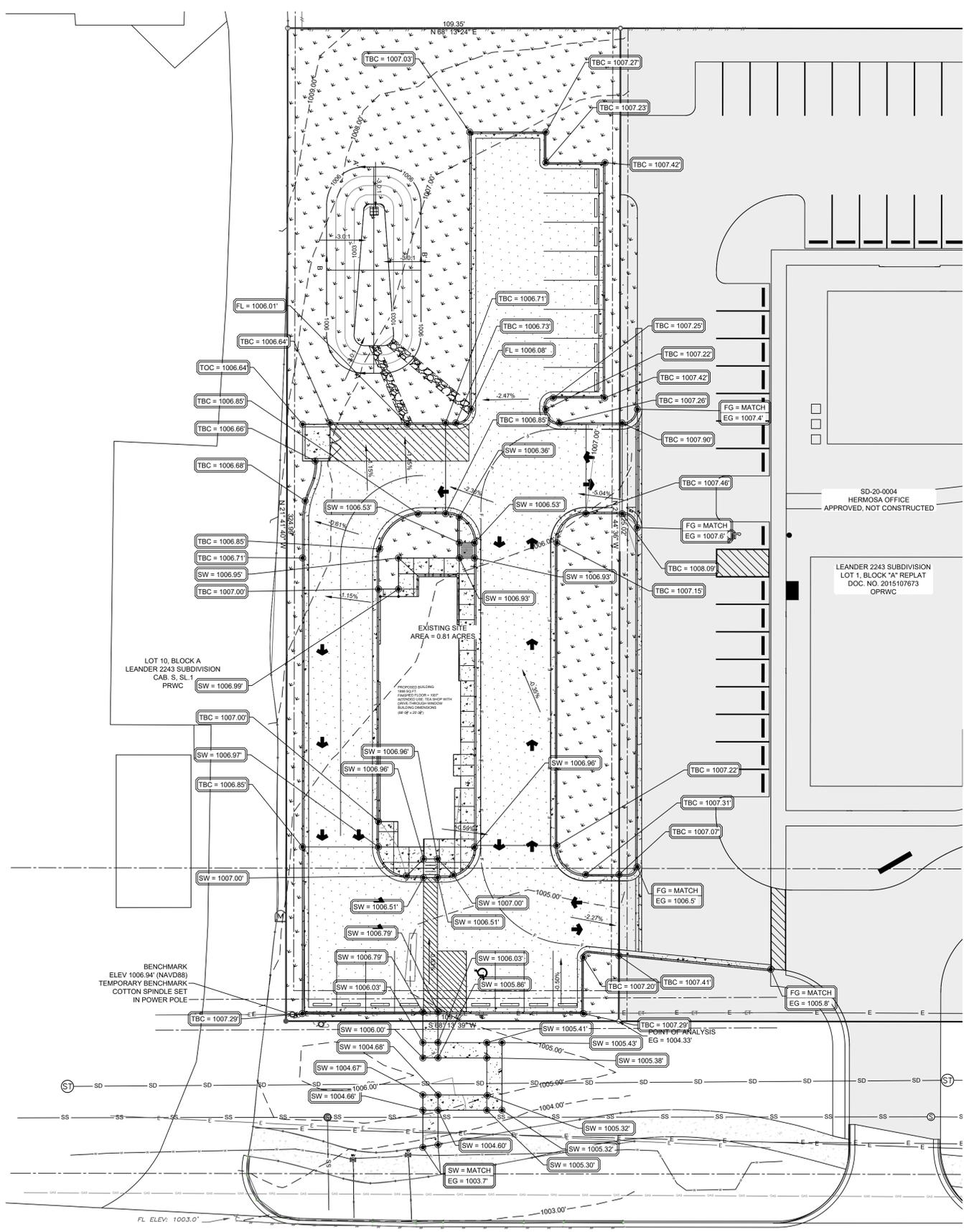




HTeaO - LEANDER, TX

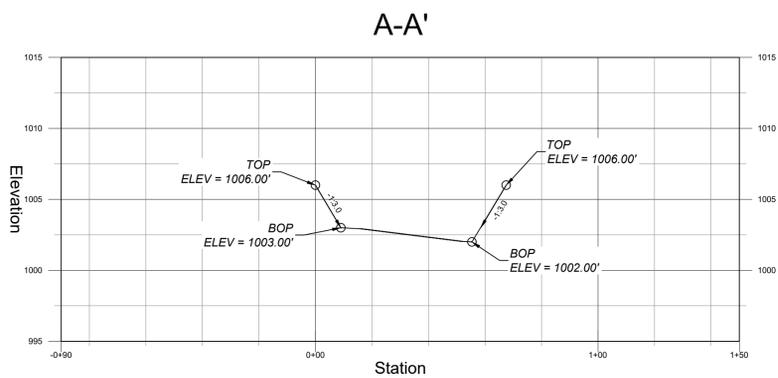
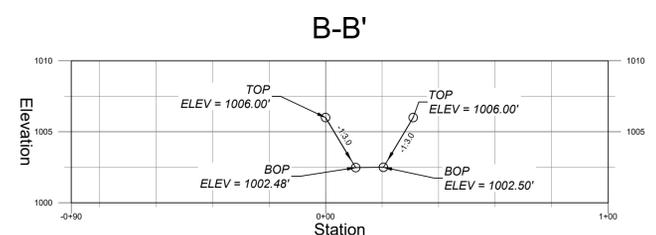
11780 HERO WAY WEST

LEANDER, TX 78641



LEGEND

	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE BY OTHERS
	PROPERTY LINE
	FINISH GRADE 0.5' CONTOUR
	FINISH GRADE 1.0' CONTOUR
	EXIST. GRADE 0.5' CONTOUR
	EXIST. GRADE 1.0' CONTOUR



DRAINAGE CALCULATIONS:

- PRE-CONSTRUCTION DRAINAGE:**
- SITE AREA = 0.81 ACRES
 - TIME OF CONCENTRATION = 24 MIN
 - RUN-OFF COEFFICIENT = 0.30
 - PEAK DISCHARGE (10YR, 24HR) = 1.202 CFS
- POST-CONSTRUCTION DRAINAGE:**
- SITE AREA = 0.81 ACRES
 - TIME OF CONCENTRATION = 11 MIN
 - RUN-OFF COEFFICIENT = 0.59
 - PEAK DISCHARGE (10YR, 24 HR) = 3.410 CFS

- POND VOLUME:**
- DELTA PEAK DISCHARGE VOLUME = 2.20 CFS
 - REQUIRED VOLUME = $(2.20 \times 11 \times 60) / 27 = 53.78$ CU. YD
 - PROPOSED POND VOLUME = 114 CU. YD.



SCALE 1" = 20'



(R.O.W. VARIES)
11780 HERO WAY WEST
PAVED ROAD - CONC. CURB & GUTTER

CIVIL GRADING PLAN

"ISSUED FOR PERMIT"

12.22.2023

SD-23-0088

PROJECT NUMBER 2022.1209T

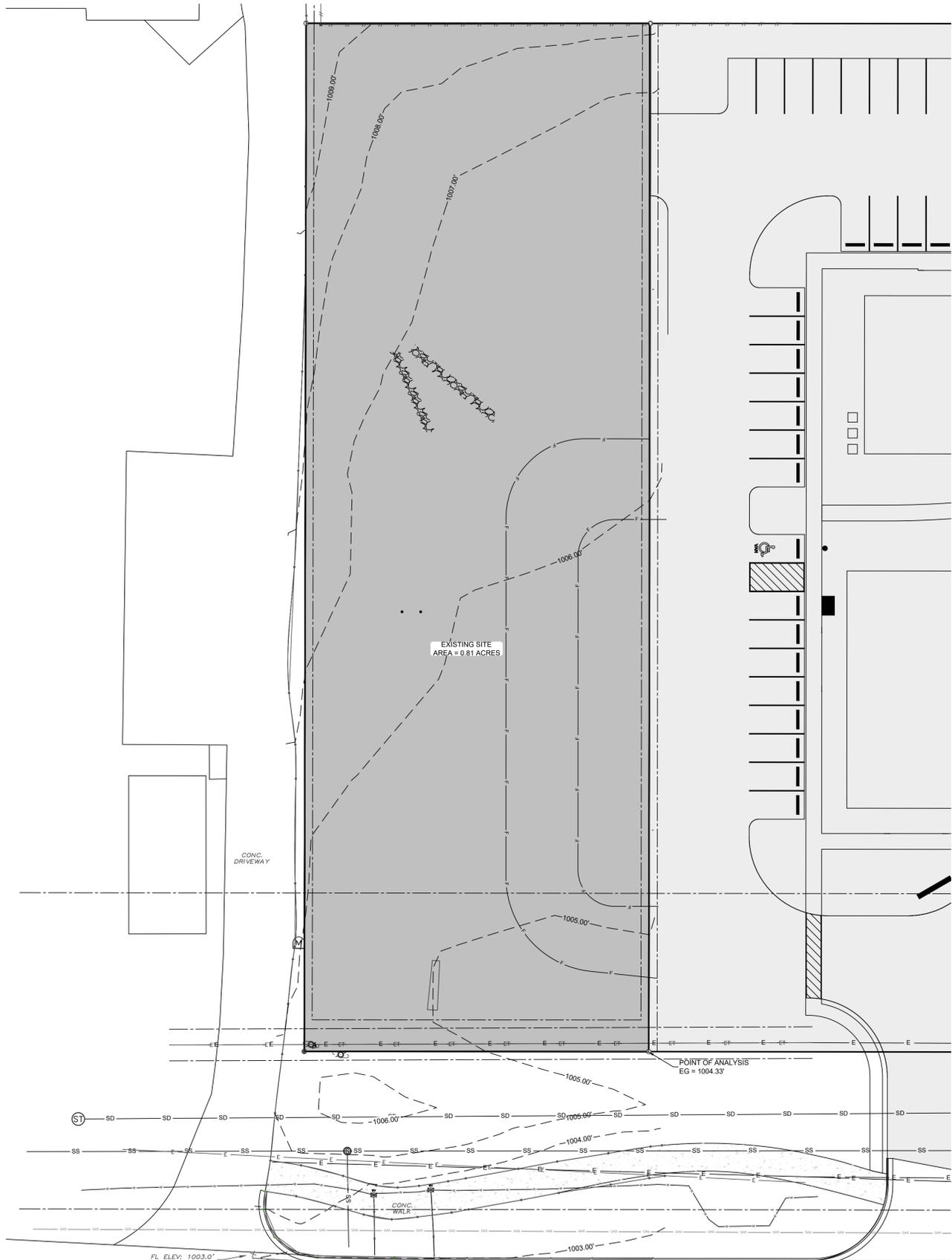
REVISIONS

No.	Description	Date

FOR PERMIT

APPROVAL

SHEET NUMBER
9 of 27



TIME OF CONCENTRATION CALCULATIONS

TR55 Tc Worksheet

Hydraflo Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No. 1
HTeaO Pre

Description	A	B	C	Totals
Sheet Flow				
Manning's n-value	= 0.150	0.000	0.011	
Flow length (ft)	= 100.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.94	0.00	0.00	
Land slope (%)	= 1.50	0.00	0.00	
Travel Time (min)	= 9.91	+ 0.00	+ 0.00	= 9.91
Shallow Concentrated Flow				
Flow length (ft)	= 200.00	0.00	0.00	
Watercourse slope (%)	= 1.50	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 1.98	0.00	0.00	
Travel Time (min)	= 1.69	+ 0.00	+ 0.00	= 1.69
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	((0))0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				12.00 min

LEGEND

- EXISTING PEROUS COVER
- PROPERTY LINE
- EXIST. GRADE 0.5' CONTOUR
- EXIST. GRADE 1.0' CONTOUR

EXISTING DRAINAGE INFORMATION:

- SITE AREA = 0.81 ACRES
- TIME OF CONCENTRATION = 12 MIN
- CURVE NUMBER = 84
- DETERMINED PER COA DCM TABLE 2-5. SOIL GROUP D, FAIR CONDITION (GRASS COVER 50-75%)
- RUN-OFF COEFFICIENT = 0.30
- DETERMINED PER COA DCM TABLE 2-3. UNDEVELOPED- FLAT, 0-2%
- PEAK DISCHARGE (Q):
 - 2-YEAR = 1.119 CFS
 - 10-YEAR = 1.674 CFS
 - 25-YEAR = 2.059 CFS
 - 100-YEAR = 2.730 CFS



HTeaO - LEANDER, TX
11780 HERO WAY WEST
LEANDER, TX 78641

CIVIL GRADING PLAN
EXISTING DRAINAGE MAP

"ISSUED FOR PERMIT"

12.22.2023

SD-23-0088

PROJECT NUMBER 2022.1209T

REVISIONS

No.	Description	Date

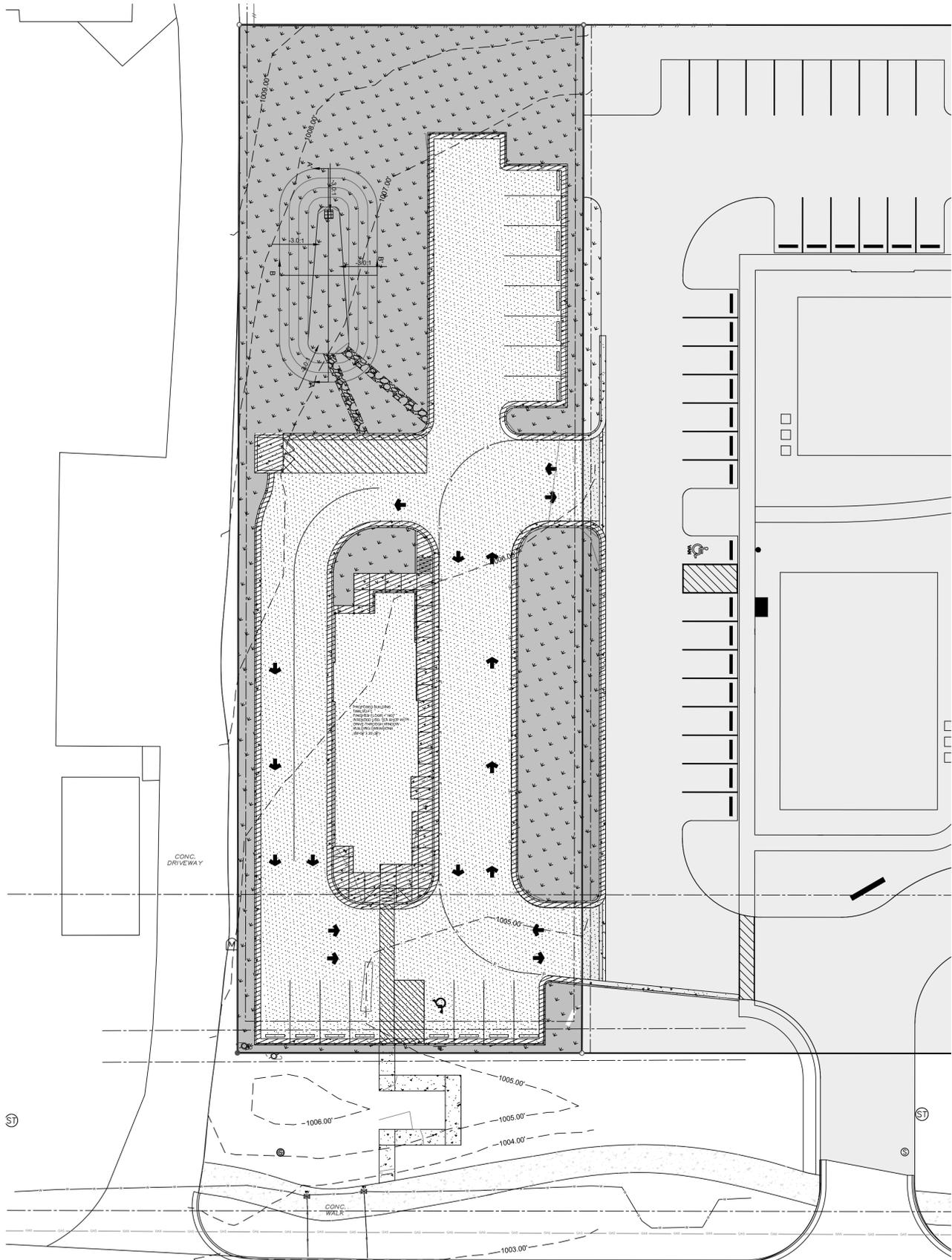
FOR PERMIT

APPROVAL

SHEET NUMBER
10 of 27

SCALE 1" = 20'

Teodoro Cano Mota



TIME OF CONCENTRATION CALCULATIONS

TR55 Tc Worksheet

Hydralfow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No. 2

HTeaO Post

Description	A	B	C	Totals
Sheet Flow				
Manning's n-value	= 0.150	0.016	0.011	
Flow length (ft)	= 75.0	100.0	0.0	
Two-year 24-hr precip. (in)	= 3.94	3.94	0.00	
Land slope (%)	= 2.00	0.50	0.00	
Travel Time (min)	= 7.01	+ 2.57	+ 0.00	= 9.58
Shallow Concentrated Flow				
Flow length (ft)	= 0.00	90.00	0.00	
Watercourse slope (%)	= 0.00	0.50	0.00	
Surface description	= Paved	Paved	Paved	
Average velocity (ft/s)	= 0.00	1.44	0.00	
Travel Time (min)	= 0.00	+ 1.04	+ 0.00	= 1.04
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	(({0})0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				11.00 min

LEGEND

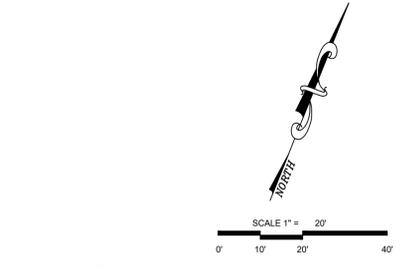
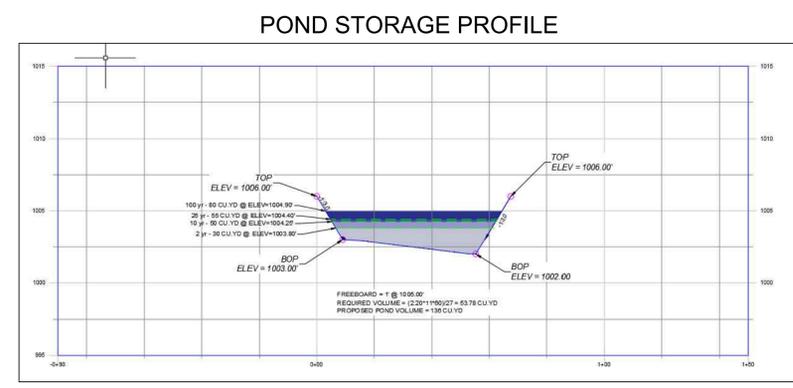
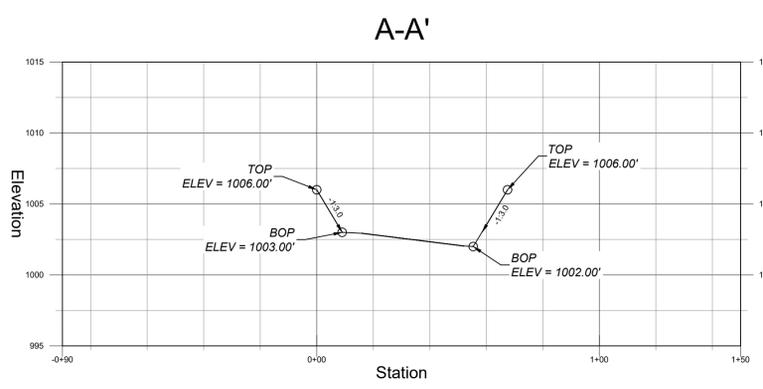
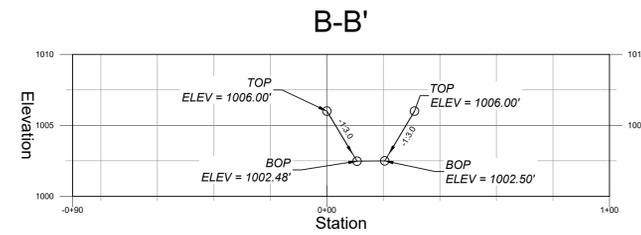
	PROPOSED ASPHALT, C = 0.81, A = 0.36 AC
	PROPOSED CONCRETE, C = 0.83, A = 0.10 AC
	PROPOSED LANDSCAPE, C = 0.30, A = 0.35 AC
	PROPERTY LINE
	FINISH GRADE 0.5' CONTOUR
	FINISH GRADE 1.0' CONTOUR
	EXIST. GRADE 0.5' CONTOUR
	EXIST. GRADE 1.0' CONTOUR

PROPOSED DRAINAGE INFORMATION:

- SITE AREA = 0.81 ACRES
- TIME OF CONCENTRATION = 11 MIN
- RUN-OFF COEFFICIENT = 0.59
- DETERMINED PER COA DCM TABLE 2-3.
- PEAK DISCHARGE (Q):
- 2-YEAR = 2.280 CFS
- 10-YEAR = 3.410 CFS
- 25-YEAR = 4.194 CFS
- 100-YEAR = 5.560 CFS

PROPOSED POND VOLUME CALCULATIONS:

REQUIRED POND VOLUME =
 ((PROPOSED Q - EXISTING Q) * TIME OF CONCENTRATION * 60)/27



HTeaO - LEANDER, TX
11780 HERO WAY WEST
LEANDER, TX 78641

CIVIL GRADING PLAN
 PROPOSED DRAINAGE MAP

"ISSUED FOR PERMIT"

12.22.2023

SD-23-0088

PROJECT NUMBER 2022.1209T

REVISIONS

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SHEET NUMBER
11 of 27



HTeaO - LEANDER, TX
11780 HERO WAY WEST
LEANDER, TX 78641

CIVIL SITE PLAN - KEYED NOTES

"ISSUED FOR PERMIT"

12.22.2023

SD-23-0088

PROJECT NUMBER 2022.1209T

REVISIONS

No.	Description	Date

FOR PERMIT

APPROVAL

SHEET NUMBER
12 OF 27

- KEYED NOTES**
- 1 INSTALL 2" ASPHALT PAVEMENT PER DETAIL 1, SHEET 21
 - 2 INSTALL CONCRETE SIDEWALK PER DETAIL 2, SHEET 21
 - 3 INSTALL CURB & GUTTER PER DETAIL 8, SHEET 22
 - 4 INSTALL 4" WHITE PARKING STRIP
 - 5 INSTALL ADA ACCESSIBLE PATH
 - 6 INSTALL ADA ACCESSIBLE CORNER RAMP PER DETAIL 9, SHEETS 23 AND 24
 - 7 INSTALL 6" REINFORCED CONCRETE SLAB PER DETAIL 6, SHEET 22
 - 8 LANDSCAPE PER ARCHITECT/OWNER
 - 9 INSTALL 24" VALLEY GUTTER PER DETAIL 7, SHEET 22
 - 10 TIE IN TO EXISTING
 - 11 LANE-USE ARROW PAVEMENT MARKER
 - 12 INSTALL ADA PARKING SIGN PER DETAIL 4, SHEET 21
 - 13 INSTALL CONCRETE WHEEL STOP PER DETAIL 5, SHEET 22
 - 14 INSTALL ADA PARKING SPACE PER DETAIL 3, SHEET 21
 - 15 INSTALL TRAFFIC CONES BY OTHERS
 - 16 INSTALL RETAINING POND PER CG-1.
 - 17 INSTALL 24" CURB CUT
 - 18 INSTALL 3" OF CLASS B RIPRAP AT 6" MINIMUM DEPTH
 - 19 INSTALL DUMPSTER ENCLOSURE PER DETAIL 10, SHEET 25
 - 20 INSTALL TYPE II COMMERCIAL DRIVEWAY
 - 21 FIRE LANE STRIPING

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE BY OTHERS
- PROPERTY LINE
- LIMIT OF CONSTRUCTION

NOTES:

All site utility lines are proposed to be located underground.

Exterior lighting shall be shielded such that the light source is not directly visible from the public ROW or adjacent residential districts or uses at the property line. Unshielded "wall pack" lighting is not proposed.

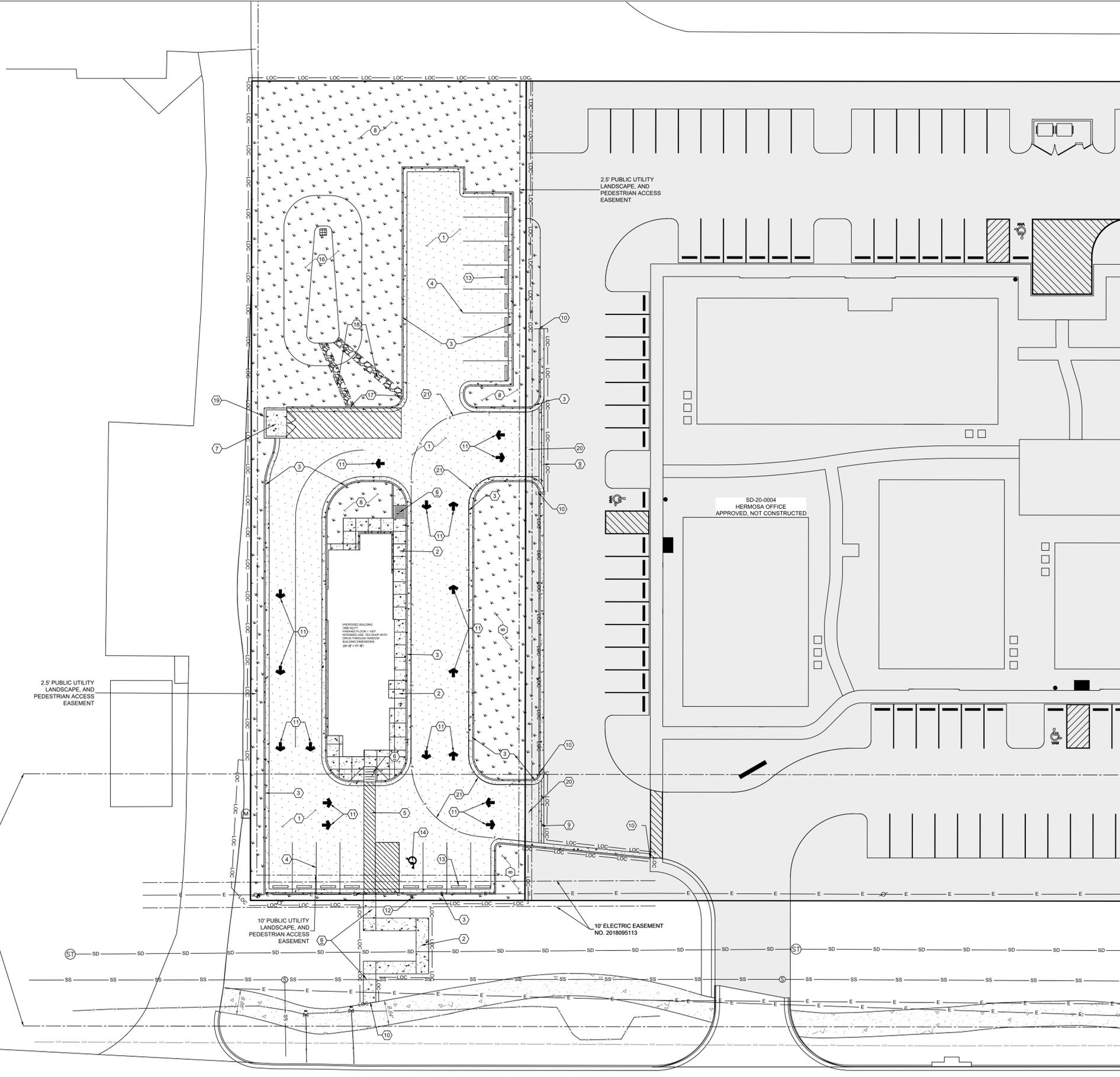
All Clawson Disposal, Inc. shall be the sole provider of waste hauling for this site after construction.

Air conditioning units are not proposed forward the front wall of the building.

Garbage dumpsters are located no closer to a roadway than the front wall of the principal structure located closest to the roadway. Garbage dumpsters are screened by a wall (comprised of masonry compatible with the structure or WoodCrete) at least as high as the container. The open side to the dumpster or other trash receptacle is a gate constructed of solid wood or metal. The dumpster is oriented for pickup by a front load garbage truck.

For 90 gallon roll out container stored outside, it is required to be enclosed by privacy fence.

ALL EASEMENTS OF RECORD SHOWN WERE REFERENCED FROM THE AMENDED PLAT ATTACHED, LEANDER 2243 SUBDIVISION.



Pilot-Scale Field Testing Plan

- A plan for pilot-scale field testing is not applicable to this site.

Measures for Minimizing Surface Stream Contamination

- This plan proposes a pond (BMP) to be built on the northwest corner of the site. Stormwater will then enter at the bottom of the pond through a proposed inlet and piping which will discharge to the existing stormwater system. In addition, and before the stormwater enters the proposed pond, vegetative filter strips are proposed. Calculations indicate that these vegetative filter strips will reduce contamination by at least 80%.

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: Teodoro Cano Mota, P.E.

Date: November 03, 2023

Signature of Customer/Agent:



Regulated Entity Name: Leander Tea Co.

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: _____

Temporary Best Management Practices (TBMPs)

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

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

- A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
 - There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11. **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- N/A
12. **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
19. Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
21. If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22. Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

Spill Response Action

TAC Code 30, Chapter 327.3, Notification Requirements:

Upon the determination that a reportable discharge or spill has occurred, the responsible person shall notify the agency as soon as possible but not later than 24 hours after the discovery of the spill or discharge. Notify the State Emergency Response Commission in the State of Texas. The responsible person shall notify one of the State Emergency Response Center at 1-800-832-8224. The responsible person shall notify the agency as soon as possible whenever necessary to provide information that would trigger a change in the response to the spill or discharge.

If the discharge or spill creates an imminent health threat, the responsible person shall immediately notify and cooperate with local emergency authorities (fire department, fire marshal, law enforcement authority, health authority, or Local Emergency Planning Committee (LEPC), as appropriate). The responsible party will cooperate with the local emergency authority in providing support to implement appropriate notification and response actions. The local emergency authority, as necessary, will implement its emergency management plan, which may include notifying and evacuating affected persons.

TAC Code 30, Chapter 327.4, Reportable Quantities:

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 state shall be 100 pounds.

Potential Sources of Contamination

Potential Sources of Contamination to include debris and fuel, diesel, oil from vehicles, batteries, trash, chemicals, fertilizer, herbicide, pesticide, paint, solvent, thinner, grease, petroleum, coolants, material debris from demolition, asphalt concrete, cement concrete, concrete washout, tack coat emulsion and sanitary waste.

Sequence of Major Activities

- Surface material will need to be removed by excavation.
- Add impervious cover to the property.
- Excavation for detention pond.

Temporary Best Management Practices and Measures

- Same as attachment N. Contributing Zone Plan Application (TCEQ-10257)

Request to Temporarily Seal a Feature, If Sealing a Feature

- There are no natural-occurring features that would accept recharge to the Edwards Aquifer.

Structural Practices

- Water will be flowing off the roof through the drainage gutters to the parking lot areas.
- Water will then flow from the parking lot areas, up north east towards the drainage pond.

Drainage Area Map



Temporary Sediment Pond(s) Plans and Calculations

- The area of the Proposed HTeaO is currently undeveloped land with dense vegetation mainly native grasses. The site consists of clay soils and is classified as soil group D. Based on Table 2-5 from the city of Austin Drainage Criteria Manual, the existing site has a curve number of 84.
- Storm run-offs were calculated using the rational method in hydra flow Hydrographs extension for AutoCAD Civil 3D 2018. The pre and post hydrologic conditions for the 2, 20, 25 and 100-year storms were analyzed per the City of Austin's requirements. The TR-55 method was used to compute the time of concentration.

Pre-Construction (Existing) Variables:

- Site Area – $A = 0.81$ ac
- Time of Concentration - $T_c = 12$ min
- Run-off Coefficient – $C = 0.3$ (Determined per COA DCM Table 2-3)
- Peak Discharge (10-yr Storm) – $Q = 1.674Z$ cfs

Post-Construction (Proposed) Variables:

- Site Area – $A = 0.81$ ac
- Time of Concentration - $T_c = 11$ min
- Run-off Coefficient – $C = 0.59$ (Determined per COA DCM Table 2-3)
- Peak Discharge (10-yr Storm) – $Q = 3.410$ cfs

TABLE 2-3 RATIONAL METHOD RUNOFF COEFFICIENTS FOR COMPOSITE ANALYSIS Runoff Coefficient (C)				
Character of Surface	Return Period			
	2 Years	5 Years	10 Years	25 Years
UNDEVELOPED				
Cultivated				
Flat, 0-2%	0.31	0.34	0.36	0.40
Average, 2-7%	0.35	0.38	0.41	0.44
Steep, over 7%	0.39	0.42	0.44	0.48
Pasture/Range				
Flat, 0-2%	0.25	0.28	0.30	0.34
Average, 2-7%	0.33	0.36	0.38	0.42
Steep, over 7%	0.37	0.40	0.42	0.46
Forest/Woodlands				
Flat, 0-7%	0.22	0.25	0.28	0.31

Figure 4: Table 2-3, City of Austin Drainage Criteria Manual- UNDEVELOPED

TABLE 2-3 RATIONAL METHOD RUNOFF COEFFICIENTS FOR COMPOSITE ANALYSIS Runoff Coefficient (C)				
Character of Surface	Return Period			
	2 Years	5 Years	10 Years	25 Years
DEVELOPED				
Asphaltic	0.73	0.77	0.81	0.86
Concrete	0.75	0.80	0.83	0.88
Grass Areas (Lawns, Parks, etc.)				
Poor Condition*				
Flat, 0-2%	0.32	0.34	0.37	0.40
Average, 2-7%	0.37	0.40	0.43	0.46
Steep, over 7%	0.40	0.43	0.45	0.49
Fair Condition**				
Flat, 0-2%	0.25	0.28	0.30	0.34
Average, 2-7%	0.33	0.36	0.38	0.42
Steep, over 7%	0.37	0.40	0.42	0.46

Figure 5: Table 2-3, City of Austin Drainage Criteria Manual- DEVELOPED

Hydrograph Report

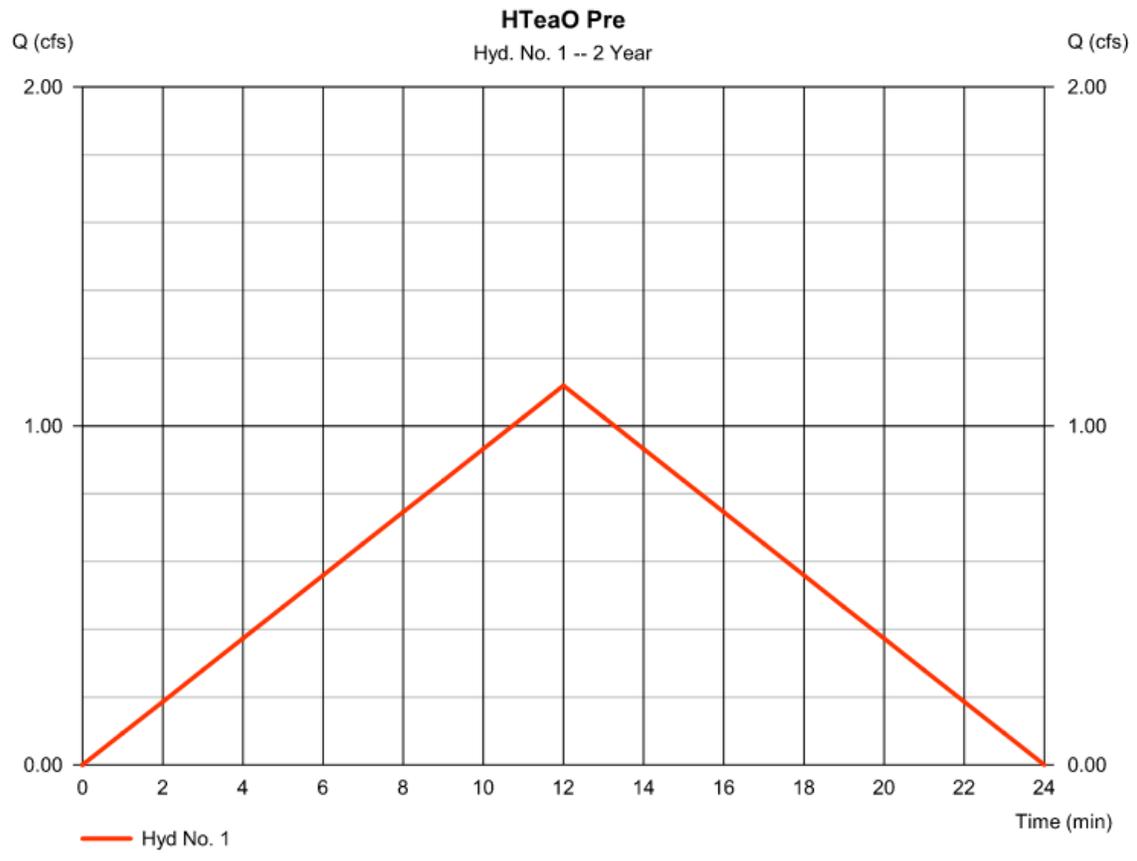
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Wednesday, 09 / 13 / 2023

Hyd. No. 1

HTEaO Pre

Hydrograph type	= Rational	Peak discharge	= 1.119 cfs
Storm frequency	= 2 yrs	Time to peak	= 12 min
Time interval	= 1 min	Hyd. volume	= 806 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.3
Intensity	= 4.604 in/hr	Tc by TR55	= 12.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No. 1

HTeaO Pre

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.150	0.000	0.011	
Flow length (ft)	= 100.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.94	0.00	0.00	
Land slope (%)	= 1.50	0.00	0.00	
Travel Time (min)	= 9.91	+ 0.00	+ 0.00	= 9.91
Shallow Concentrated Flow				
Flow length (ft)	= 200.00	0.00	0.00	
Watercourse slope (%)	= 1.50	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	=1.98	0.00	0.00	
Travel Time (min)	= 1.69	+ 0.00	+ 0.00	= 1.69
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	{{0}}0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				12.00 min

Hydrograph Report

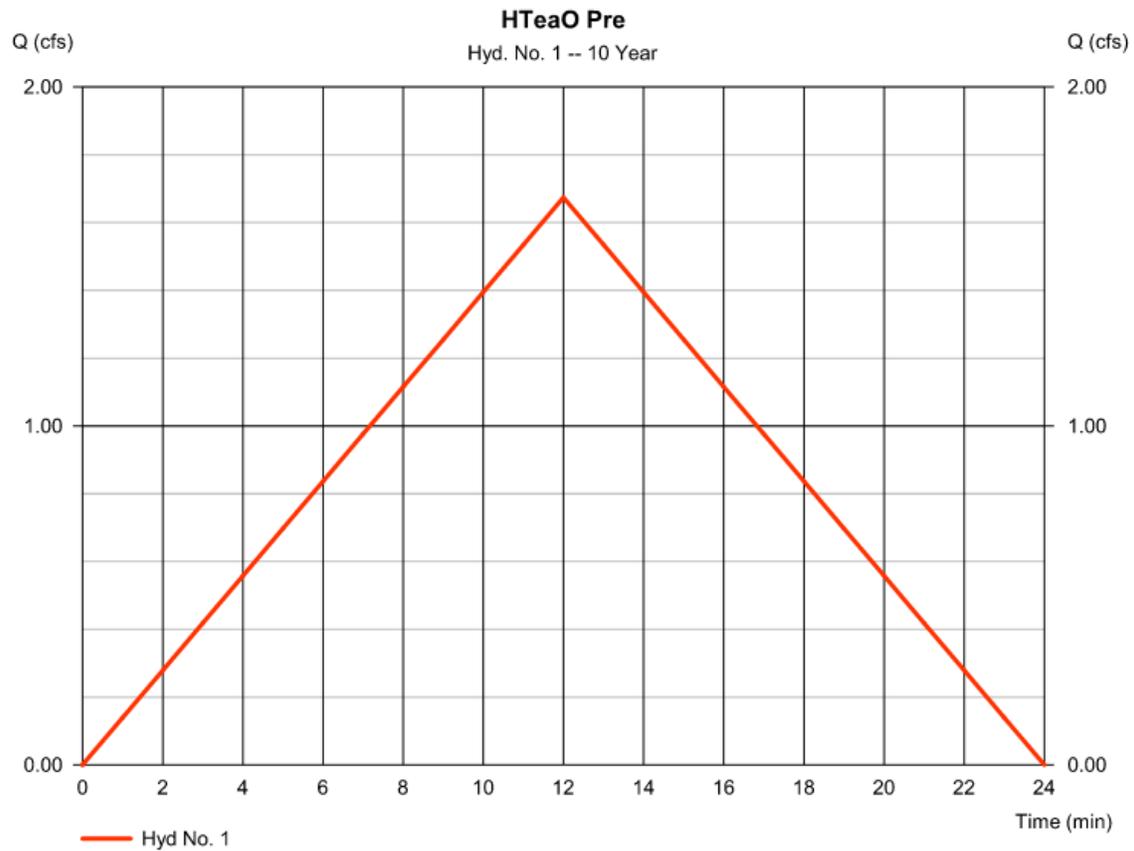
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Wednesday, 09 / 13 / 2023

Hyd. No. 1

HTeaO Pre

Hydrograph type	= Rational	Peak discharge	= 1.674 cfs
Storm frequency	= 10 yrs	Time to peak	= 12 min
Time interval	= 1 min	Hyd. volume	= 1,205 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.3
Intensity	= 6.888 in/hr	Tc by TR55	= 12.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Wednesday, 09 / 13 / 2023

Hyd. No. 1

HTeaO Pre

Hydrograph type	= Rational	Peak discharge	= 2.059 cfs
Storm frequency	= 25 yrs	Time to peak	= 12 min
Time interval	= 1 min	Hyd. volume	= 1,483 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.3
Intensity	= 8.474 in/hr	Tc by TR55	= 12.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

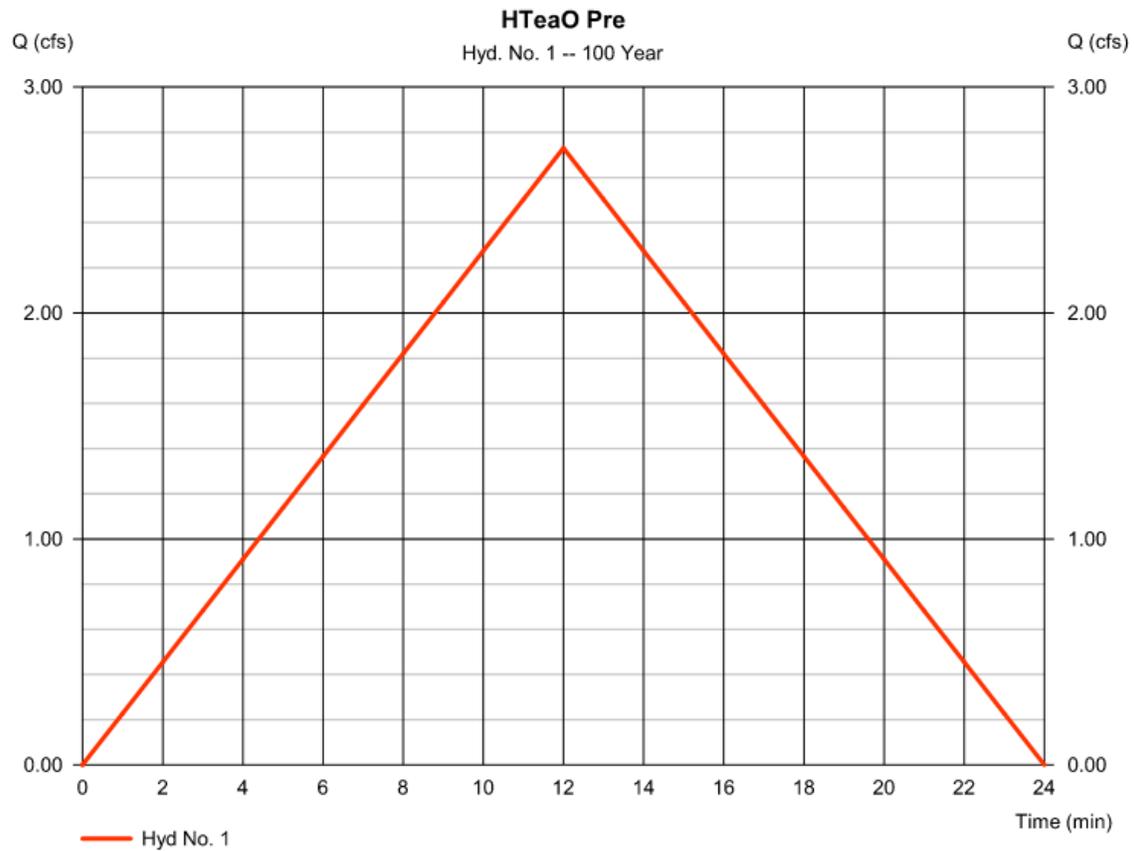
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Wednesday, 09 / 13 / 2023

Hyd. No. 1

HTeaO Pre

Hydrograph type	= Rational	Peak discharge	= 2.730 cfs
Storm frequency	= 100 yrs	Time to peak	= 12 min
Time interval	= 1 min	Hyd. volume	= 1,966 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.3
Intensity	= 11.234 in/hr	Tc by TR55	= 12.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

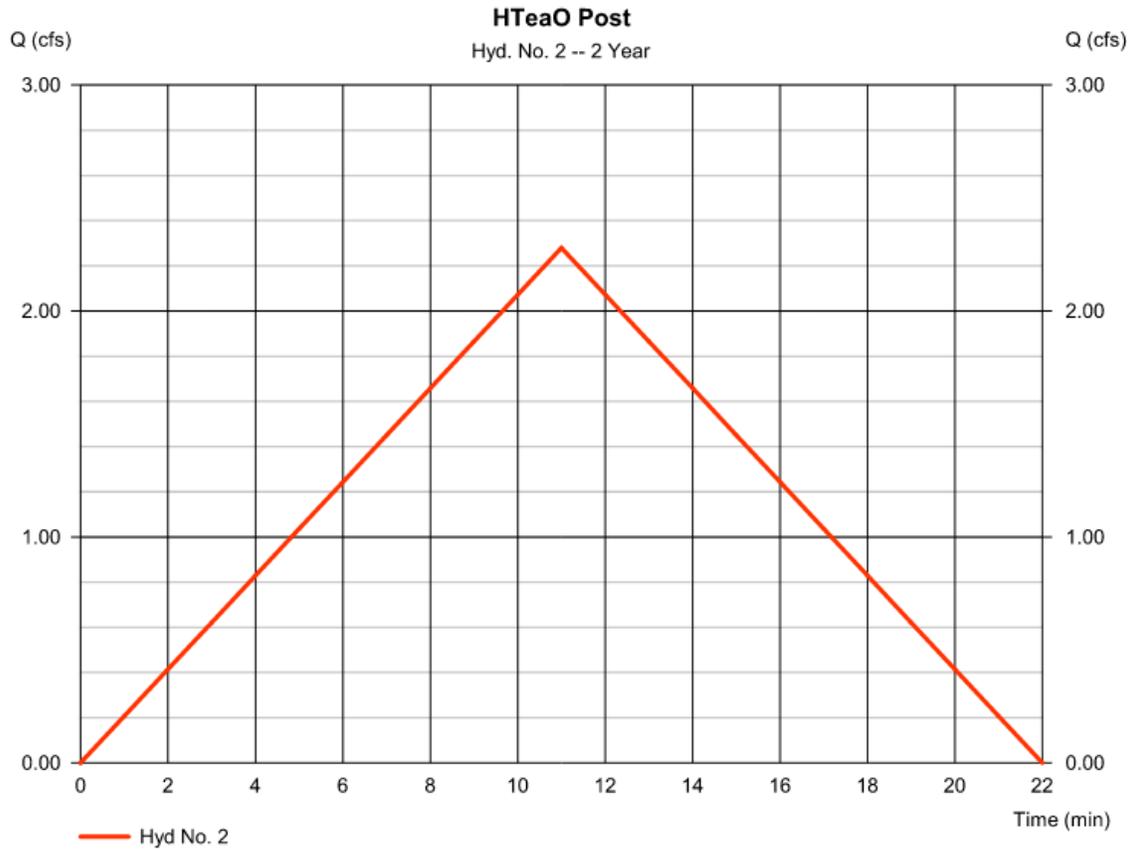
Friday, 08 / 18 / 2023

Hyd. No. 2

HTEaO Post

Hydrograph type	= Rational	Peak discharge	= 2.280 cfs
Storm frequency	= 2 yrs	Time to peak	= 11 min
Time interval	= 1 min	Hyd. volume	= 1,505 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.59*
Intensity	= 4.770 in/hr	Tc by TR55	= 11.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = [(0.460 x 0.81) + (0.350 x 0.30)] / 0.810



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Hyd. No. 2

HTeaO Post

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.150	0.016	0.011	
Flow length (ft)	= 75.0	100.0	0.0	
Two-year 24-hr precip. (in)	= 3.94	3.94	0.00	
Land slope (%)	= 2.00	0.50	0.00	
Travel Time (min)	= 7.01	+ 2.57	+ 0.00	= 9.58
Shallow Concentrated Flow				
Flow length (ft)	= 0.00	90.00	0.00	
Watercourse slope (%)	= 0.00	0.50	0.00	
Surface description	= Paved	Paved	Paved	
Average velocity (ft/s)	=0.00	1.44	0.00	
Travel Time (min)	= 0.00	+ 1.04	+ 0.00	= 1.04
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	{{0}}0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc				11.00 min

Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

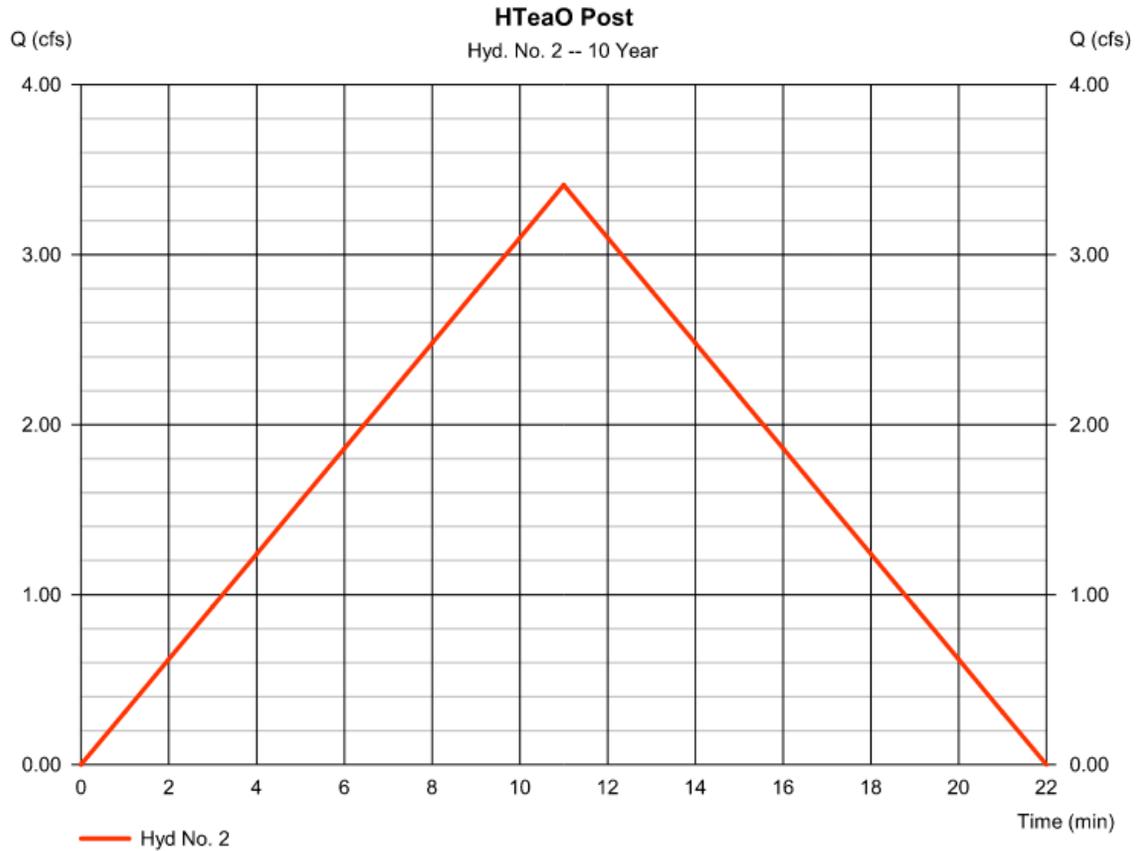
Friday, 08 / 18 / 2023

Hyd. No. 2

HTeaO Post

Hydrograph type	= Rational	Peak discharge	= 3.410 cfs
Storm frequency	= 10 yrs	Time to peak	= 11 min
Time interval	= 1 min	Hyd. volume	= 2,250 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.59*
Intensity	= 7.135 in/hr	Tc by TR55	= 11.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = [(0.460 x 0.81) + (0.350 x 0.30)] / 0.810



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

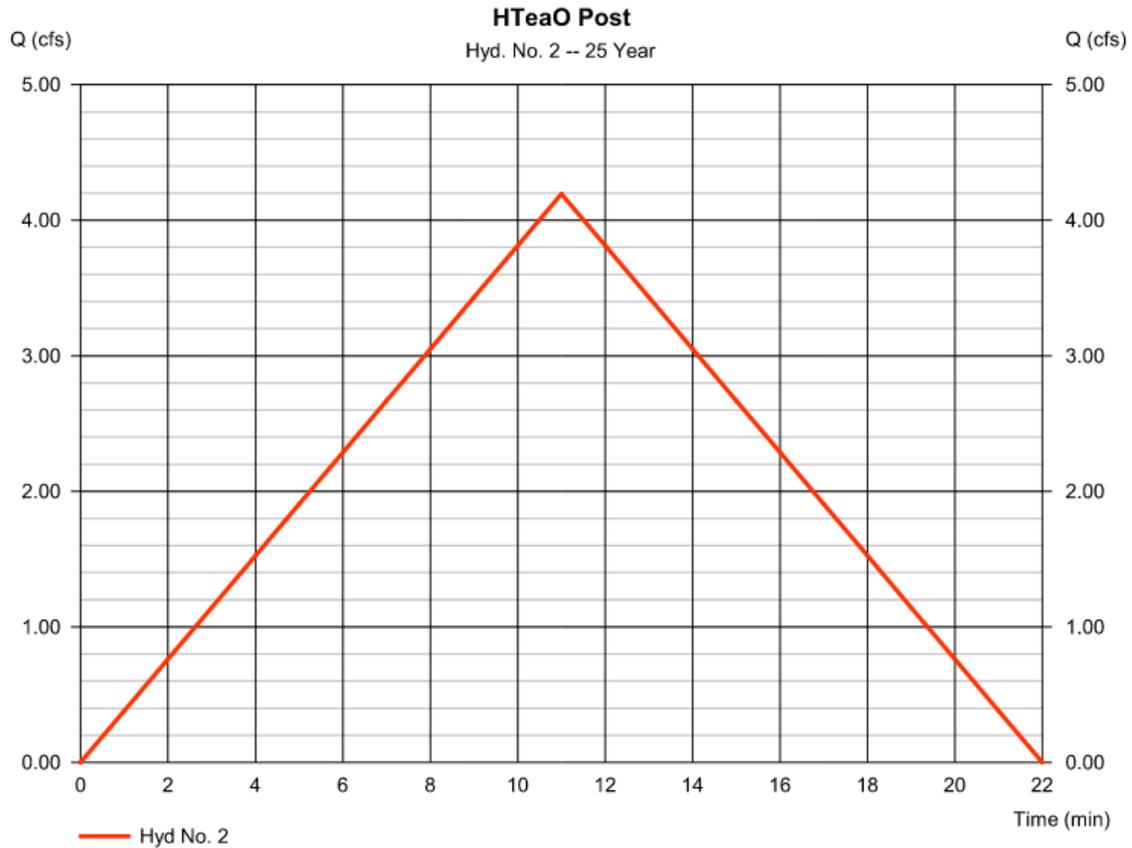
Friday, 08 / 18 / 2023

Hyd. No. 2

HTeaO Post

Hydrograph type	= Rational	Peak discharge	= 4.194 cfs
Storm frequency	= 25 yrs	Time to peak	= 11 min
Time interval	= 1 min	Hyd. volume	= 2,768 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.59*
Intensity	= 8.777 in/hr	Tc by TR55	= 11.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.460 \times 0.81) + (0.350 \times 0.30)] / 0.810$



Hydrograph Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

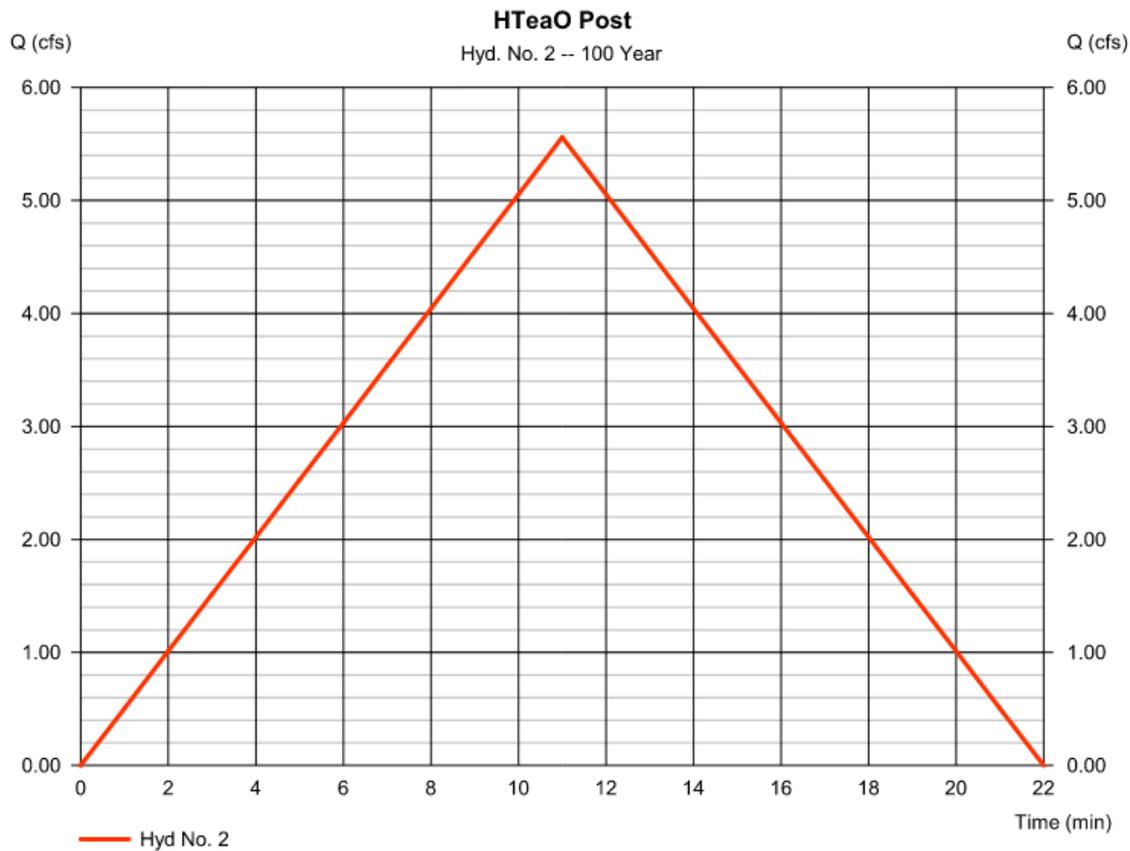
Friday, 08 / 18 / 2023

Hyd. No. 2

HTEaO Post

Hydrograph type	= Rational	Peak discharge	= 5.560 cfs
Storm frequency	= 100 yrs	Time to peak	= 11 min
Time interval	= 1 min	Hyd. volume	= 3,669 cuft
Drainage area	= 0.810 ac	Runoff coeff.	= 0.59*
Intensity	= 11.634 in/hr	Tc by TR55	= 11.00 min
IDF Curve	= LEANDER HTEAO.IDF	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.460 \times 0.81) + (0.350 \times 0.30)] / 0.810$





HTeaO - LEANDER, TX 11780 HERO WAY WEST LEANDER, TX 78641

CIVIL GRADING PLAN

"ISSUED FOR PERMIT"

09.28.2023

SD-23-0088

PROJECT NUMBER 2022.1209T

REVISIONS

No.	Description	Date

FOR PERMIT

APPROVAL

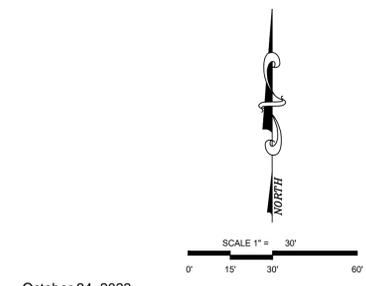
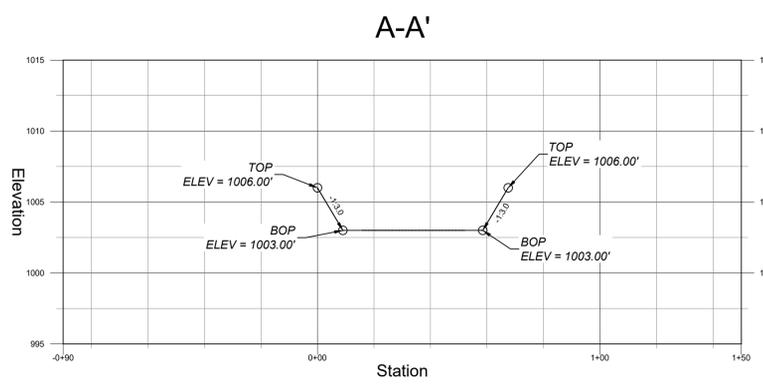
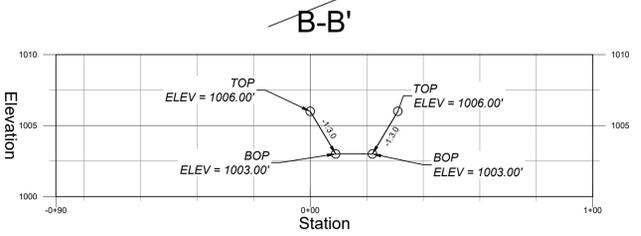
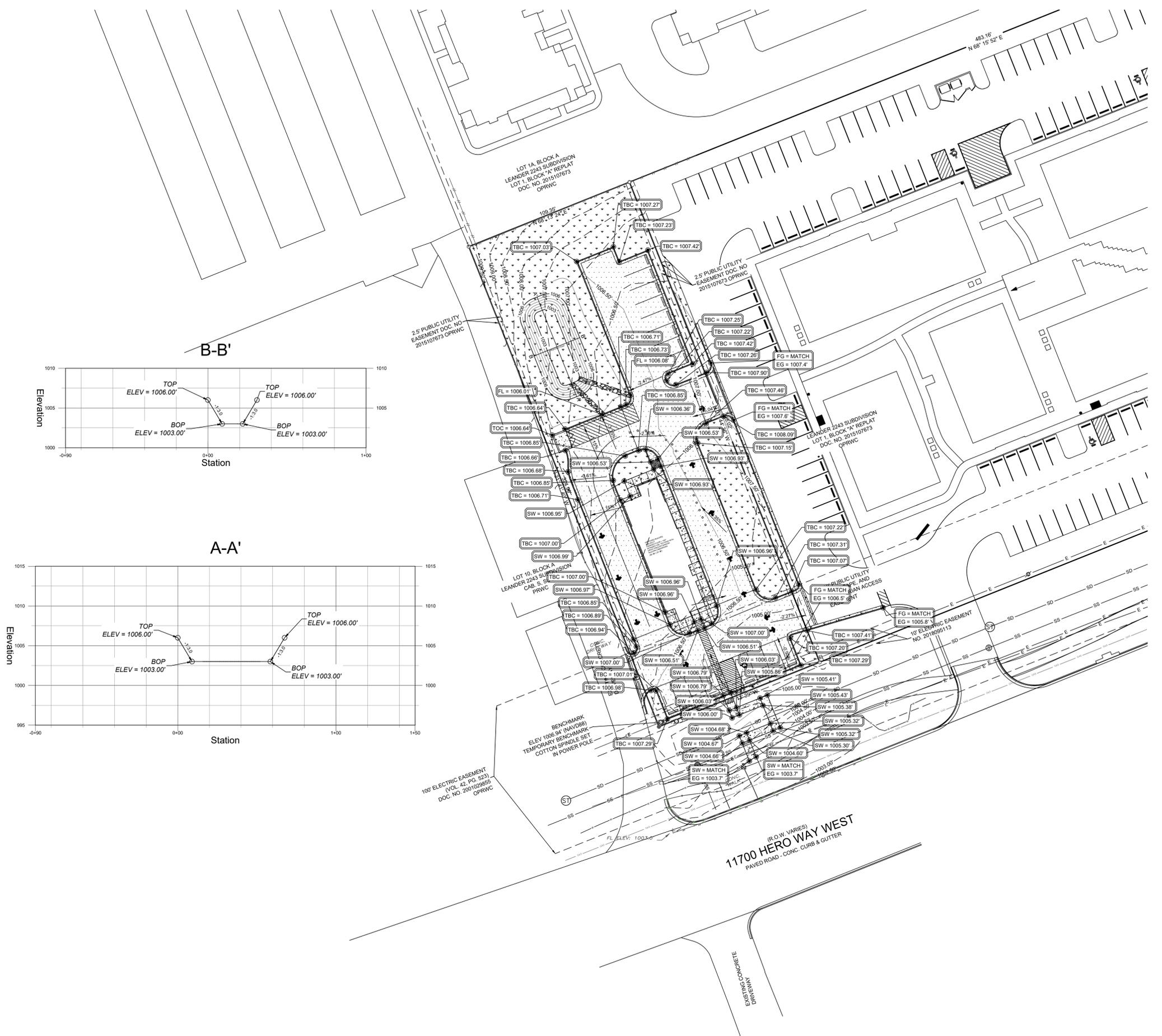
SHEET NUMBER
10 of 26

- LEGEND**
- PROPOSED ASPHALT
 - PROPOSED CONCRETE
 - PROPOSED LANDSCAPE BY OTHERS
 - PROPERTY LINE
 - FINISH GRADE 0.5' CONTOUR
 - FINISH GRADE 1.0' CONTOUR
 - EXIST. GRADE 0.5' CONTOUR
 - EXIST. GRADE 1.0' CONTOUR

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October 24, 2023



Teodoro Cano Mota

11700 HERO WAY WEST
(R.O.W. VARIES)
PAVED ROAD - CONC. CURB & GUTTER

Inspection and Maintenance for BMP's

Schedule of Interim and Permanent Soil Stabilization Practices

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

I Jeff Seiler _____
Print Name

Partner _____
Title - Owner/President/Other

of LeanderTea Co. _____
Corporation/Partnership/Entity Name

have authorized Teodoro Cano Mota, P.E. _____
Print Name of Agent/Engineer

of Pettigrew & Associates, P.A. _____
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

[Handwritten Signature]
Applicant's Signature

9/26/2023
Date

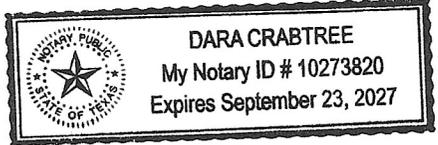
THE STATE OF Texas §
County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Seller 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 26 day of September, 2023.

[Handwritten Signature]
NOTARY PUBLIC

Dara Crabtree,
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 09.23.2027

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: LeanderTea Co.

Regulated Entity Location: Leander TX.

Name of Customer: Teodoro Cano Mota, P.E.

Contact Person: Jeff Seiler

Phone: (512) 699-2335

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	0.81 Acres	\$ 3,000
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: 

Date: October 11, 2023

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	\$1,500
	5 < 10	\$3,000
	10 < 40	\$4,000
	40 < 100	\$6,500
	100 < 500	\$8,000
	≥ 500	\$10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1	\$3,000
	1 < 5	\$4,000
	5 < 10	\$5,000
	10 < 40	\$6,500
	40 < 100	\$8,000
	≥ 100	\$10,000

Organized Sewage Collection Systems and Modifications

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 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.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)		<input type="checkbox"/> 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)	
<input checked="" type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)		<input type="checkbox"/> Change in Regulated Entity Ownership	
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>			
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		If new Customer, enter previous Customer below:	
Jeff Seiler			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
0804963223	32088801058	922931408	N/A
11. Type of Customer:	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:	
12. Number of Employees		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following			
<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other:			
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant			
15. Mailing Address:	2709 CR 258		
City	Liberty Hill	State	TX
ZIP	78642	ZIP + 4	
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		jjeffseiler@gmail.com	
18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)	

(512) 699-2335

() -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information <i>(If 'New Regulated Entity' is selected, a new permit application is also required.)</i>							
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information							
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>							
22. Regulated Entity Name <i>(Enter name of the site where the regulated action is taking place.)</i>							
Leander Tea Co.							
23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>		11780 Hero Way West					
City	Leander	State	TX	ZIP	78641	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		
<i>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).</i>							
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)	
5499				722515			
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>							
Tea Store.							
34. Mailing Address:		11780 Hero Way West					
City	Leander	State	TX	ZIP	78641	ZIP + 4	
35. E-Mail Address:		jjeffseiler@gmail.com					
36. Telephone Number			37. Extension or Code		38. Fax Number <i>(if applicable)</i>		
(512) 699-2335					() -		

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.

Contributing Zone Plan Submitted: MARCH 2024

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

SECTION IV: Preparer Information

40. Name:	Teodoro Cano Mota			41. Title:	Project Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(575) 393-9827		() -	tcano@pettigrew.us		

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:	Pettigrew & Associates, P.A.		Job Title:	Project Manager	
Name (In Print):	Teodoro Cano Mota			Phone:	(575) 393- 9827
Signature:				Date:	10/27/2023

Independence Title/GF# 2331020 -LBH/at

ELECTRONICALLY RECORDED 2023082716
Williamson County, Texas Total Pages: 5

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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: September 19, 2023

Grantor: RhinoTeaProperties, LLC, a Texas limited liability company

Grantor's Mailing Address: 2709 CR 258 Liberty Hill, TX 78642

Grantee: LeanderTea Co., LLC, a Texas limited liability company

Grantee's Mailing Address: 2709 CR 258 Liberty Hill, TX 78642

Consideration: Cash and other good and valuable consideration.

Property (including any improvements):

Lot 1C, Block A, LEANDER 2243 SUBDIVISION LOTS 1A, 1B, 1C, BLK A AND LOTS 2A AND 3A BLK A, an Addition to Williamson County, Texas, a subdivision in Williamson, Texas, according to the map or plat thereof, recorded in Document No. 2021051838, Official Public Records, Williamson County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and

existing by reason of any water, utility, road, or improvement districts which affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee also assumes.

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 warrants that Grantor owns and has legal and equitable title to all of the Property in fee simple, has the right to convey the Property, and 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.

Limitation of Warranties: Pursuant to Section 7 of the purchase and sale contract between Grantor, as Seller, and Grantee, as Buyer, Grantee accepts the Property "AS IS". "As is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in the purchase and sale contract.

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

NOTICE: This instrument was prepared by HMB Law at the request of Independence Title or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the Grantor, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB Law from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. **We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.**

RhinoTeaProperties, LLC,
a Texas limited liability company

By: 
Amber Terry, manager

By: 
Michael Terry, manager

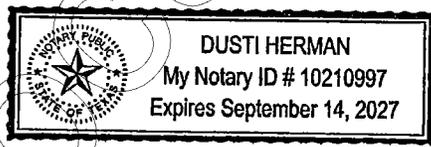
By: [Signature]
Jeff Seiler, manager

By: [Signature]
Denise Seiler, manager

State of Texas
County of Williamson

This document was acknowledged before me on September 29, 2023 by Amber Terry, manager of RhinoTeaProperties. LLC, on behalf of the Texas limited liability company.

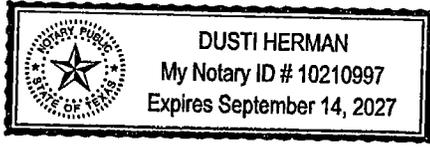
[Signature]
Notary Public, State of _____



State of Texas
County of Williamson

This document was acknowledged before me on September 29, 2023 by Michael Terry, manager of RhinoTeaProperties. LLC, on behalf of the Texas limited liability company.

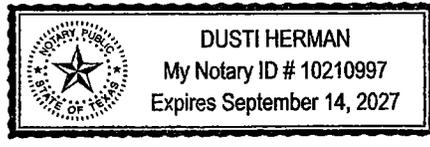
[Signature]
Notary Public, State of _____



State of Texas
County of Williamson

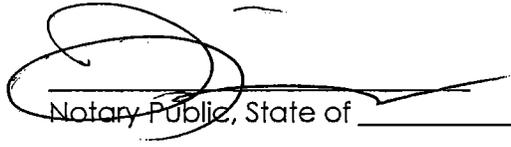
This document was acknowledged before me on September 29, 2023 by Jeff Seiler, manager of RhinoTeaProperties. LLC, on behalf of the Texas limited liability company.

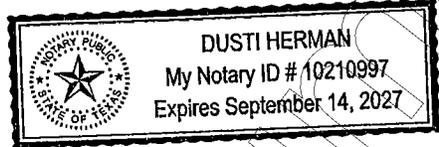
[Signature]
Notary Public, State of _____



State of Texas
County of Williconsen

This document was acknowledged before me on September 29, 2023 by Denise Seiler, manager of RhinoTeaProperties. LLC, on behalf of the Texas limited liability company.


Notary Public, State of _____



Prepared by HMB Law
File No. 2331020-sw

After Recording Return To:

Unofficial Document

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2023082716

Pages: 5 Fee: \$38.00
10/02/2023 02:29 PM
DLAM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

Issue Date : 2/7/2023

TAX CERTIFICATE

Larry Gaddes Tax Assessor/Collector

Williamson County Tax Office
 904 South Main Street
 Georgetown, TX 78626-5701
 Phone: 512-943-1601 Fax: 512-943-1619

This certificate includes tax years up to 2022

Entities to which this certificate applies:

GW1 - Williamson CO
 RFM - Wmsn CO FM/RD
 W09 - Upper Brshy Cr WC&ID 1A

CLE - City of Leander
 J01 - Aus Comm Coll
 SLE - Leander ISD

Property Information

Property ID : R-17-W334-320A-0001CA
 Quick-Ref ID : R609965

Value Information

HERO WAY W LEANDER 78641	Land HS	:	\$0.00
	Land NHS	:	\$409,268.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
S12568 - LEANDER 2243 SUB (BLK A LTS 1A & 1B & 2A & 3A AMD), BLOCK A, Lot 1C, ACRES 0.817	Ag Mkt	:	\$0.00
	Ag Use	:	\$0.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$409,268.00

Owner Information

Owner ID : O0849916
 RHINOTEAPROPERTIES LLC
 2709 COUNTY ROAD 258
 LIBERTY HILL, TX 78642
 Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
CLE	2022	1,769.37	0.00	0.00	0.00	0.00
GW1	2022	1,383.80	0.00	0.00	0.00	0.00
J01	2022	403.95	0.00	0.00	0.00	0.00
RFM	2022	153.44	0.00	0.00	0.00	0.00
SLE	2022	5,216.53	0.00	0.00	0.00	0.00
W09	2022	71.62	0.00	0.00	0.00	0.00

Total for current bills if paid by 2/28/2023 : \$0.00

Total due on all bills 2/28/2023 : \$0.00

2022 taxes paid for entity CLE \$1,769.37
 2022 taxes paid for entity GW1 \$1,383.80
 2022 taxes paid for entity J01 \$403.95
 2022 taxes paid for entity RFM \$153.44
 2022 taxes paid for entity SLE \$5,216.53
 2022 taxes paid for entity W09 \$71.62

2022 Total Taxes Paid : \$8,998.71

Date of Last Payment : 01/26/23

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.



Signature of Authorized Officer of the Tax Office

Date of Issue : 02/07/2023
 Requestor : RHINOTEAPROPERTIES LLC
 Receipt : GT-2023-3921602
 Fee Paid : \$10.00
 Payer : RHINOTEAPROPERTIES LLC

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: Teodoro Cano Mota, P.E.

Date: October 28, 2024

Signature of Customer/Agent:



Regulated Entity Name: Leander Tea Co.

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: N/A

Temporary Best Management Practices (TBMPs)

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

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

- A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
 - There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11. **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- N/A
12. **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
19. Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
21. If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22. Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

Spill Response Action

TAC Code 30, Chapter 327.3, Notification Requirements:

Upon the determination that a reportable discharge or spill has occurred, the responsible person shall notify the agency as soon as possible but not later than 24 hours after the discovery of the spill or discharge. Notify the State Emergency Response Commission in the State of Texas. The responsible person shall notify one of the State Emergency Response Center at 1-800-832-8224. The responsible person shall notify the agency as soon as possible whenever necessary to provide information that would trigger a change in the response to the spill or discharge.

If the discharge or spill creates an imminent health threat, the responsible person shall immediately notify and cooperate with local emergency authorities (fire department, fire marshal, law enforcement authority, health authority, or Local Emergency Planning Committee (LEPC), as appropriate). The responsible party will cooperate with the local emergency authority in providing support to implement appropriate notification and response actions. The local emergency authority, as necessary, will implement its emergency management plan, which may include notifying and evacuating affected persons.

TAC Code 30, Chapter 327.4, Reportable Quantities:

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 state shall be 100 pounds.

Potential Sources of Contamination

Potential Sources of Contamination to include debris and fuel, diesel, oil from vehicles, batteries, trash, chemicals, fertilizer, herbicide, pesticide, paint, solvent, thinner, grease, petroleum, coolants, material debris from demolition, asphalt concrete, cement concrete, concrete washout, tack coat emulsion and sanitary waste.

Sequence of Major Activities

1. Site Preparation:

We'll start by removing surface material through excavation, covering an area of 1.08 acres. During this phase, we'll use silt fences and a stabilized construction entrance to manage erosion.

2. Utility and Drainage Excavation:

Next, we'll excavate for utilities and drainage inlets, affecting about 0.06 acres. Here, we'll continue using silt fences and a stabilized construction entrance. After installing the drainage inlets, we'll place bagged gravel inlet filters to prevent runoff from entering the stormwater system.

3. Adding Impervious Cover:

We'll then add 0.67 acres of impervious cover to the site. During this phase, silt fences will be utilized to control sediment.

4. Final Grading:

After that, we'll conduct final grading to prepare the site for landscaping. We'll keep using silt fences or other BMPs to minimize sediment movement during this process.

5. Landscaping and Site Restoration:

Finally, we'll implement landscaping and restoration practices to stabilize any disturbed areas, using additional erosion control measures as needed.

6. Ongoing Maintenance:

Throughout the project, we'll perform regular inspections and maintenance on our BMPs to ensure everything stays effective.

Temporary Best Management Practices and Measures

Preventing Pollution from Up-gradient Sources: To manage water originating from up-gradient areas, we have proposed silt fences around the boundary of the site. These BMPs slow the flow of up-gradient surface water, allowing sediment and contaminants to settle before entering the site, reducing the potential for pollution.

Preventing Pollution On-site and Off-site: Bagged gravel inlet filters are used to treat storm water runoff from the parking lot and driveway areas during construction. This approach effectively controls potential pollution from making its way into the storm drain system.

Protecting Surface Streams, Sensitive Features, and Aquifer: To protect nearby surface streams and the aquifer, we will establish silt fences and a stabilized construction entrance are placed strategically to trap contaminants and prevent their migration into any surface streams or aquifer zones. Bagged gravel inlet filters have been proposed to safeguard drainage outlets and the receiving retention pond from construction-related pollutants.

Maintaining Natural Flow to Sensitive Features: In order to maintain natural hydrology to sensitive areas, such as the downstream off site storm drain, we maintained a similar directional design grade within the site to prevent hydrological disruption during construction.

REVISIONS		
No.	Description	Date
1	TCEQ COMMENTS 4/3/24	04.10.2024
2	TCEQ COMMENTS 4/15/24	04.16.2024
3	CITY COMMENTS 7/8/24 OWNER/DEVELOPER MEETING 8/20/24	09.04.2024

FOR PERMIT

APPROVAL

STRUCTURAL PRACTICES

TEMPORARY BMP - SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE LIMITS OF CONSTRUCTION AS SHOWN IN THE PLANS.

TEMPORARY BMP - STABILIZED CONSTRUCTION ENTRANCE WILL BE INSTALLED ON THE SOUTHEAST AREA OF THE LOT AS SHOWN IN THE PLANS.

TEMPORARY BMP- BAGGED GRAVEL INLET FILTER WILL BE INSTALLED AROUND EACH DROP INLET. THE SAND BAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED 1 FOOT HIGH TO FORM A CONTINUOUS BARRIER CONTAINING EACH INLET. TO AVOID RUN OFF FROM FLOWING BETWEEN THE BAGS, THEY SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER. FROM INSTALLATION, REFER TO THE FIGURE BELOW.

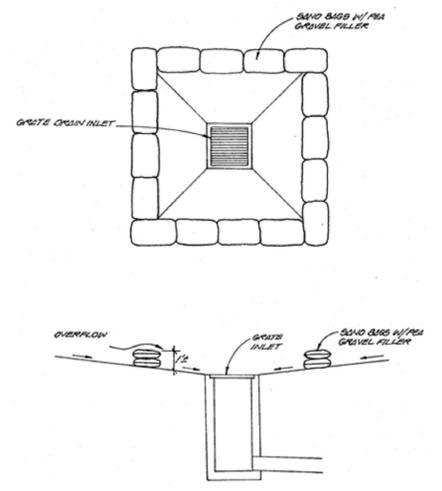


Figure 1-38 Diagram of Bagged Gravel Inlet Protection (Pape-Dawson)

KEYED NOTES

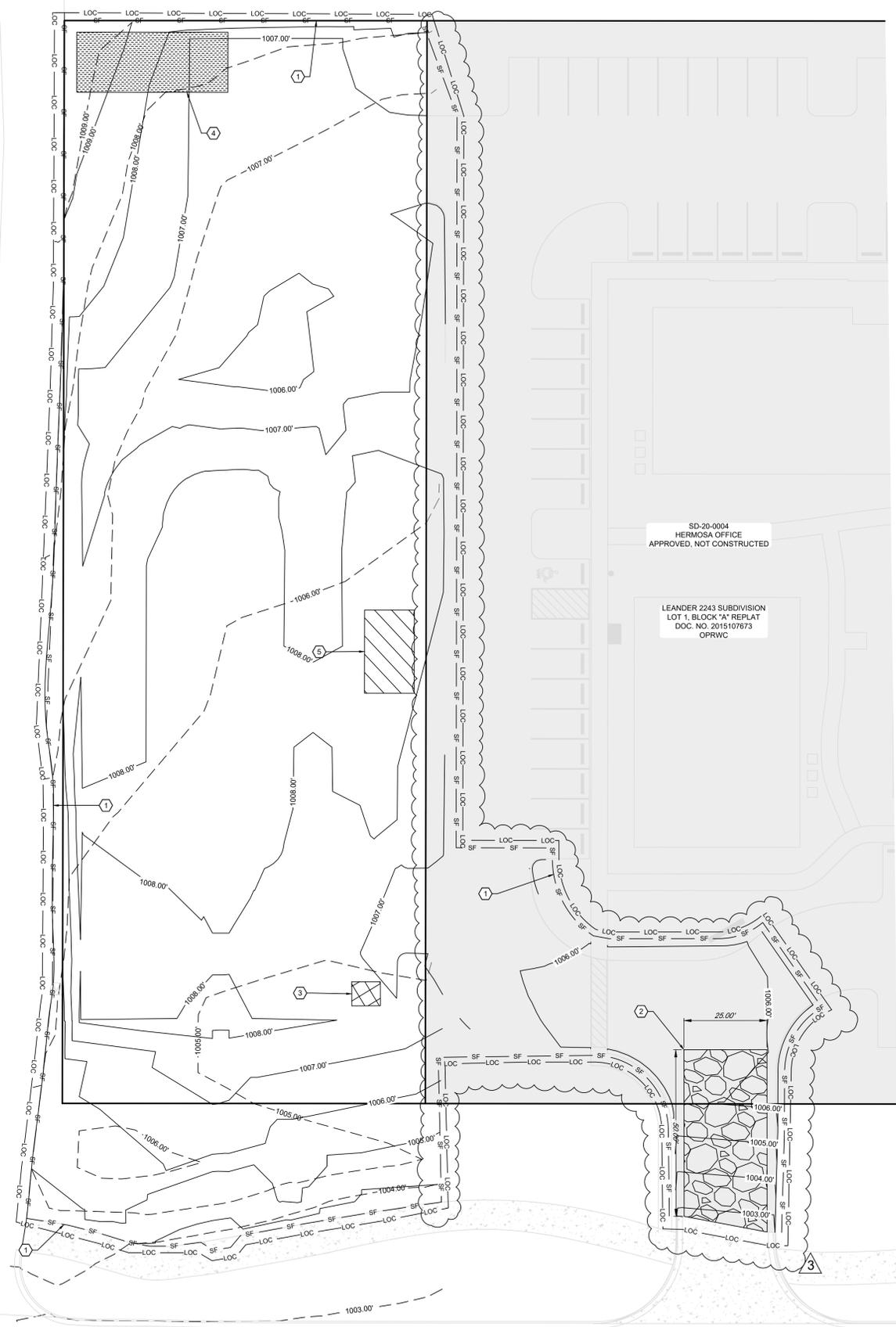
1. INSTALL ± 915' OF SILT FENCING PER DETAIL 11, SHEET 25
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 12, SHEET 25
3. INSTALL CONCRETE WASHOUT AREA PER DETAIL 13, SHEET 25
4. PROPOSED CONTRACTOR STAGING AREA
5. PROPOSED TEMPORARY SPOILS STORAGE AREA

NOTES:

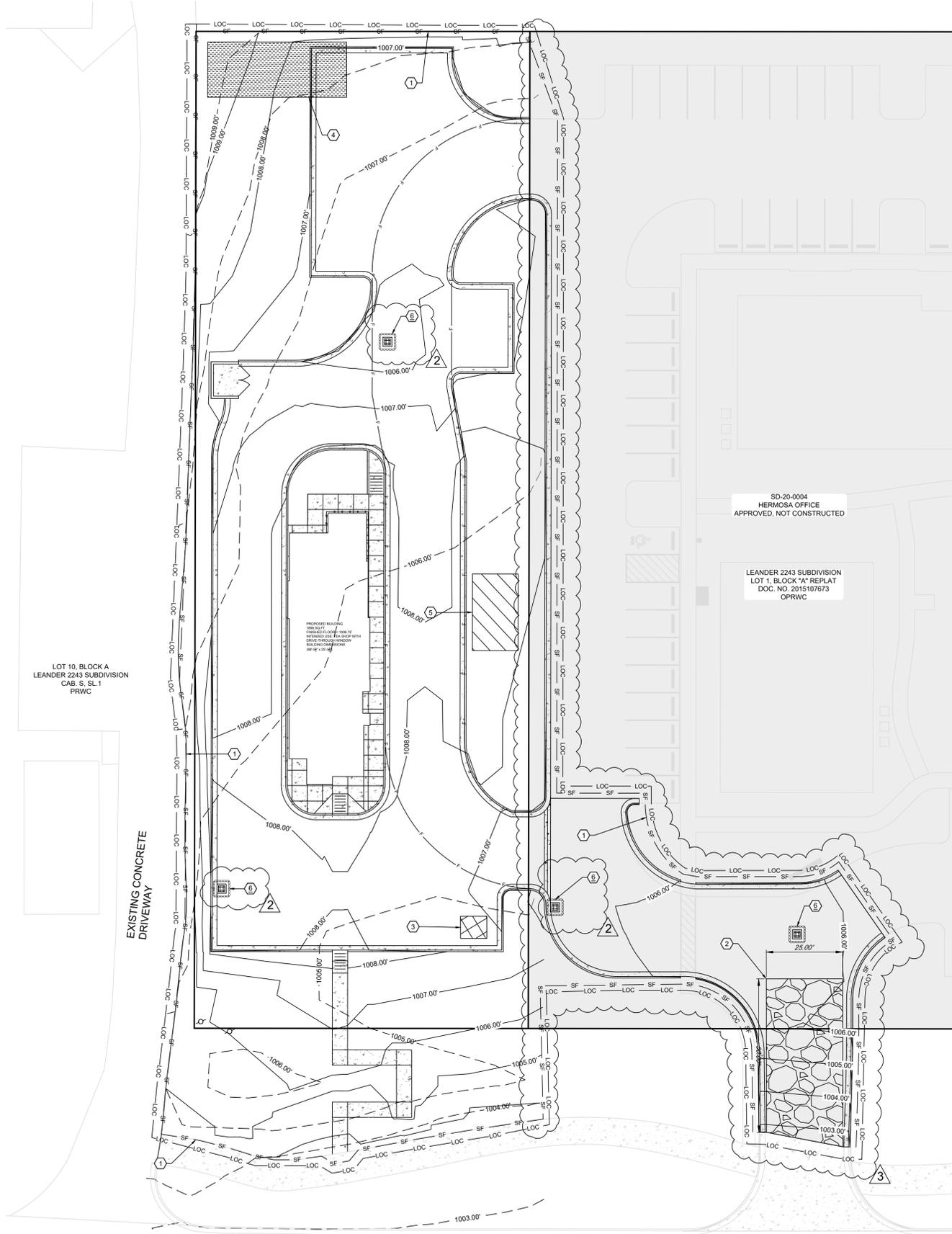
- CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS- CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
- THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR REVEGETATION MATTING (ECM 1.4.4.B.3. SECTION 5, I). THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY (ECM 1.4.4.D.4).
- CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D) OR AS DIRECTED BY ENVIRONMENTAL INSPECTOR.
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- FUTURE LAND USE CATEGORY: MULTI-USE CORRIDOR PRIORITY CORRIDOR.
- SILT FENCE SHALL BE PLACED DOWN GRADIENT OF ALL CONSTRUCTION ACTIVITIES.

LEGEND

- EXISTING GRADE 1.0' CONTOUR
- FINISH GRADE 1.0' CONTOUR
- LOC - LOC LIMITS OF CONSTRUCTION
- SF - SF SILT FENCE
- PROPERTY LINE
- PROPOSED SPOILS STORAGE AREA
- PROPOSED STAGING AREA
- PROPOSED CONCRETE WASHOUT AREA
- PROPOSED CONSTRUCTION ENTRANCE
- EXISTING CONCRETE SIDEWALK



(R.O.W. VARIES)
11780 HERO WAY WEST
PAVED ROAD - CONC. CURB & GUTTER



(R.O.W. VARIES)
11780 HERO WAY WEST
PAVED ROAD - CONC. CURB & GUTTER

KEYED NOTES

- 1 ± 915' OF SILT FENCING TO REMAIN IN PHASE 2
- 2 STABILIZED CONSTRUCTION TO REMAIN IN PHASE 2
- 3 CONCRETE WASHOUT AREA TO BE REMOVED IN PHASE 2
- 4 CONTRACTOR STAGING AREA TO BE REMOVED IN PHASE 2
- 5 TEMPORARY SPOILS STORAGE AREA TO REMAIN IN PHASE 2
- 6 TEMPORARY BAGGED GRAVEL INLET FILTER, PER STRUCTURAL PRACTICES

NOTES:

- CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS- CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
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- FUTURE LAND USE CATEGORY: MULTI-USE CORRIDOR PRIORITY CORRIDOR
- SILT FENCE SHALL BE PLACED DOWN GRADIENT OF ALL CONSTRUCTION ACTIVITIES.

LEGEND

- EXISTING GRADE 1.0' CONTOUR
- FINISH GRADE 1.0' CONTOUR
- LOC LOC LIMITS OF CONSTRUCTION
- SF SF SILT FENCE
- PROPERTY LINE
- PROPOSED SPOILS STORAGE AREA
- PROPOSED STAGING AREA
- PROPOSED CONCRETE WASHOUT AREA
- PROPOSED CONSTRUCTION ENTRANCE
- EXISTING CONCRETE SIDEWALK

STRUCTURAL PRACTICES

TEMPORARY BMP - SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE LIMITS OF CONSTRUCTION AS SHOWN IN THE PLANS.

TEMPORARY BMP - STABILIZED CONSTRUCTION ENTRANCE WILL BE INSTALLED ON THE SOUTHEAST AREA OF THE LOT AS SHOWN IN THE PLANS.

TEMPORARY BMP- BAGGED GRAVEL INLET FILTER WILL BE INSTALLED AROUND EACH DROP INLET. THE SAND BAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED 1 FOOT HIGH TO FORM A CONTINUOUS BARRIER CONTAINING EACH INLET. TO AVOID RUN OFF FROM FLOWING BETWEEN THE BAGS, THEY SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER. FROM INSTALLATION, REFER TO THE FIGURE BELOW.

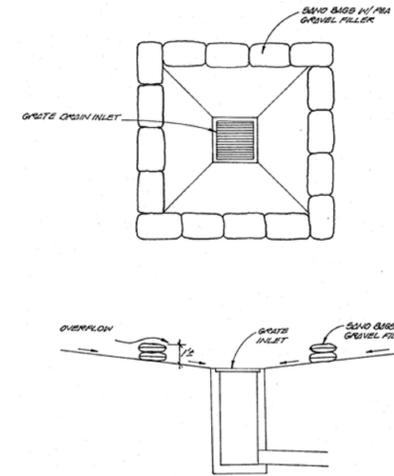


Figure 1-38 Diagram of Bagged Gravel Grate Inlet Protection (Pape-Dawson)



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HOUSTON-DALLAS, TEXAS
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CIVIL SEDIMENT & EROSION
CONTROL PLAN
PHASE 2



09.17.2024

SD-23-0088

PROJECT NUMBER 2022.1209T

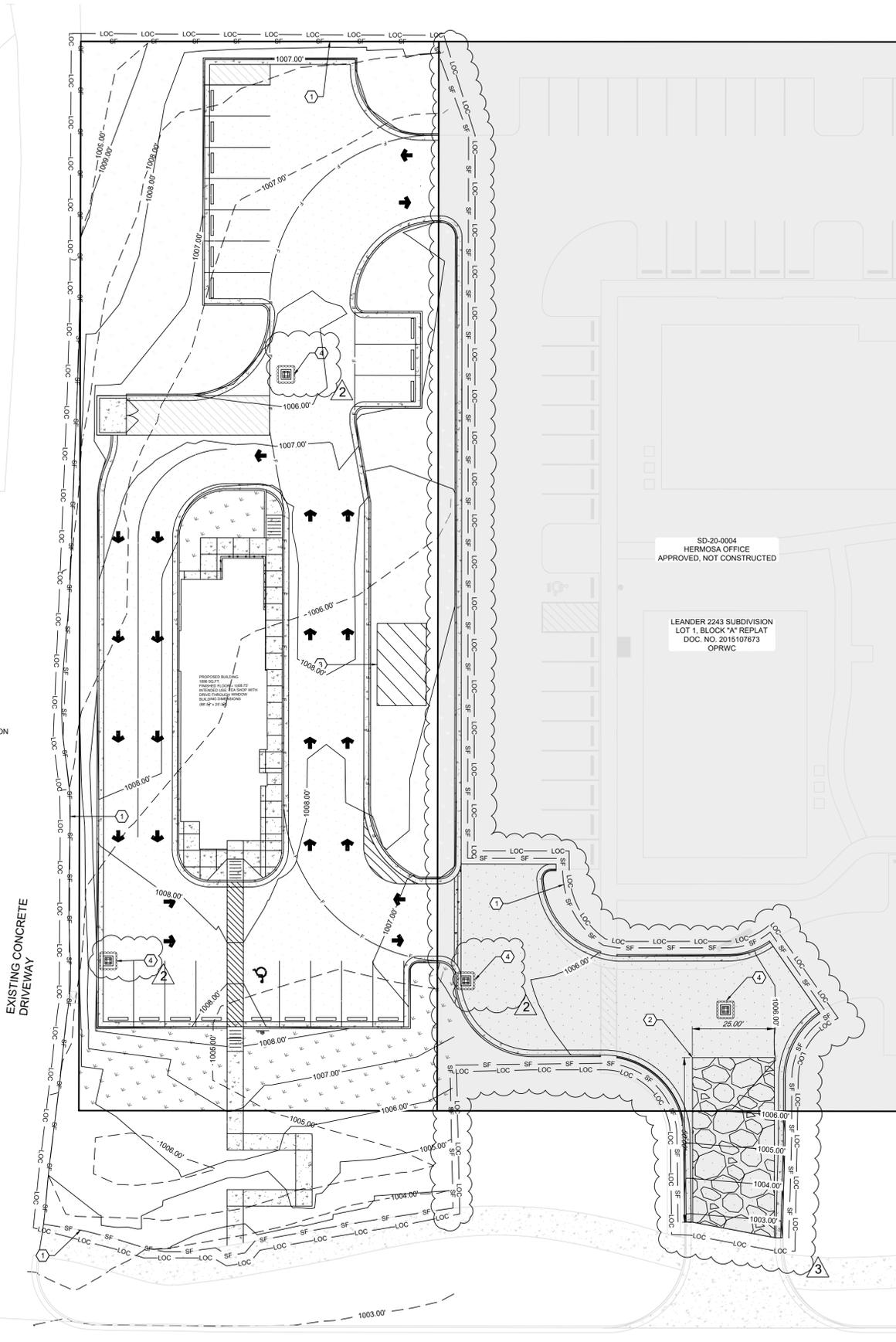
REVISIONS

No.	Description	Date
1	TCEQ COMMENTS 4/3/24	04.10.2024
2	TCEQ COMMENTS 4/15/24	04.16.2024
3	CITY COMMENTS 7/8/24 OWNER/DEVELOPER MEETING 8/20/24	09.04.2024

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SHEET NUMBER
5 of 26



- KEYED NOTES**
- ① #915' OF SILT FENCING TO BE REMOVED IN PHASE 3
 - ② STABILIZED CONSTRUCTION ENTRANCE TO BE REMOVED IN PHASE 3
 - ③ TEMPORARY SPOILS STORAGE AREA TO BE REMOVED IN PHASE 3
 - ④ TEMPORARY BAGGED GRAVEL INLET FILTER TO REMAIN IN PHASE 3

- NOTES:**
- CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS. CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
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 - FUTURE LAND USE CATEGORY: MULTI-USE CORRIDOR PRIORITY CORRIDOR
 - SILT FENCE SHALL BE PLACED DOWN GRADIENT OF ALL CONSTRUCTION ACTIVITIES.

LEGEND

---	EXISTING GRADE 1.0' CONTOUR
---	FINISH GRADE 1.0' CONTOUR
LOC	LIMITS OF CONSTRUCTION
SF	SILT FENCE
---	PROPERTY LINE
▨	PROPOSED SPOILS STORAGE AREA
▩	PROPOSED CONSTRUCTION ENTRANCE
---	EXISTING CONCRETE SIDEWALK

STRUCTURAL PRACTICES

TEMPORARY BMP - SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE LIMITS OF CONSTRUCTION AS SHOWN IN THE PLANS.

TEMPORARY BMP - STABILIZED CONSTRUCTION ENTRANCE WILL BE INSTALLED ON THE SOUTHEAST AREA OF THE LOT AS SHOWN IN THE PLANS.

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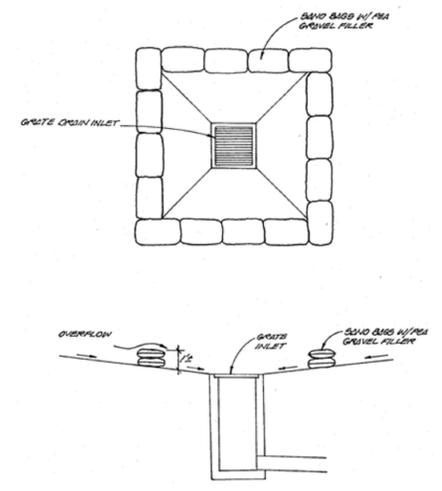


Figure 1-38 Diagram of Bagged Gravel Grate Inlet Protection (Pape-Dawson)



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6 of 26

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SHEET NUMBER
7 of 26

KEYED NOTES

- 1. ALL TEMPORARY PERMANENT EROSION CONTROLS SHALL BE REMOVED BY PHASE 4 (PROJECT COMPLETION)

NOTES:

- CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS- CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
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LEGEND

- EXISTING GRADE 1.0' CONTOUR
- FINISH GRADE 1.0' CONTOUR
- - - - - LIMITS OF CONSTRUCTION
- LOC LOC PROPERTY LINE
- PROPOSED ASPHALT
- PROPOSED LANDSCAPE AREA
- PROPOSED CONCRETE
- EXISTING CONCRETE SIDEWALK
- PROPOSED TEMPORARY ASPHALT DRIVEWAY

STRUCTURAL PRACTICES

TEMPORARY BMP - SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE LIMITS OF CONSTRUCTION AS SHOWN IN THE PLANS.

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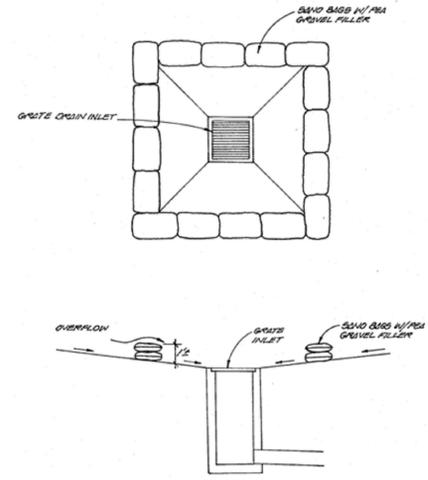
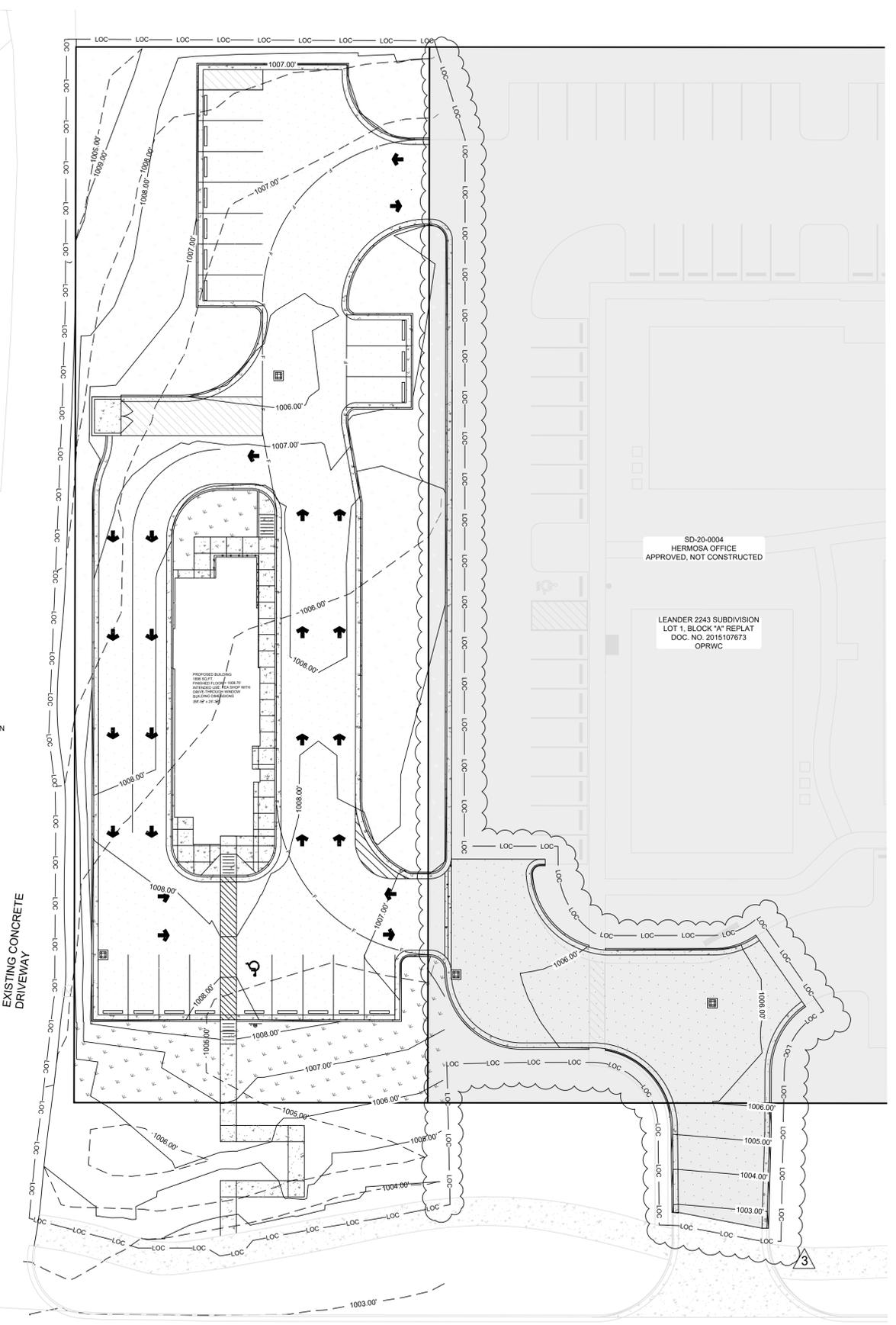


Figure 1-38 Diagram of Bagged Gravel Inlet Protection (Pape-Dawson)

2



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SCALE 1" = 20'



Request to Temporarily Seal a Feature, If Sealing a Feature

- There are no natural-occurring features that would accept recharge to the Edwards Aquifer.

Structural Practices

- Water will be flowing off the roof through the drainage gutters to the parking lot areas.
- Water will then flow into the drop inlets leading into the proposed underground storm water pipe network.

Drainage Area Map



Inspection and Maintenance for BMP's

This plan outlines inspection, maintenance, and repair requirements for all BMPs implemented on-site, based on guidance in RG-348.

Key elements include:

Inspection Schedule: Weekly inspections and additional assessments following significant rainfall events, per RG-348 Section 2.3, to ensure BMP effectiveness.

Maintenance and Repair Protocols: In accordance with Section 3.1, BMPs will be promptly maintained, repaired, or retrofitted as necessary to continue effective pollutant control.

Documentation and Record keeping: Inspections and corrective actions will be documented consistently, as recommended in Section 2.5, to ensure accurate records of BMP performance.

Site-Specific BMP Adjustments: BMPs will be tailored to address unique site characteristics, such as natural stormwater flows, per Section 4.2.

Sensitive Area Protections: BMPs are designed to retain and filter runoff to prevent pollution in sensitive areas, especially near aquifers, as recommended in Section 5.1.



09.17.2024
 SD-23-0088

PROJECT NUMBER 2022.1209T

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4 of 26

STRUCTURAL PRACTICES

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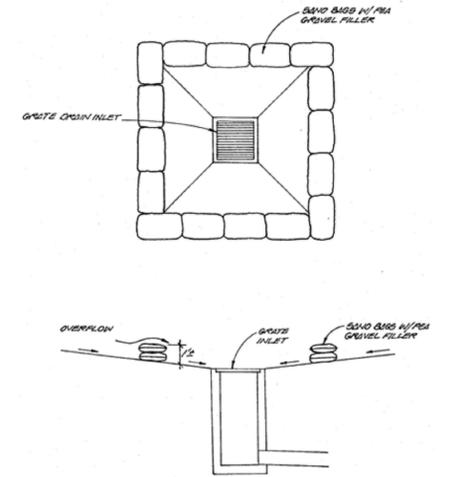


Figure 1-38 Diagram of Bagged Gravel Inlet Protection (Pape-Dawson)

KEYED NOTES

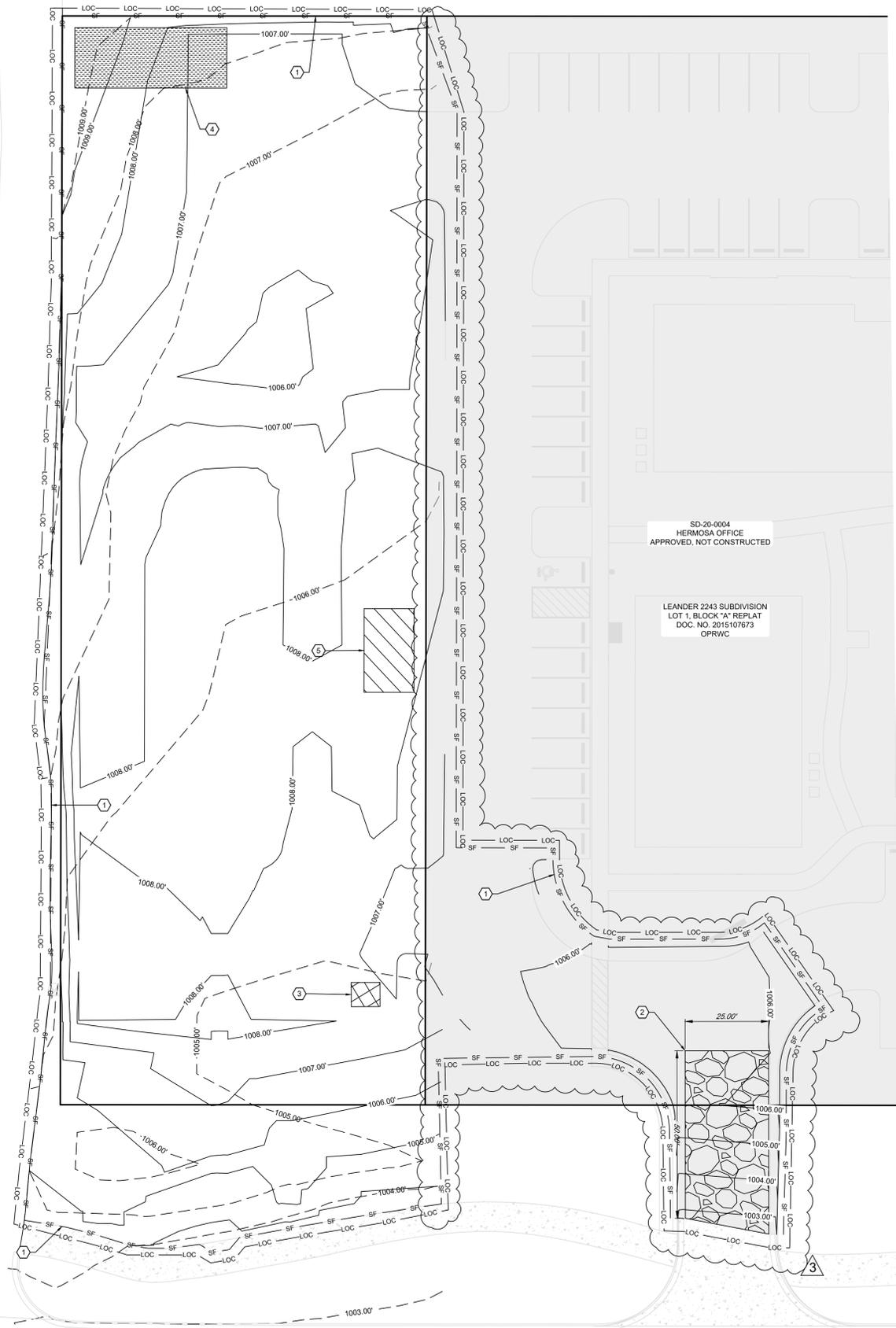
1. INSTALL ± 915' OF SILT FENCING PER DETAIL 11, SHEET 25
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 12, SHEET 25
3. INSTALL CONCRETE WASHOUT AREA PER DETAIL 13, SHEET 25
4. PROPOSED CONTRACTOR STAGING AREA
5. PROPOSED TEMPORARY SPOILS STORAGE AREA

NOTES:

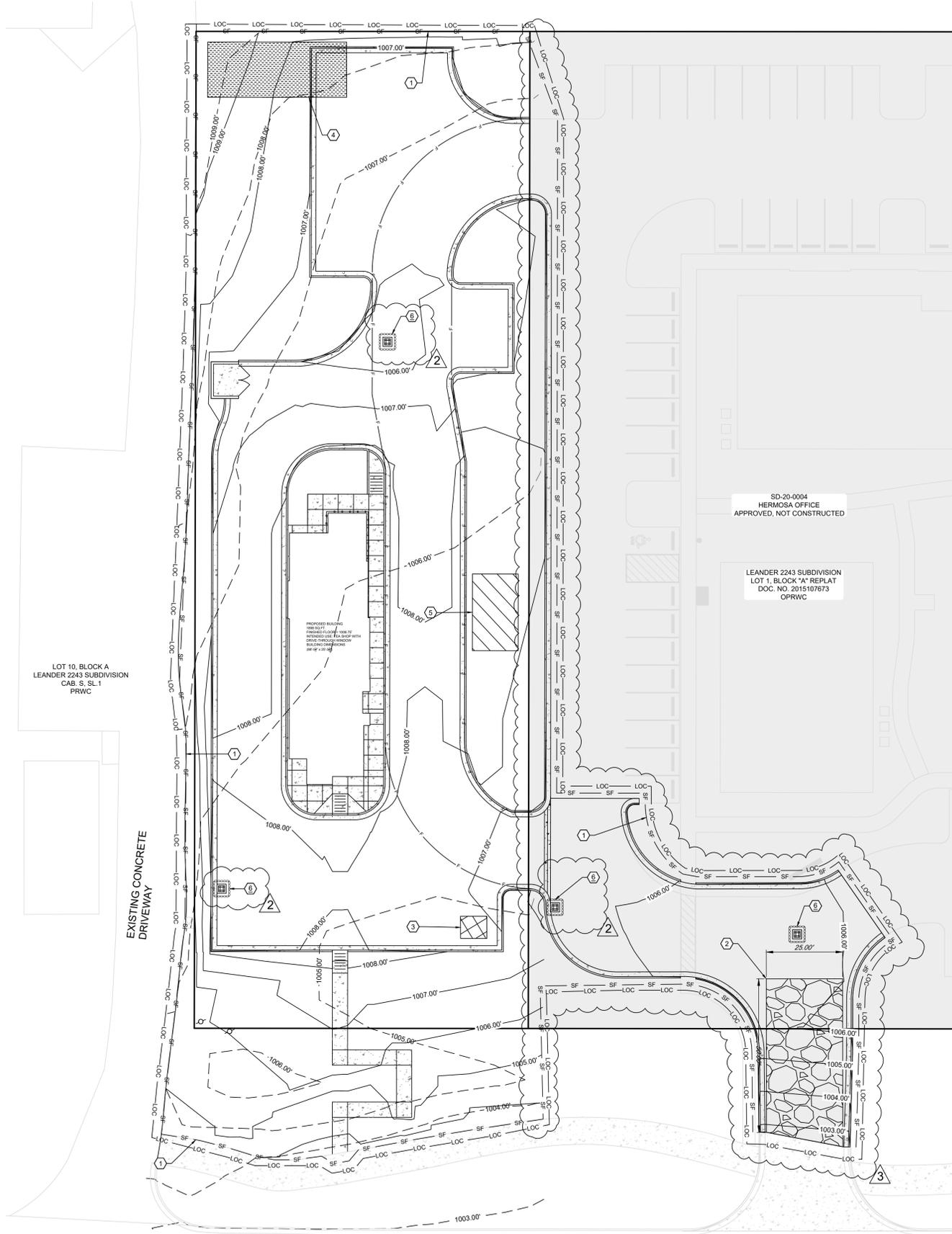
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LEGEND

- EXISTING GRADE 1.0' CONTOUR
- FINISH GRADE 1.0' CONTOUR
- LOC - LOC LIMITS OF CONSTRUCTION
- SF - SF SILT FENCE
- PROPERTY LINE
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 PAVED ROAD - CONC. CURB & GUTTER



(R.O.W. VARIES)
11780 HERO WAY WEST
 PAVED ROAD - CONC. CURB & GUTTER

KEYED NOTES

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- 2 STABILIZED CONSTRUCTION TO REMAIN IN PHASE 2
- 3 CONCRETE WASHOUT AREA TO BE REMOVED IN PHASE 2
- 4 CONTRACTOR STAGING AREA TO BE REMOVED IN PHASE 2
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- SF SF SILT FENCE
- PROPERTY LINE
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- PROPOSED STAGING AREA
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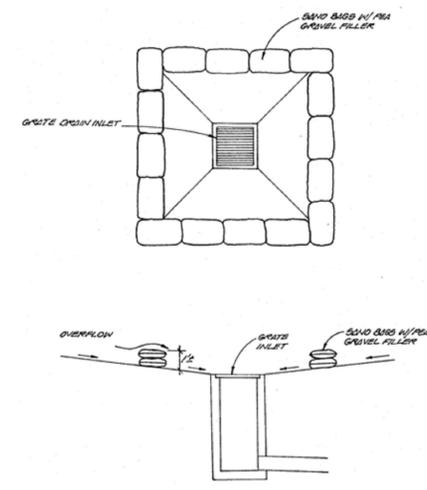


Figure 1-38 Diagram of Bagged Gravel Grate Inlet Protection (Pape-Dawson)



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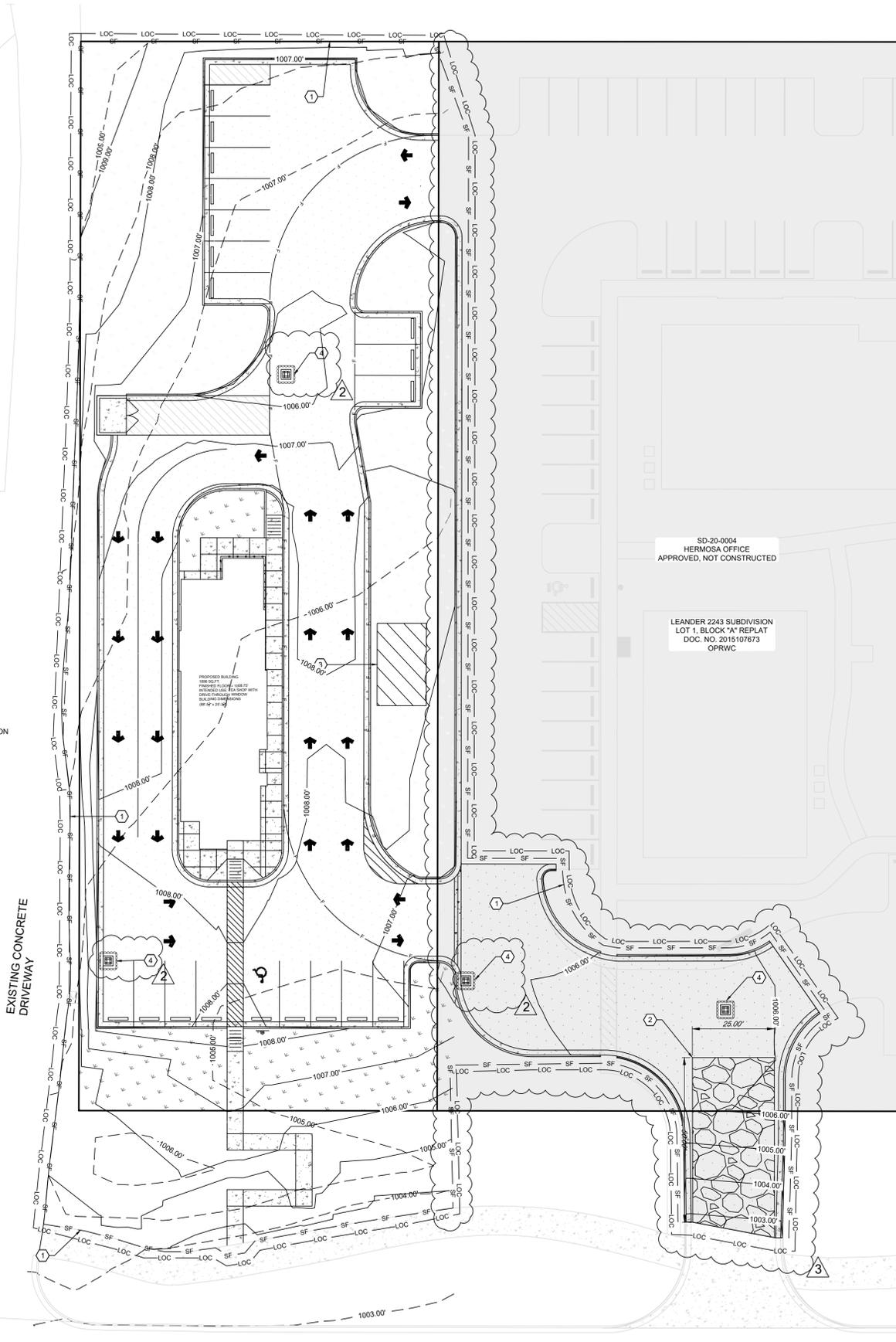
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No.	Description	Date
1	TCEQ COMMENTS 4/3/24	04.10.2024
2	TCEQ COMMENTS 4/15/24	04.16.2024
3	CITY COMMENTS 7/8/24 OWNER/DEVELOPER MEETING 8/20/24	09.04.2024

FOR PERMIT

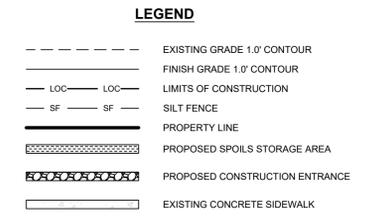
APPROVAL

SHEET NUMBER
5 of 26



- KEYED NOTES**
- ① #915' OF SILT FENCING TO BE REMOVED IN PHASE 3
 - ② STABILIZED CONSTRUCTION ENTRANCE TO BE REMOVED IN PHASE 3
 - ③ TEMPORARY SPOILS STORAGE AREA TO BE REMOVED IN PHASE 3
 - ④ TEMPORARY BAGGED GRAVEL INLET FILTER TO REMAIN IN PHASE 3

- NOTES:**
- CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS. CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
 - THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
 - IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR REVEGETATION MATTING (ECM 1.4.4.B.3, SECTION 5, I). THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY (ECM 1.4.4.D.4).
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D) OR AS DIRECTED BY ENVIRONMENTAL INSPECTOR.
 - TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING, AND SITE PAVING.
 - ALL DISTURBED AREAS TO BE RE-VEGETATED PER CITY OF LEANDER STANDARDS AND LANDSCAPE PLANS.
 - CONTRACTOR TO REFERENCE EROSION CONTROL NOTES IN SHEET 2 AND EROSION CONTROL DETAIL IN SHEET 24
 - FUTURE LAND USE CATEGORY: MULTI-USE CORRIDOR PRIORITY CORRIDOR
 - SILT FENCE SHALL BE PLACED DOWN GRADIENT OF ALL CONSTRUCTION ACTIVITIES.



STRUCTURAL PRACTICES

TEMPORARY BMP - SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE LIMITS OF CONSTRUCTION AS SHOWN IN THE PLANS.

TEMPORARY BMP - STABILIZED CONSTRUCTION ENTRANCE WILL BE INSTALLED ON THE SOUTHEAST AREA OF THE LOT AS SHOWN IN THE PLANS.

TEMPORARY BMP- BAGGED GRAVEL INLET FILTER WILL BE INSTALLED AROUND EACH DROP INLET. THE SAND BAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED 1 FOOT HIGH TO FORM A CONTINUOUS BARRIER CONTAINING EACH INLET. TO AVOID RUN OFF FROM FLOWING BETWEEN THE BAGS, THEY SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER. FROM INSTALLATION, REFER TO THE FIGURE BELOW.

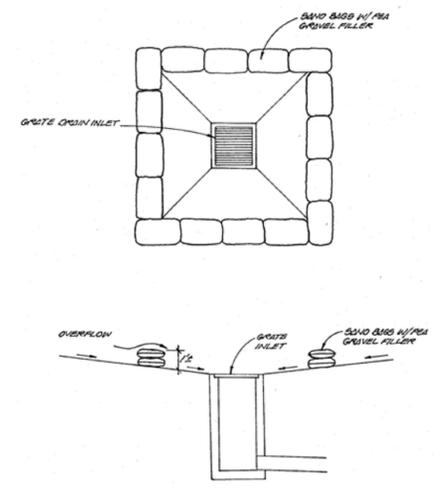


Figure 1-38 Diagram of Bagged Gravel Inlet Protection (Pape-Dawson)



HTeaO - LEANDER, TX
11780 HERO WAY WEST
LEANDER, TX 78641



PROJECT NUMBER 2022.1209T

REVISIONS

No.	Description	Date
1	TCEQ COMMENTS 4/3/24	04.10.2024
2	TCEQ COMMENTS 4/15/24	04.16.2024
3	CITY COMMENTS 7/8/24 OWNER/DEVELOPER MEETING 8/20/24	09.04.2024



(R.O.W. VARIES)
11780 HERO WAY WEST
 PAVED ROAD - CONC. CURB & GUTTER

FOR PERMIT

APPROVAL

SHEET NUMBER
6 of 26

REVISIONS		
No.	Description	Date
1	TCEQ COMMENTS 4/3/24	04.10.2024
2	TCEQ COMMENTS 4/15/24	04.16.2024
3	CITY COMMENTS 7/8/24 OWNER/DEVELOPER MEETING 8/20/24	09.04.2024

FOR PERMIT

APPROVAL

KEYED NOTES

- 1. ALL TEMPORARY PERMANENT EROSION CONTROLS SHALL BE REMOVED BY PHASE 4 (PROJECT COMPLETION)

NOTES:

- CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS- CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
- THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR REVEGETATION MATTING (ECM 1.4.4.B.3, SECTION 5, I). THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY (ECM 1.4.4.D.4).
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- FUTURE LAND USE CATEGORY: MULTI-USE CORRIDOR PRIORITY CORRIDOR
- SILT FENCE SHALL BE PLACED DOWN GRADIENT OF ALL CONSTRUCTION ACTIVITIES.

LEGEND

- EXISTING GRADE 1.0' CONTOUR
- FINISH GRADE 1.0' CONTOUR
- - - - - LIMITS OF CONSTRUCTION
- LOC LOC PROPERTY LINE
- PROPOSED ASPHALT
- PROPOSED LANDSCAPE AREA
- PROPOSED CONCRETE
- EXISTING CONCRETE SIDEWALK
- PROPOSED TEMPORARY ASPHALT DRIVEWAY

STRUCTURAL PRACTICES

TEMPORARY BMP - SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE LIMITS OF CONSTRUCTION AS SHOWN IN THE PLANS.

TEMPORARY BMP - STABILIZED CONSTRUCTION ENTRANCE WILL BE INSTALLED ON THE SOUTHEAST AREA OF THE LOT AS SHOWN IN THE PLANS.

TEMPORARY BMP- BAGGED GRAVEL INLET FILTER WILL BE INSTALLED AROUND EACH DROP INLET. THE SAND BAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED 1 FOOT HIGH TO FORM A CONTINUOUS BARRIER CONTAINING EACH INLET. TO AVOID RUN OFF FROM FLOWING BETWEEN THE BAGS, THEY SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER. FROM INSTALLATION, REFER TO THE FIGURE BELOW.

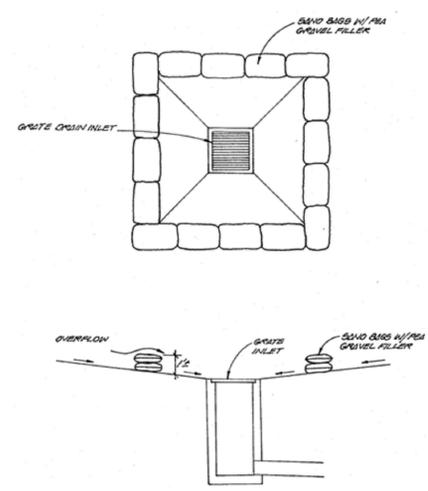
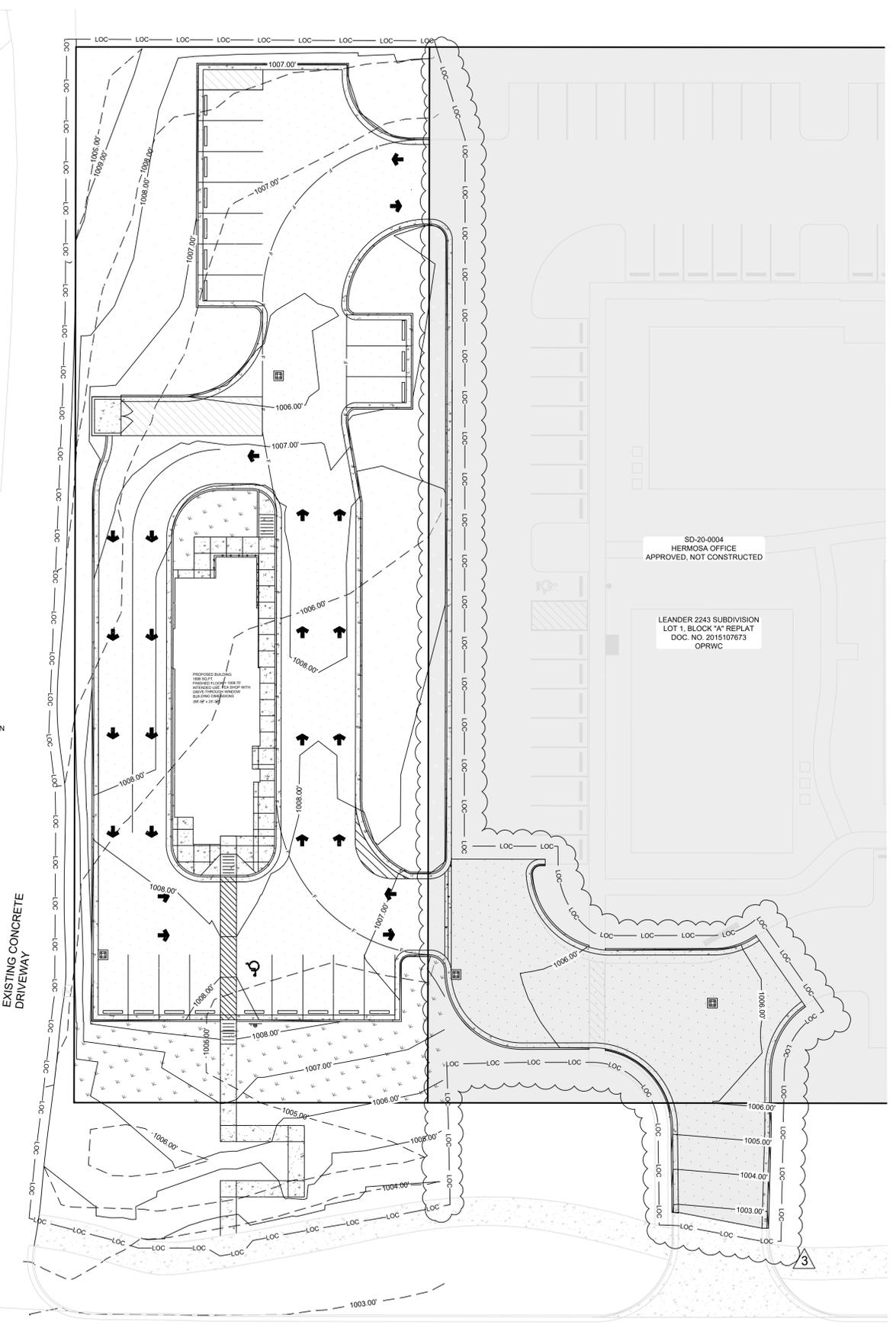


Figure 1-38 Diagram of Bagged Gravel Inlet Protection (Pape-Dawson)

2



(R.O.W. VARIES)
11780 HERO WAY WEST
 PAVED ROAD - CONC. CURB & GUTTER

SCALE 1" = 20'



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

I Jeff Seiler _____
Print Name

Partner _____
Title - Owner/President/Other

of Leander Tea Co. _____
Corporation/Partnership/Entity Name

have authorized Teodoro Cano Mota, P.E. _____
Print Name of Agent/Engineer

of Pettigrew & Associates, P.A. _____
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

[Handwritten Signature]
Applicant's Signature

9/26/2023
Date

THE STATE OF Texas §

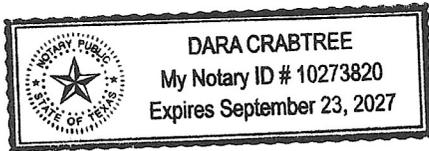
County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Seller 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 26 day of September, 2023.

[Handwritten Signature]
NOTARY PUBLIC

Dara Crabtree,
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 09.23.2027

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: LeanderTea Co.

Regulated Entity Location: Leander TX.

Name of Customer: Teodoro Cano Mota, P.E.

Contact Person: Jeff Seiler

Phone: (512) 699-2335

Customer Reference Number (if issued):CN 606222719

Regulated Entity Reference Number (if issued):RN 111887824

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	0.81 Acres	\$ 3,000
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: 

Date: October 28, 2024

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ Core Data Form

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.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> 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 606222719		RN 111887824

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		N/A	
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				If new Customer, enter previous Customer below:	
Jeff Seiler					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
0804963223		32088801058		922931408	N/A
11. Type of Customer:		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
12. Number of Employees				13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant					
15. Mailing Address:					
2709 CR 258					
City	Liberty Hill	State	TX	ZIP	78642
				ZIP + 4	
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
				jjeffseiler@gmail.com	
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)	

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.)

Leander Tea Co.

23. Street Address of the Regulated Entity:(No PO Boxes)

11780 Hero Way West

City

Leander

State

TX

ZIP

78641

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**30. Secondary SIC Code****31. Primary NAICS Code****32. Secondary NAICS Code**

(4 digits)

(4 digits)

(5 or 6 digits)

(5 or 6 digits)

5499

722515

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

Tea Store.

34. Mailing**Address:**

11780 Hero Way West

City

Leander

State

TX

ZIP

78641

ZIP + 4**35. E-Mail Address:**

jjeffseiler@gmail.com

36. Telephone Number**37. Extension or Code****38. Fax Number** (if applicable)

(512) 699-2335

() -

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

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

SECTION IV: Preparer Information

40. Name:	Teodoro Cano Mota		41. Title:	Project Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address	
(575) 393-9827		() -	tcano@pettigrew.us	

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:	Pettigrew & Associates, P.A.	Job Title:	Project Manager	
Name (In Print):	Teodoro Cano Mota	Phone:	(575) 393- 9827	
Signature:		Date:	10/28/2024	