Messina Commercial

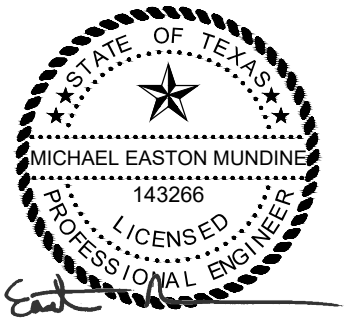
11460 US 183A
Leander, Texas 78641

Contributing Zone Plan (CZP)

December 2024

Prepared For:
MS Capital Ventures, LLC.
6702 Apsley Creek Lane
Sugar Land, Texas 77479

Prepared By:
2P Consultants, LLC
203 E. Main Street, Suite 204
Round Rock, Texas 78664



01/02/2025

Michael Easton Mundine, P.E.
Project Manager

TBPE FIRM #F-19351

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Section i
TCEQ Edwards Aquifer Application Cover Page

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Messina Commercial						**2. Regulated Entity No.:**			
3. Customer Name: MS Capital Ventures, LLC						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			5.73
9. Application Fee:	$ 5,000		**10. Permanent BMP(s):**			Batch Detention Basin			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
13. County:	Williamson		**14. Watershed:**			South Fork San Gabriel River			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_X_
Region (1 req.)	___	___	_X_
County(ies)	___	___	___
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell _X_Leander ___Liberty Hill ___Pflugerville ___Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Michael Easton Mundine, P.E.
Print Name of Customer/Authorized Agent  12/04/2024
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):	

Section I
Contributing Zone Plan Application (TCEQ-10257)

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: Michael Easton Mundine, P.E.

Date: 12/04/2024

Signature of Customer/Agent:

Regulated Entity Name: Messina Commercial

Project Information

1. County: Williamson
2. Stream Basin: South Fork San Gabriel River
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

   Contact Person: Tadi Kumar
   Entity: MS Capital Ventures LLC.
   Mailing Address: 6702 Apsley Creek Lane
   City, State: Sugar Land, Texas Zip: 77479
   Telephone: (224) 725-0225 Fax: _____
   Email Address: tadi_kumar@hotmail.com

5. Agent/Representative (If any):

   Contact Person: Michael Easton Mundine
   Entity: 2P Consultants, LLC.
   Mailing Address: 203 E. Main Street, Suite 204
   City, State: Round Rock, Texas Zip: 78664
   Telephone: (512) 344-9664 Fax: _____
   Email Address: emundine@2PConsultants.com

6. Project Location:

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

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

   183A Toll Road and Huddleston Rd, Leander, Texas 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): 5.735 Acres

Total disturbed area: 6.485 Acres

14. Estimated projected population: 126

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	34,800	÷ 43,560 =	0.80
Parking	39,690	÷ 43,560 =	0.91
Other paved surfaces	72,822	÷ 43,560 =	1.67
Total Impervious Cover	147,312	÷ 43,560 =	3.38

Total Impervious Cover 3.38 **÷ Total Acreage** 5.735 **X 100 =** 58.97**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

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

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 50'.

35. 100-year floodplain boundaries:

    ☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

    ☒ No part of the project site is located within the 100-year floodplain.

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA MAP # 48491C0455F Effective 12/20/2019.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

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

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

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

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

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

    ☒ N/A

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

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

☐ N/A

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

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

☐ N/A

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

☒ N/A

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

☐ N/A

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

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

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

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

Administrative Information

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

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

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

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

2P CONSULTANTS, LLC
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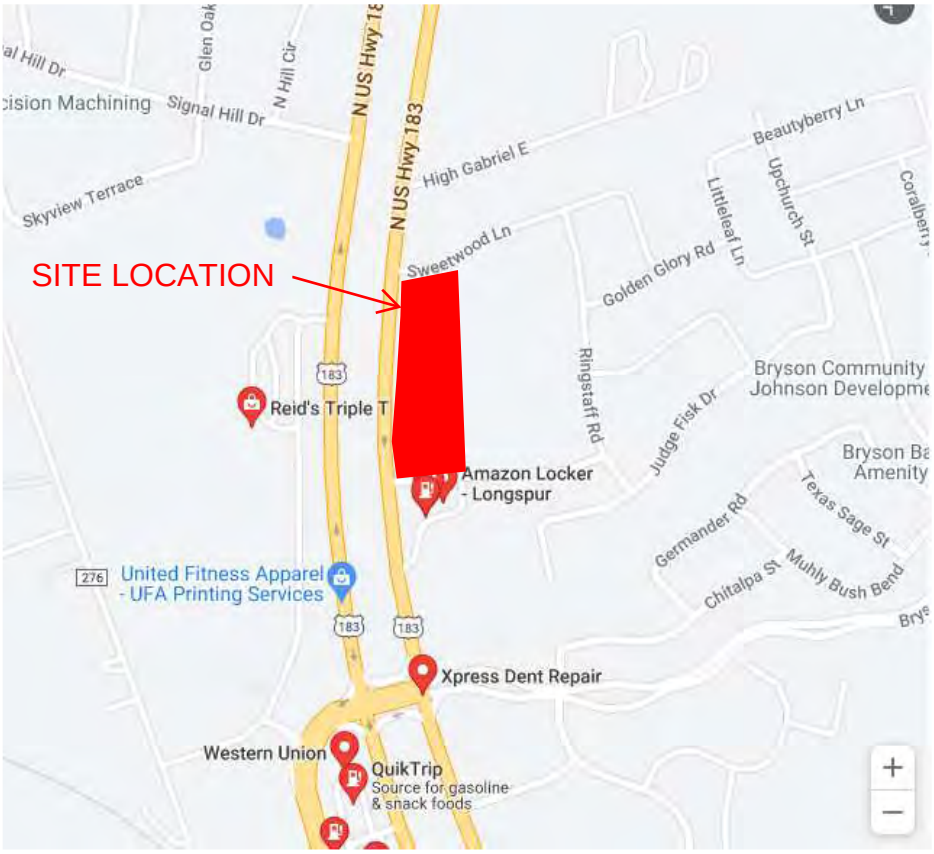
512-344-9664
TBPE FIRM #F-19351

Attachment 1A – Road Map

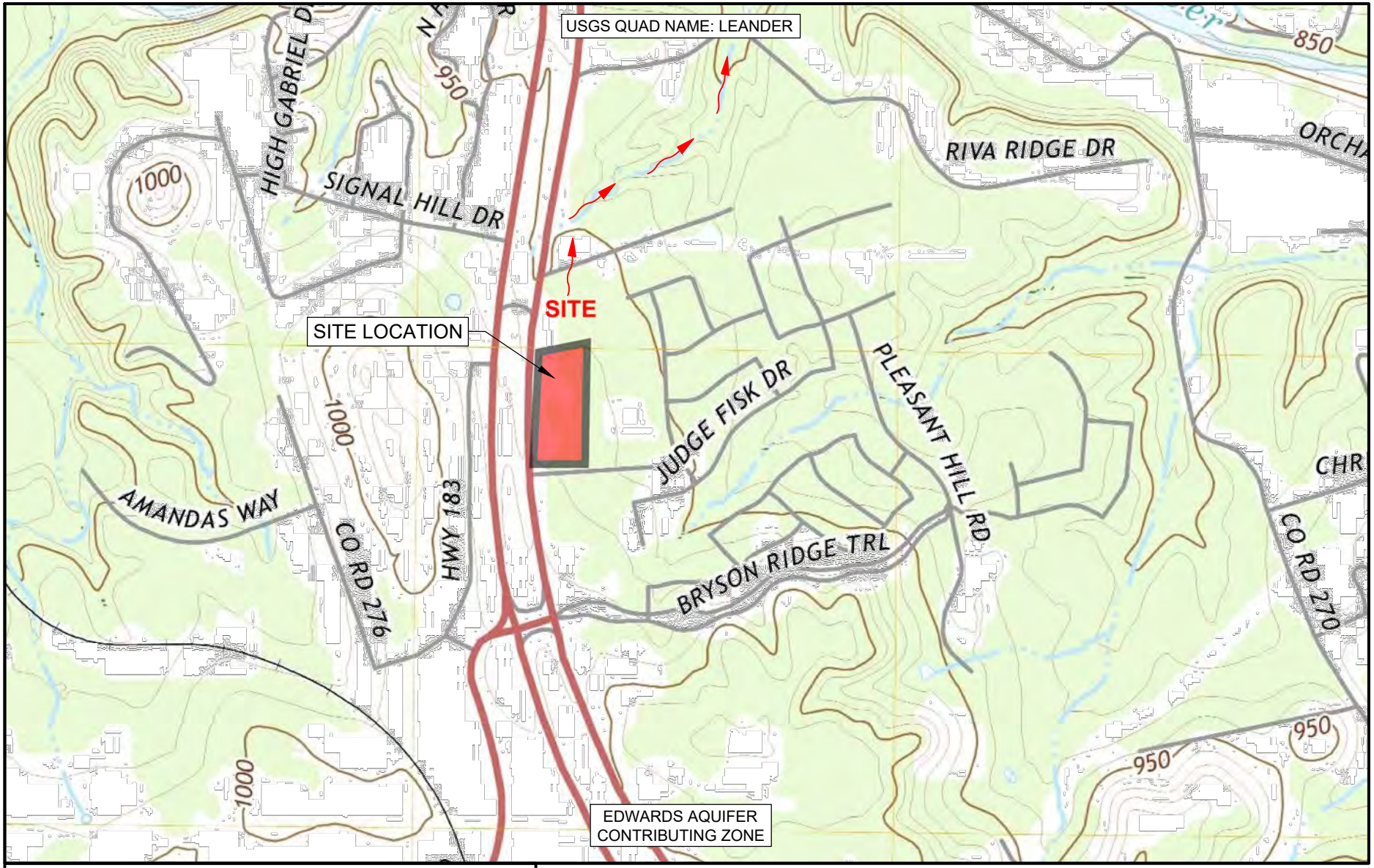


Not To Scale

Site Address: 183A Toll Road, Leander, Texas 78641

Directions from 2P Consultants:

- Head West on E Main St toward N Lampasas
- Turn right st the 3rd cross street onto S Blair St
- At the traffic circle, take the 2nd exit onto Round Rock Ave
- Turn left onto S I-35 Frontage Rd
- Use the left lane to take the ramp onto I-35 S
  Take TX-45W/TX-45 Toll and Route 183A N to 183A Frontage Rd. Take the exit toward Crystal Falls Pkwy from Route 183A N
- Merge onto I-35 S
- Use the right 2 lanes to take exit 250 for TX-45 Toll toward TX-1 Toll
- Keep right at the fork, follow signs for TX-45 W/Texas 1 and merge onto TX-45 W/TX-45 Toll
- Use the right 3 lanes to take the US-183 N exit
- Merge onto Route 183A N
- Continue on US Hwy 183
- Turn right onto Huddleston Rd



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ATTACHMENT 1B - USGS MAP

SCHILLER BUSINESS PARK

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Attachment 1C – Project Narrative

The proposed development is located on the Northeast corner of the intersection of U.S. Highway 183A and Huddleston Road. The project currently consists of 3 lots, but is in the process of being replatted to a single lot. The legal description of the three current lots is "AW0438 – Mansil, WM. Survey, Acres 2.05, 2.18, & 1.50." The total area for the proposed development is 5.73 acres. The existing conditions of the site is undeveloped, with 654 square feet of existing impervious cover from two existing culver headwalls, one located on the southeast corner of the property and the other located on the northeast corner. None of the existing impervious cover is proposed to be demolished at this time. In its existing condition, the site receives some offsite stormwater from the adjacent residential lots to the east. The high point of the site is located towards the southwest corner of the site, near the intersection of U.S. Highway 183A and Huddleston Road at an elevation of approximately 972'. This drains down to the existing culvert on the northeast corner of the site near Sweetwood Lane at an elevation of approximately 955'. The site slopes down between these two points with a slope of approximately 1% throughout the site.

The proposed site improvements consist of the construction of a 7,800 sf flex retail building, a 19,000 sf mixed use building, a 8,000 sf medical office building, and the associated utility and access infrastructure. These improvements increase the impervious cover of the site to 147,312 sf, or 58.97% of the 5.73-acre site. This increase in impervious cover will be served by a combined detention and water quality pond utilizing a batch detention system. This pond will be located on the northwest corner of the site and discharges towards the existing culvert on the northeast corner of the site.

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Attachment 1D – Factors Affecting Surface Water Quality

The factors affecting water quality as a result of proposed site improvements are as follows:

The proposed site improvements consist of the construction of a 7,800 sf flex retail building, a 19,000 sf mixed use building, a 8,000 sf medical office building, and the associated utility and access infrastructure. These improvements increase the impervious cover of the site to 147,312 sf, or 58.97% of the 5.73-acre site. This increase in impervious cover will be served by a combined detention and water quality pond utilizing a batch detention system.

The proposed improvements will facilitate large, industrial vehicular traffic to the site and will cause an increase in Total Suspended Solids (TSS). The vehicular traffic which will be visiting the site will naturally cause an increase in TSS due to unforeseen leaks in vehicles which can include, but are not limited to: brake fluid, hydraulic fluid, antifreeze, oil, gasoline, and diesel fuel. The surface water quality will be affected negatively by this increase in TSS, however, this water quality will be restored to abide by TCEQ (80% TSS Removal) and City of Georgetown's (85% TSS Removal) requirements with the proposed Batch Detention Basin.

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Attachment 1E – Volume and Character of Stormwater

The volume and character of stormwater at the project site for both existing and post-development conditions are as follows:

The existing conditions of the 5.735-acre site is undeveloped, with 654 square feet of existing impervious cover from two existing culver headwalls, one located on the southeast corner of the property and the other located on the northeast corner. The existing site information is based on a survey provided by 4Ward Land Surveying, dated March 12, 2024. The high point of the site is located towards the southwest corner of the site, near the intersection of U.S. Highway 183A and Huddleston Road at an elevation of approximately 972'. This drains down to the existing culvert on the northeast corner of the site near Sweetwood Lane at an elevation of approximately 955'. The site slopes down between these two points with a slope of approximately 1% throughout the site. Based on a soils report provided by the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS), the soils for the site consist of Denton Silty Clay and Doss Silty Clay, both of which are categorized by a hydrologic soil group of D. The condition of the site is undeveloped, with grass in good condition, which gives the site a Runoff Curve Number of 80 when combined with the soils information.

The existing site is split into three separate drainage basins, defined by the existing stormwater infrastructure. A description of the basins can be found below.

- Existing Drainage Basin 1 consists of 4,782.37 square feet on the southeast corner of the site that drains to an existing stormwater culvert. This basin has 16.66sf of existing impervious cover, or 0.35% of the 0.11-acre basin.
- Existing Drainage Basin 2 consists of 256,644.04 square feet, a majority of the site, and drains to an existing stormwater culvert on the northeast corner of the site. This basin also includes an offsite portion to the east that drains to the existing stormwater culvert. This basin has 480.06 sf of existing impervious cover, or 0.19% of the 5.89-acre basin.
- Existing Drainage Basin 3 consists of 73,672.05 square feet entirely of offsite area that drains to an existing stormwater culvert in the U.S. Highway 183A right-of-way. This basin is included in the planset in order to show drainage calculations in the right-of-way, but no portion of this drains to the proposed detention and water quality pond. This basin consists of 45,676.68 square feet of impervious cover, or 62% of the 1.85-acre site.

The proposed site improvements consist of the construction of a 7,800 sf flex retail building, a 19,000 sf mixed use building, a 8,000 sf medical office building, and the associated utility and access infrastructure. These improvements increase the impervious cover of the site to 147,312 sf, or 58.97% of the 5.73-acre site.

The proposed improvements split the existing site into 10 separate basins while trying to maintain the original flow patterns. A description of the basins can be found below.

- Drainage Basin 1 consists of 3,891.21 square feet on the southeast corner of the site that drains to an existing stormwater culvert. This basin has 555.8 square feet of impervious cover, or 14.26% of the 0.09-acre basin.
- Drainage Basin 2 consists of 41,602.06 square feet along the eastern property line, including the portion of offsite area to the east that drains onto the proposed site. This drains to the existing stormwater culvert near Sweetwood Lane and has 3,151.79 square feet of impervious cover, or 7.56% of the 0.96-acre basin.

- Drainage Basin 3 consists of the southeast portion of the proposed improvements that drains to a proposed grate inlet. This basin has 46,058.89 square feet of impervious cover, or 80.15% of the 1.32-acre basin.
- Drainage Basin 4 consists of the southwest portion of the proposed improvements that drains to a proposed grate inlet. This basin has 35,864.16 square feet of impervious cover, or 93.91% of the 0.88-acre basin.
- Drainage Basin 5 consists of the west portion of the proposed improvements that drains to a proposed grate inlet. This basin has 22,259.24 square feet of impervious cover, or 93.32% of the 0.55-acre basin.
- Drainage Basin 6 consists of the east portion of the proposed improvements that drains to a proposed grate inlet. This basin has 13,176.23 square feet of impervious cover, or 64.97% of the 0.47-acre basin.
- Drainage Basin 7 consists of the northern portion of the proposed improvements that drains to a proposed grate inlet. This basin has 24,485.99 square feet of impervious cover, or 89.91% of the 0.63-acre basin.
- Drainage Basin 8 consists of the detention and water quality pond, located on the northeast corner of the proposed site. This basin has 120.49 square feet of impervious cover, or 0.53% of the 0.52-acre basin.
- Drainage Basins 9 and 10 split Existing Drainage Basin 3 into two separate basins because of the proposed driveway connection to U.S. Highway 183A.

A batch detention system is proposed to be used to provide the development with detention and to treat the stormwater runoff that flows across the proposed improvements. Drainage Basins #3-#8 are conveyed to the proposed pond by a stormwater system through the site.

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Attachment 1F – Suitability Letter from Authorized Agent

No on-site sewage facility's are proposed to treat the wastewater from the proposed improvements. The wastewater will be conveyed away from the site by an existing sewage collection system, so no Suitability Letter from Authorized Agent is required at this time.

This section is not applicable to this project.

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Attachment 1G – Alternative Secondary Containment Methods

There are no aboveground storage tanks or secondary containment methods proposed with this project.

This section is not applicable to this project.

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Attachment 1H – AST Containment Structure Drawings

No aboveground storage tanks (AST) are proposed for this site so no AST containment structure drawings are included with this report.

This section is not applicable to this project.

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Attachment 1I – 20% or Less Impervious Cover Waiver

The proposed development does not have 20% or less impervious cover, so no waiver is requested at this time.

This section is not applicable to this project.

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Attachment 1J – BMPs for Upgradient Stormwater

The site receives upgradient stormwater from the residential lots to the east of the property. The total off-site area which drains on the proposed development is approximately 0.22 acres, 0% of which consists of impervious cover. The upgradient stormwater from this area drains onto the site and directly to the nearby existing culver under Sweetwood Lane. This stormwater, while flowing through the proposed site, does not flow across any proposed impervious cover. As such, no BMPs are required to treat Upgradient Stormwater. A combined detention and water quality pond utilizing a Batch Detention System is proposed to treat the on-site stormwater that flows across the proposed improvements. Refer to "Attachment 1K – BMPs for Onsite Stormwater" for more information on this water quality feature.

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Attachment 1K – BMPs for On-site Stormwater

In general accordance with the TCEQ Technical Guidance Manual, onsite stormwater BMP's must be designed to remove at least 80% of the increased total suspended solids (TSS) from the proposed project. A Batch Detention Basin is proposed for this CZP. The majority of the proposed site drains to the Batch Detention Basin located on the northwest corner of the proposed site.

As described in the Addendum Sheet of "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices" (TCEQ Approval of Innovative Technology, Section 3.2.17),

> "Batch Detention Basins capture and temporarily detain the water quality volume from a storm event using an automated controller and valve. They are intended to serve primarily as settling basins for the solids fraction, and as a means of limiting downstream erosion by controlling peak flow rates during erosive events… Batch detention basins are designed to prevent clogging of the outflow structure and resuspension of captured sediment during a discharge. They also provide enhanced dissolved pollutant removal performance. The batch detention design typically incorporates a non-clogging outflow structure, such as an orifice protected by a trash rack, or a perforated riser pipe protected by riprap."

The proposed improvements split the existing site into 10 separate drainage basins. More information about these drainage basins can be found in "Attachment 1E – Volume and Character of Stormwater." Drainage Basins #1 and #2 each drain to an existing culvert, one on the northeast corner and one on the southeast corner, without flowing across any proposed improvements. Drainage Basins #9 and #10 are in the right-of-way of U.S. Highway 183A and are not treated using the Proposed BMP. Drainage Basins #3-8 all drain towards the combination detention and water quality pond before draining towards an existing culvert by Sweetwood Lane to the northeast.

The combined detention and water quality pond utilizing the Batch Detention System has been sized to treat all of the additional impervious cover from the proposed improvements. Using the TCEQ Calculation Spreadsheet, the required water volume for this Batch Detention Basin is 14,115 cubic feet and requires an additional 2,823 cubic feet for storage of sediment, bringing the total to 16,938 cubic feet. The proposed Batch Detention Basin has a water quality volume of 17,920.85 cubic feet at an elevation of 960.60', 2.734' above the bottom of the pond, and a total volume of 73,282.39 cubic feet at the top of berm elevation of 964.00'. This water quality volume exceeds the volume necessary for the minimum 80% TSS required by TCEQ and the calculations performed using TCEQ's TSS Calculations spreadsheet can be found in the following pages.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

12/05/2024

Additional information is provided for cells with a red triangle in the upper right corn
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will r

1. The Required Load Reduction for the total project: Calculations from RG-348

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

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resul
A_N = Net increase in impervious a
P = Average annual precipitation

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

County =	Williamson	
Total project area included in plan * =	5.73	acres
Predevelopment impervious area within the limits of the plan * =	0.02	acres
Total post-development impervious area within the limits of the plan* =	3.38	acres
Total post-development impervious cover fraction * =	0.59	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	2930	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	4.36	acres
Predevelopment impervious area within drainage basin/outfall area =	0.04	acres
Post-development impervious area within drainage basin/outfall area =	3.26	acres
Post-development impervious fraction within drainage basin/outfall area =	0.75	
$L_{M\ THIS\ BASIN}$ =	2982	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention System
Removal efficiency = 91 percent

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

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

where:

A_C = Total On-Site drainage area
A_I = Impervious area proposed in
A_P = Pervious area remaining in tl
L_R = TSS Load removed from this

A_C =	**4.36**	acres
A_I =	**3.26**	acres
A_P =	**1.10**	acres
L_R =	**3301**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	**2930**	lbs.
F =	**0.89**	

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Rainfall Depth =	**1.60**	inches
Post Development Runoff Coefficient =	**0.56**	
On-site Water Quality Volume =	**14115**	cubic feet

Calculations from RG-348

Off-site area draining to BMP =	**0.00**	acres
Off-site Impervious cover draining to BMP =	**0.00**	acres
Impervious fraction of off-site area =	**0**	
Off-site Runoff Coefficient =	**0.00**	
Off-site Water Quality Volume =	**0**	cubic feet
Storage for Sediment =	**2823**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**16938**	cubic feet

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Attachment 1L – BMPs for Surface Streams

No BMPS are proposed to specifically affect surface streams. The function of the proposed onsite BMPs is to treat stormwater runoff while retaining natural flow patterns toward the existing culvert to the north of the site. Therefore, the BMPs proposed for reducing pollutant loads in surface streams are described in the previous section: “Attachment 1K, BMPs for On-site Stormwater.”

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Attachment 1M – Construction Plans

Full-sized copies of the construction plans are attached at the end of this document.

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Attachment N – Inspection, Maintenance, Repair, and Retrofit Plan

The following are recommended maintenance procedures as outlined in TCEQ's Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices.

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

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

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

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

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

Nuisance Control: Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

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

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

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

Record Keeping: Records of all inspections and maintenance for the facility shall be recorded and maintained for the water quality facility beginning at startup of the facility. Record keeping shall be detailed to provide type of maintenance or repair made, date of the service, and detail of the extent of the maintenance or repair. The owner or responsible party of the facility is responsible for maintaining the facility as outlined in this plan until such time as another entity assumes responsibility in writing or ownership of the property is transferred. A copy of the transfer of ownership or responsibility must be filed with the Executive Director of TCEQ within 30 days of the transfer.

Owner's Signature — Date: 04/17/2024

Engineer's Signature — Date: 12/05/2024

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Attachment 1O – Pilot-Scale Field Testing Plan

TCEQ's Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices was used to design permanent BMPs and measures for this site so no Pilot-Scale Field Testing Plan is required.

This section is not applicable to this project.

2P CONSULTANTS, LLC
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Attachment 1P–Measures for Minimizing Surface Stream Contamination

BMPs proposed to reduce pollutants in surface streams are discussed in Attachment 1K: "BMPs for Onsite Stormwater." Peak runoff rates for the existing and developed conditions were calculated using NRCS method and HEC-HMS 4.11. Atlas 14 rainfall precipitation data obtained from City of Leander was input into HEC-HMS and used in conjunction with the drainage basin information discussed below to determine the existing and post-developed runoff rates in the 2-year, 10-year, 25-year, and 100-year storm events.

The total site area for the proposed development is 5.735 acres. The existing site is undeveloped slopes towards the north at approximately 1%. The proposed site improvements consist of the construction of a 7,800 sf flex retail building, a 19,000 sf mixed use building, a 8,000 sf medical office building, and the associated utility and access infrastructure. These improvements increase the impervious cover of the site to 147,312 sf, or 58.97% of the 5.73-acre site.

Existing Conditions Hydrologic Analysis

Prior to this drainage analysis, 4Ward Land Surveying, LLC. performed a survey of the site and surrounding area dated March 2024. Based on the surveyed topography, the site drains naturally towards the north direction. Based on a soils report provided by the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS), the soils for the site consist of Denton Silty Clay and Doss Silty Clay, both of which are categorized by a hydrologic soil group of D. The condition of the site is undeveloped, with grass in good condition, which gives the site a Runoff Curve Number of 80 when combined with the soils information.

The existing site is split into three separate drainage basins, defined by the existing stormwater infrastructure. A description of the basins can be found below.

- Existing Drainage Basin 1 consists of 4,782.37 square feet on the southeast corner of the site that drains to an existing stormwater culvert. This basin has 16.66sf of existing impervious cover, or 0.35% of the 0.11-acre basin.
- Existing Drainage Basin 2 consists of 256,644.04 square feet, a majority of the site, and drains to an existing stormwater culvert on the northeast corner of the site. This basin also includes an offsite portion to the east that drains to the existing stormwater culvert. This basin has 480.06 sf of existing impervious cover, or 0.19% of the 5.89-acre basin.
- Existing Drainage Basin 3 consists of 73,672.05 square feet entirely of offsite area that drains to an existing stormwater culvert in the U.S. Highway 183A right-of-way. This basin is included in the planset in order to show drainage calculations in the right-of-way, but no portion of this drains to the proposed detention and water quality pond. This basin consists of 45,676.68 square feet of impervious cover, or 62% of the 1.85-acre site.

A summary of the existing conditions Drainage Basin information is provided in the table below:

Existing Conditions Drainage Basin Information

Basin #	Area (SF)	Area (AC)	Area (Sq. Mi.)	Imp. Cover (SF)	Imp. Cover (%)	Base Curve Number	Composite Curve Number	ToC (min)	Lag (min)
1	4,782.37	0.11	0.000171544	16.66	0.35%	80	80.06	6.0	3.6
2	256,644.04	5.89	0.009205838	480.06	0.19%	80	80.03	20.3	12.2
3	73,672.05	1.85	0.0028875	45,676.68	62.00%	80	91.16	12.1	7.2

Developed Conditions Hydrologic Analysis

The proposed site improvements consist of the construction of a 7,800 sf flex retail building, a 19,000 sf mixed use building, a 8,000 sf medical office building, and the associated utility and access infrastructure. These improvements increase the impervious cover of the site to 147,312 sf, or 58.97% of the 5.73-acre site.

The proposed improvements split the existing site into 10 separate basins while trying to maintain the original flow patterns. A description of the basins can be found below.

- Drainage Basin 1 consists of 3,891.21 square feet on the southeast corner of the site that drains to an existing stormwater culvert. This basin has 555.8 square feet of impervious cover, or 14.26% of the 0.09-acre basin.
- Drainage Basin 2 consists of 41,602.06 square feet along the eastern property line, including the portion of offsite area to the east that drains onto the proposed site. This drains to the existing stormwater culvert near Sweetwood Lane and has 3,151.79 square feet of impervious cover, or 7.56% of the 0.96-acre basin.
- Drainage Basin 3 consists of the southeast portion of the proposed improvements that drains to a proposed grate inlet. This basin has 46,058.89 square feet of impervious cover, or 80.15% of the 1.32-acre basin.
- Drainage Basin 4 consists of the southwest portion of the proposed improvements that drains to a proposed grate inlet. This basin has 35,864.16 square feet of impervious cover, or 93.91% of the 0.88-acre basin.
- Drainage Basin 5 consists of the west portion of the proposed improvements that drains to a proposed grate inlet. This basin has 22,259.24 square feet of impervious cover, or 93.32% of the 0.55-acre basin.
- Drainage Basin 6 consists of the east portion of the proposed improvements that drains to a proposed grate inlet. This basin has 13,176.23 square feet of impervious cover, or 64.97% of the 0.47-acre basin.
- Drainage Basin 7 consists of the northern portion of the proposed improvements that drains to a proposed grate inlet. This basin has 24,485.99 square feet of impervious cover, or 89.91% of the 0.63-acre basin.
- Drainage Basin 8 consists of the detention and water quality pond, located on the northeast corner of the proposed site. This basin has 120.49 square feet of impervious cover, or 0.53% of the 0.52-acre basin.
- Drainage Basins 9 and 10 split Existing Drainage Basin 3 into two separate basins because of the proposed driveway connection to U.S. Highway 183A.

A summary of the Proposed Conditions Drainage Basin information is provided in the table below:

Developed Conditions Drainage Basin Information

Basin #	Area (SF)	Area (AC)	Area (Sq. Mi.)	Imp. Cover (SF)	Imp. Cover (%)	Base Curve Number	Composite Curve Number	ToC (min)	Lag (min)
1	3,891.21	0.09	0.000139578	555.80	14.28%	80	82.57	6.0	3.6
2	41,602.06	0.96	0.001492269	3,151.79	7.58%	80	81.36	18.8	11.3
3	57,468.67	1.32	0.002061405	46,058.89	80.15%	80	94.43	11.6	7.0
4	38,191.73	0.88	0.00136994	35,864.16	93.91%	80	96.90	6.0	3.6
5	23,853.07	0.55	0.000855611	22,259.24	93.32%	80	96.80	6.0	3.6
6	20,280.66	0.47	0.000727469	13,176.23	64.97%	80	91.69	6.0	3.6
7	27,233.30	0.63	0.00097686	24,485.99	89.91%	80	96.18	6.0	3.6
8	22,692.85	0.52	0.000813994	120.49	0.53%	80	80.10	11.8	7.1
9	60,059.20	1.38	0.002154327	42,381.99	70.57%	80	92.70	20.1	12.0
10	42,090.33	0.97	0.001509783	24,495.91	58.20%	80	90.48	13.6	8.1

Drainage Analysis

Peak runoff rates for the existing and developed conditions were calculated using the HEC-HMS 4.11. Atlas 14 rainfall precipitation data was obtained from the City of Leander's website Engineering page, since City of Leander has created its own time-series data. The Depth-Duration-Frequency table for the City of Leander City Limits is provided below and this data was input into the HEC-HMS model and used in conjunction with the drainage basin information

found in the previous section to determine the existing and post-developed runoff rates in the 2-year, 10-year, 25-year, and 100-year storm events.

Brushy Creek Zone Precipitation Depth-Duration-Frequency Data				
Duration	2-YR	10-YR	25-YR	100-YR
5 MIN	0.511	0.766	0.943	1.25
15 MIN	0.814	1.53	1.88	2.48
1 HR	1.88	2.82	3.47	4.59
2 HR	2.30	3.58	4.51	6.19
3 HR	2.54	4.05	5.18	7.27
6 HR	2.97	4.85	6.28	8.97
12 HR	3.43	5.6	7.23	10.3
24 HR	3.92	6.36	8.16	11.5

The peak runoff rates calculated for the existing conditions can be found in the table below.

Existing Conditions Drainage Calculations				
Basin	2-YR (cfs)	10-YR (cfs)	25-YR (cfs)	100-YR (cfs)
1	0.32	0.62	0.82	1.17
2	11.63	22.34	29.79	42.50
3	6.04	9.76	12.32	16.72

The peak runoff rates calculated for the post-developed conditions can be found in the table below.

Developed Conditions Drainage Calculations				
Basin	2-YR	10-YR	25-YR	100-YR
1	0.29	0.52	0.69	0.97
2	2.05	3.81	5.04	7.13
3	4.97	7.70	9.59	12.83
4	4.20	6.38	7.87	10.47
5	2.62	3.98	4.91	6.53
6	1.96	3.15	3.97	5.38
7	2.94	4.51	5.57	7.43
8	1.27	2.43	3.24	4.61
9	5.07	8.00	10.03	13.50
10	3.37	5.44	6.88	9.34
Pond	6.04	8.02	9.23	17.73
POI 1	0.29	0.52	0.69	0.97
POI 2	7.88	11.47	13.80	23.83
POI 3	5.42	8.75	10.91	14.73

The post-developed runoff rates were compared to the existing conditions runoff rates to ensure that the pos-development flow rates were roughly equal to or less than the existing conditions flow rates. A comparison of these flows can be seen in the table at the start of the next page.

Existing vs. Developed Conditions Drainage Calculations				
Basin	2-YR	10-YR	25-YR	100-YR
1	-0.03	-0.10	-0.13	-0.20
2	-3.75	-10.87	-15.99	-18.67
3	-0.62	-1.01	-1.41	-1.99

Detention and Water Quality Pond

Since this site is located in Edwards Aquifer Contributing Zone, this development proposes the use of a water quality and detention pond located near the northwest corner of the site. The water quality treatment method is designed to meet the 80% total suspended solids (TSS) removal requirement of the Texas Commission on Environmental Quality (TCEQ). The water quality and detention pond will utilize a Batch Detention System that provides a TSS removal efficiency of 91%. The bottom of the proposed pond is at an elevation of 957.866' and the 4' wide top of berm of the pond is at an elevation of 964.000'. The pond will have a perforated pvc riser pipe at the bottom of the pond that is connected to a valve that will slowly release the water quality volume over 46 hours. This pipe connects to a concrete outfall structure, that also has a 0.5'x2' wide rectangular orifice at an elevation of 960.60', which is the same as the water quality elevation. The concrete structure also has a 1' tall, 5' wide weir at an elevation of 963.00' to allow for the 100-year stormwater to be released from the pond. The concrete structure connects to a 24" RCP pipe that conveys the stormwater runoff to the existing culvert located near the northeast corner of the site. The pond stage-storage-discharge table can be seen in the table below.

Pond Stage-Storage-Discharge Calculations			
Elevation (ft)	Area (sf)	Cumulative Volume (cf)	Discharge (cfs)
957.866	0	0	0
958	86.87	5.82	0
959	4137.15	2117.83	0
960	11986.41	10179.61	0
960.6	13817.73	17920.85	0
961	14365.84	23557.57	2.46
962	15804.69	38642.83	6.88
963	17304.53	55197.44	9.41
964	18865.37	73282.39	---

A table showing the peak inflow, discharge, and elevation of the pond for the 2, 10, 25, and 100-year storm events can be seen below.

Pond Calculations				
Event	2-YR	10-YR	25-YR	100-YR
Peak Inflow (cfs)	16.73	26.30	32.81	44.13
Peak Discharge (cfs)	6.04	8.02	9.23	17.73
Peak Elevation (ft)	961.74	962.41	962.92	963.57

Conclusion

As demonstrated above, the stormwater runoff for the 2-year, 10-year, 25-year, and 100-year rainfall events for the points of interest that are onsite are lower in the proposed than in the existing conditions by utilizing the pond described above that will be utilized to provide detention and water quality for the proposed improvements.

Section II
Temporary Stormwater Section (TCEQ-0602)

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: Michael Easton Mundine, P.E.

Date: 12/05/2024

Signature of Customer/Agent:

Regulated Entity Name: Messina Commercial

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

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

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.

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Attachment 2A – Spill Response Actions

No spills of hydrocarbons or hazardous substances are expected. However, in the event such an incident does occur, the contractor should carefully follow the following TCEQ guidelines:

Cleanup:

1) Clean up leaks and spills immediately.
2) Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
3) Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly.

Minor Spills:

1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
2) Use absorbent materials on small spills rather than hosing down or burying the spill.
3) Absorbent materials should be promptly removed and disposed of properly.
4) Follow the practice below for a minor spill:
    a. Contain the spread of the spill.
    b. Recover spilled materials.
    c. Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills:

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities. Spills should be cleaned up immediately:

1) Contain the spread of the spill.
2) Notify the project foreman immediately.
3) If the spill occurs on paved or impermeable surfaces, clean up using “dry” methods (absorbent materials, cat litter, and/or rags). Contain the spill by encircling it with absorbent materials and do not let the spill spread widely.
4) If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
5) If the spill occurs during rain, cover the spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills:
For Reportable Quantity (RQ) events and amounts see the TCEQ website at:
http://www.tceq.state.tx.us/response/spills.html.

For significant or hazardous spills that are in reportable quantities:

1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site. Additionally, in the event of a hazardous material spill, local Williamson county and/or city of Georgetown police, fire, and potentially EMS should be contacted in order to initiate the hazardous material response team.
2) For spills of federally reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3) Notifications should first be made by telephone and followed up with a written report of which one copy is to be kept onsite in the report binder and one copy provided to the TCEQ.
4) The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staff have arrived at the job site.
5) Other agencies that may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

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Attachment 2B – Potential Sources of Contamination

No particular activity or process during construction is anticipated to present a significant risk of being a potential source of contamination. However, during regular construction operations, several common and minor risks of contamination are anticipated. Should the unforeseeable mishap occur during construction or regular operation of the facility, the contractor shall follow the guidelines set forth in "Attachment 2A – Spill Response Plan."

Potential sources of sediment to stormwater runoff:

- Clearing and grubbing
- Grading and excavation
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping

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

- Combined Staging Area – small fueling, minor equipment maintenance, sanitary facilities.
- Materials Storage Area – solvents, adhesives, paving materials, aggregates, trash, etc.
- Construction Activities – paving, concrete pouring
- Concrete Washout Area

Potential Onsite Pollutants:

- Fertilizer
- Concrete
- Glue, adhesives
- Gasoline, diesel fuel, hydraulic fluids, antifreeze
- Sanitary toilets

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Attachment 2C – Sequence of Major Activities

1) Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan and in accordance with the stormwater pollution prevention plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures. Approximately 6.48 acres will be disturbed during this activity.
2) The environmental project manager, and/or site supervisor, and/or designated responsible party, and general contractor will follow the stormwater pollution prevention plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with city inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion and sedimentation control plan.
3) Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the stormwater pollution plan (SWPPP) posted on the site.
4) Begin site clearing and demolition activities. Approximately 6.48 acres will be disturbed during this activity.
5) Complete construction and begin re-vegetation of the site.
6) After construction is complete and all disturbed areas have been re-vegetated per plan to at least 90% established, remove the temporary erosion and sedimentation controls and complete any necessary final re-vegetation resulting from the removal of the controls. Conduct any maintenance and rehabilitation that is needed.

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Attachment 2D – Temporary Best Management Practices and Measures

Prior to the commencement of any construction activity whatsoever, the contractor shall install the silt fencing, concrete washout, fencing rock berm, contractor staging area, and stabilized construction entrances per the Erosion and Sedimentation Control Plan. The temporary erosion controls shall be installed per TCEQ and local requirements. The proposed temporary BMPs are intended to control increased TSS from construction activities in the following manner:

A) The proposed site receives upgradient off-site stormwater from the residential properties to the east, but this stormwater doesn't flow over any areas of proposed development. That said, the culvert that this stormwater drains to will have a temporary rock berm to catch any potential TSS.
B) The temporary BMPs proposed during construction activities will prevent pollution of surface water by filtering the increased sediment loads and other pollutant sources listed in 'Attachment 2B – Potential Sources of Contamination' by preventing stormwater with increased TSS from exiting the site without first being filtered. The primary methods of treating sediment-laden stormwater runoff are through silt control fencing, fencing rock berm, a concrete washout area, and stabilized construction entrances. These temporary BMPs will be placed per the erosion and sedimentation control plan.
C) There are temporary silt fences, fencing rock berm, a concrete washout, and stabilized construction entrances in place to aid in treating the site runoff before it leaves the limits of construction. No stormwater runoff enters any surface streams or sensitive features.
D) The proposed project seeks to honor the natural drainage patterns that currently exist in the proposed project area. There are no known sensitive geologic features on the site. After construction is completed, the site will maintain its current drainage patterns with the stormwater runoff draining towards the northeast and northwest.

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Attachment 2E – Request to Temporarily Seal a Feature

No temporary sealing of naturally-occurring sensitive features on the site is proposed.

This section is not applicable to this project.

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Attachment 2F – Structural Practices

The following temporary BMP structural practices will be employed on the site:

1) Silt Fence – used as barrier protection around the downslope perimeter of the project. The fence retains sediment primarily by retarding flow and promoting deposition on the uphill side of the slope. Runoff is filtered as it passes through the geotextile fabric.
2) Rock Berm – used to intercept sediment-laden runoff in areas of concentrated flow, detaining it, and releasing the water as sheet flow.
3) Concrete Washout Area – used to prevent or reduce the discharge of pollutants to stormwater from concrete waste. The concrete washout area is a designated area to wash out wastes into the temporary pit where the concrete can set, be broken up, and disposed of properly.
4) Stabilized Construction Entrance – used to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. The stabilized construction entrance is a stabilized pad of crushed stone and should be located at any point traffic will be entering or leaving the construction site from a public right-of-way.
5) Contractor Staging Area – used as an area for the contractor to store and prepare equipment and materials before using them during the construction phase.

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Attachment 2G – Drainage Area Map

Existing and Proposed Drainage Area Maps for this project are attached in the construction plans at the end of this application.

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Attachment 2H – Temporary Sediment Pond(s) Plan and Calculations

There are no temporary sediment ponds or basins proposed as a temporary BMP for stormwater management on this project.

This section is not applicable to this project.

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Attachment 2I – Inspection and Maintenance for BMPs

The inspection and maintenance of temporary BMP's will be made according to TCEQ RG-348, Complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices.

Inspection Personnel:
Inspections shall be conducted by qualified representatives of the contractor acting on behalf of the owner or a designated party if hired separately by the owner. Each operator must delegate authority to the specifically described position or person performing inspections, as provided by 30 TAC 305.128, as an authorized person for signing reports and performing certain activities requested by the director or required by the TPDES general permit. This delegation of authority must be provided to the director of TCEQ in writing and a copy shall be kept along with the signed effective copy of the SWP3.

Inspection Schedule and Procedures - Inspections must comply with the following:

A) An inspection shall occur weekly and after any rain event. This inspection should include an inspection of the temporary concrete washout area.
B) The authorized party shall inspect all disturbed areas of the site, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site.
C) Disturbed areas and areas used for storage of materials that are exposed to precipitation or within limits of the 1% annual chance (100-year) floodplain must be inspected for evidence of, or the potential for, pollutants entering the runoff from the site. Erosion and sediment control measures identified in the plan must be observed to ensure that they are operating correctly. Observations can be made during wet or dry weather conditions. Where discharge locations or points are accessible, they must be inspected to ascertain whether erosion control measures are effective in preventing significant impacts on receiving waters. This can be done by inspecting receiving waters to see whether any signs of erosion or sediment are associated with the discharge location. Locations, where vehicles enter or exit the site, must be inspected for evidence of off-site sediment tracking.
D) Based on the results of the inspection, the site description and the pollution prevention measures identified in the plan must be revised as soon as possible after an inspection that reveals inadequacies. The inspection and plan review process must provide for timely implementation of any changes to the plan within 7 calendar days following the inspection.
E) An inspection report that summarizes the scope of the inspection, name(s) and qualifications of personnel conducting the inspection, the dates of the inspection, and major observations relating to the implementation of the SW3P. Major observations shall include as a minimum location of discharges of sediment or other pollutants from the site, the location of BMPs that need to be maintained, the location of BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where BMPs are needed. Actions taken as a result of the inspections must be described within and retained as a part of, the SWP3. Reports must identify any incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the facility or site is in compliance with the SWP3 and the TPDES general permit. The report must be signed by the authorized representative delegated by the operators in accordance with TAC 305.128.

Maintenance and Corrective Actions - Maintenance of erosion control facilities shall consist of the minimum requirements as follows:

A) In ongoing construction areas inspect erosion control improvements to confirm facilities are in place and operable. Where facilities have been temporarily set aside or damaged due to construction activity, place facilities in service before leaving job site.
B) If weather forecast predicts possibility of rain, check entire facilities throughout site to assure facilities are in place and operable. If job site weather conditions indicate high probability of rain, make special inspection of erosion control facilities.
C) After rainfall events review erosion control facilities as soon as site is accessible. Clean rock berms, berm/swales and other structural facilities. Determine where additional facilities or alternative techniques are needed to control sediment leaving site.
D) After portions of site have been seeded, review these areas on regular basis in accordance with project specifications to assure proper watering until grass is established. Reseed areas where grass is not well established.
E) Spills are to be handled as specified by the manufacturer of the product in a timely safe manner by personnel. The site superintendent will be responsible for coordinating spill prevention and cleanup operations.
F) Concrete trucks will discharge extra concrete or wash out drum only at an approved location on site. Residual product shall be properly disposed of.
G) Inspect vehicle entrance and exits for evidence of off-site tracking and correct as needed.
H) If sediment escapes the site, the contractor where feasible and where access is available shall collect and remove sedimentation material by appropriate non-damaging methods. Additionally, the contractor shall correct the condition causing discharges.
I) If inspections or other information sources reveal a control has been used incorrectly, or that a control is performing inadequately, the contractor must replace, correct or modify the control as soon as practical after discovery of the deficiency.

Silt Fence – Inspection and maintenance guidelines for silt fences are as follows:

A) Inspect all fencing weekly, and after any rainfall.
B) Remove sediment when buildup reaches 6 inches.
C) Replace any torn fabric or install a second line of fencing parallel to the torn section.
D) Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
E) When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Rock Berm – Inspection and maintenance guidelines for inlet protection is as follows:

A) Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
B) Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
C) Repair any loose wire sheathing.
D) The berm should be reshaped as needed during inspection.

E) The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
F) The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

Stabilized Construction Entrance

A) The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
B) All sediments spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
C) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public rights-of-way.
D) When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
E) All sediment should be prevented from entering any storm drain, ditch, or water course by using approved methods.

Concrete Washout Area

A) Concrete washout areas should be located at least 50 feet from sensitive features, storm drains, open ditches, or water bodies.
B) Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
C) Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.
D) When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials sued to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions, or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

203 E. Main Street, Suite 204
Round Rock, Texas 78664
512-344-9664
TBPE FIRM #F-19351

Attachment 2J – Schedule of Interim and Permanent Soil Stabilization Practices

Prior to Disturbance – Install all temporary erosion and sedimentation control features.

During Construction – Inspect and maintain all temporary erosion and sedimentation control structures per TCEQ regulations. Permanent seeding will be applied immediately after the final design grades are achieved on portions of the site but no later than 14 days after final grading or where construction activity has temporarily ceased for more than 21 days.

After Completion of Permanent Erosion and Sediment Controls – Stabilize and restore all areas disturbed during construction. After the entire site is stabilized, any accumulated sediment will be removed and hauled off-site for disposal. Construction debris, trash, and temporary BMPs (silt fences, material storage areas, sanitary toilets, etc.) will also be removed, and any areas disturbed during removal will be seeded immediately.

Section III
Notice of Intent for Stormwater Discharges Associated with Construction Activity under TPDES General Permit (TCEQ-20022)

203 E. Main Street, Suite 204
Round Rock, Texas 78664
512-344-9664
TBPE FIRM #F-19351

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

The Notice of Intent (NOI) will be submitted by the contractor before construction of the proposed development begins.

Section IV
Agent Authorization Form (TCEQ-0599)

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

I TADI KUMAR,
Print Name

Owner,
Title - Owner/President/Other

of MS Capital Ventures LLC,
Corporation/Partnership/Entity Name

have authorized Michael Easton Mundine, P.E.
Print Name of Agent/Engineer

of 2P Consultants, LLC.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

04/16/2024
Date

THE STATE OF TX §

County of Fortbend §

BEFORE ME, the undersigned authority, on this day personally appeared Tadi Kumar 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 16th day of April, 2024

NOTARY PUBLIC

Sana Ghaffar
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: Dec 13th, 2026

NOTARY PUBLIC STATE OF TEXAS
SANA GHAFFAR
Notary ID #125723252
My Commission Expires
December 13, 2026

Section V
Application Fee Form (TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Messina Commercial
Regulated Entity Location: 183A Toll Road, Leander, Texas 78641
Name of Customer: MS Capital Ventures LLC
Contact Person: Tadi Kumar Phone: _____
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

☒ Austin Regional Office
☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	5.73 Acres	$ 5,000.00
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 12/05/2024

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	***Fee***
Exception Request	$500

Extension of Time Requests

Project	***Fee***
Extension of Time Request	$150

Section VI
Core Data Form (TCEQ-10400)

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

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

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

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

MS CAPITAL VENTURES LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
	32078214445		

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

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

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

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

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

15. Mailing Address:	6702 Apsley Creek Lane						
	City	Sugar Land	**State**	TX	**ZIP**	77479	**ZIP + 4**	4375

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(224) 725-0225		( ) -

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.)*

Messina Commercial

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	11460 US 183A							
	City	LEANDER	**State**	TX	**ZIP**	78641	**ZIP + 4**	
24. County								

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:	30.609744		**28. Longitude (W) In Decimal:**	97.859707	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	36	35.08	97	51	34.95

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)
5399	8062	459999	621111

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

Flex retail, Medical Office, QSR

34. Mailing Address:	**11460 US 183A**							
	City	**Leander**	**State**	**TX**	**ZIP**	**78641**	**ZIP + 4**	
35. E-Mail Address:	**tadi_kumar@hotmail.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(224) 725-225		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	Michael Easton Mundine, P.E.	**41. Title:**	Project Manager
42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 344-9664		**( ) -**	emundine@2PConsultants.com

SECTION V: Authorized Signature

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

Company:	2P Consultants, LLC.	**Job Title:**	Project Manager
Name *(In Print):*	Michael Easton Mundine, P.E.	**Phone:**	**(** 512 **)** 344- **9664**
Signature:		**Date:**	12/5/2024

APPROVED BY:

Robin M. Griffin, AICP , Executive Director of Development Services	DATE
Emily Trumen, P.E., CFM, City Engineer	DATE
Greg Olmer, Interim Park & Recreation Director	DATE
Chief Joshua Davis, Fire Marshal	DATE

MESSINA COMMERCIAL SITE DEVELOPMENT PLANS SD-24-0221

11460 US 183A
LEANDER, TX 78641
OCTOBER 30, 2024

PROJECT TITLE :	MESSINA COMMERCIAL SITE DEVELOPMENT PLANS
PROJECT LEGAL DESCRIPTION:	AW0437- MANSIL, WM. SURVEY, ACRES 2.05, 2.18 & 1.50
PROJECT STREET ADDRESS:	11460 US 183A LEANDER, TX 78641
PROPERTY OWNER:	MS CAPITAL VENTURES LLC TADI KUMAR 6702 APSLEY CREEK LANE SUGAR LAND, TEXAS (77479) 224-725-0225
ARCHITECT:	WL PERKINS ARCHITECTURE LLC. BILL PERKINS 3508 FAR WEST BLVD, SUITE 320 AUSTIN, TX (78731) 512-699-1906
ENGINEER:	2P CONSULTANTS, LLC MICHAEL EASTON MUNDINE 203 E. MAIN STREET, SUITE 204 ROUND ROCK, TX 78664 512-344-9664
LANDSCAPE ARCHITECT	MELONCON DESIGN GROUP, INC. TODD MELONCON 1004 GREAT OAKS COVE ROUND ROCK, TEXAS 78681 (512) 560-1185

DEVELOPER:

MS CAPITAL VENTURES LLC
TADI KUMAR
6702 APSLEY CREEK LANE
SUGAR LAND, TEXAS (77479)
224-725-0225

SURVEYOR:

4 WARD LAND SURVEYING
JASON WARD
PO BOX 90876
AUSTIN, TEXAS (78709)
512-537-2384

SITE CALCULATIONS:

EXISTING SITE IMPERVIOUS COVER		
BOUNDARY	249,805 SF	5.73 AC
BUILDINGS, SW, PAVEMENT	654 SF	0.015 AC
EXISTING IMPERVIOUS COVER		0.26%
PROPOSED SITE IMPERVIOUS COVER		
PROPOSED BUILDINGS, SW, PVMT	147,312.00 SF	3.34 AC
PROPOSED TOTAL SITE IC	147,312.00 SF	3.35 AC
PROPOSED IMPERVIOUS COVER		58.97%

FLOODPLAIN NOTE: NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAPS:48491C0455F EFFECTIVE 12/20/2019.

AQUIFER NOTE: THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

WATERSHED NOTE: THIS SITE IS LOCATED IN THE SOUTH FORK SAN GABRIEL RIVER WATERSHED, THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES EVIDENT ON THIS SITE.

WATER QUALITY: THIS PROJECT IS LOCATED WITHIN THE EDWARD'S AQUIFER CONTRIBUTING ZONE AND PROVIDES A WATER QUALITY TREATMENT FACILITY DESIGNED PER TCEQ REGULATIONS.

DETENTION NOTE: THIS SITE PROVIDES FOR ONSITE DETENTION.

BENCHMARKS:

TBM #1- SQUARE CUT ON TOP OF CONCRETE UTILITY VAULT ON THE SOUTH SIDE OF HUDDLESTON ROAD, ± NORTHWEST FROM A FIRE HYDRANT AND ±48' NORTHEAST FROM A POWER POLE WITH ID NO. 247491.
ELEVATION = 972.34'

TBM #2 - SQUARE CUT ON TOP OF CONCRETE DRAINAGE HEADWALL ON THE SOUTH SIDE OF SWEETWOOD LANE, ±38' SOUTHEAST FROM A WASTEWATER MANHOLE AND ±48' EAST FROM A FIRE HYDRANT.
ELEVATION = 959.19'

UTILITY CONTACTS:

WATER:	CITY OF LEANDER	512- 528- 2704
WASTEWATER:	CITY OF LEANDER	512- 528- 2704
ELECTRIC:	PEC	512- 331- 8883
CABLE/TELEPHONE:	TBD	
NATURAL GAS:	TBD	

IMPORTANT NOTES TO CONTRACTOR

1. THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, DESIGN ENGINEER OR THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, AND SHALL REPAIR OR REPLACE TO NEW QUALITY.
2. CAUTION: DO NOT USE THESE DRAWINGS FOR STAKING BUILDINGS ON THIS PROJECT. THE SIZE AND CONFIGURATION OF THESE BUILDINGS SHOWN HEREON ARE BASED ON THE LATEST ARCHITECTURAL INFORMATION AVAILABLE TO 2P CONSULTANTS, LLC. AT THE TIME OF COMPLETION OF THESE PLANS. THE FUTURE SIZE AND CONFIGURATION OF EACH BUILDING IS SUBJECT TO CHANGE. THE LATEST APPROVED, SIGNED AND SEALED ARCHITECTURAL PLANS SHOULD BE CONSULTED FOR THE ACTUAL SIZE, CONFIGURATION AND LOCATION OF EACH BUILDING.
3. CONTRACTOR SHALL REFER TO CITY OF LEANDER K CONSTRUCTION STANDARDS MANUAL AND SPECIFICATIONS, OR ANY REQUIRED LOCAL CODE WHICHEVER IS MOST STRINGENT.
4. THIS SITE IS SUBJECT TO TPDES REGULATIONS. TXR15000

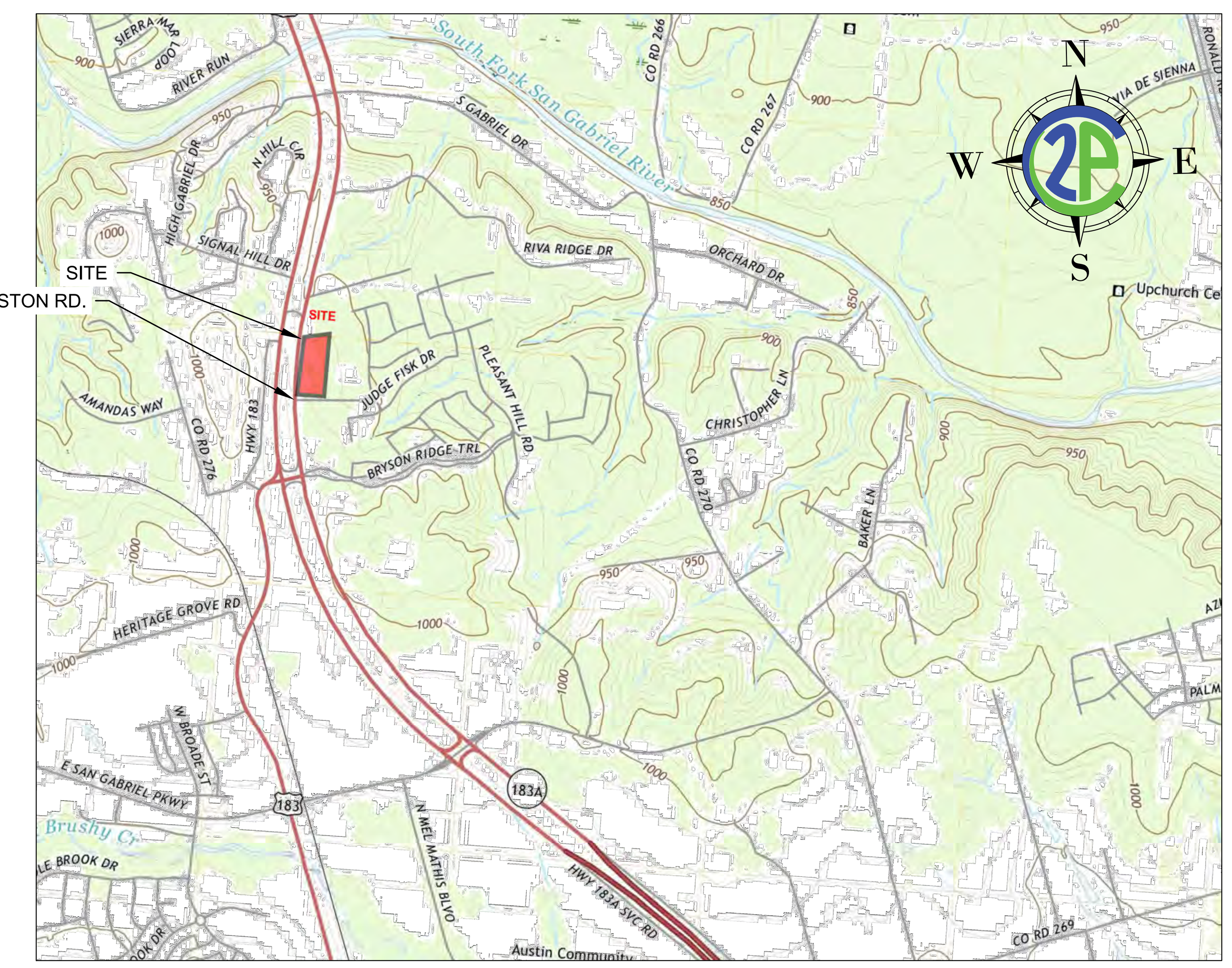
RECORDED FINAL PLAT DOC.NO _____________

CZP CASE #_____________________________

SWPPP__________________________________

IMAGES: * Addison Signature 2.png * DOU-SIGNATURE.gif * signature TP.png
XREFS: * MEM SEAL.dwg

LAND USE SUMMARY	
ZOING	LOCAL COMMERICAL
PROPOSED USE	C-1
FUTURE LAND USE	MULTI- USE CORRIDOR - PRORITY CORRIDOR
	NEIGHBORHOOD CENTER - PRIORITY CORRIDOR



VICINITY MAP 1"=2000'

NOTES:

1. THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL ACCEPTED BY THE CITY / AND, OR THE COUNTY. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REVISIONS / CORRECTIONS

REVISION #	DESCRIPTION	APPROVAL

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

I, MICHAEL EASTON MUNDINE. P.E., do hereby confirm that any new Public Works and Drainage Improvements described herein, have been designed in compliance with the stormwater drainage policy adopted by the City of Leander, Texas.

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED
PROFESSIONAL ENGINEER

11/11/2024 11/11/24

MICHAEL MUNDINE, P.E. DATE
ALL PLAN SHEETS EXCEPT LANDSCAPE SHEETS

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

ENGINEERING
2P
CONSULTING

Sheet List Table

THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE, AND ADEQUACY OF THESE PLANS AND/ OR SPECIFICATIONS WHEATEAR THE PLANS AND/ OR SPECIFICATION WAS REVIEWED BY CITY ENGINEER(S).

GENERAL NOTES FOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS

REVISED July 22, 2024

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

PEC CONTACTS:

PUBLIC SAFETY LINE:	1-888-343-7702
CUSTOMER OUTAGE LINE:	1-800-396-9037

GENERAL:

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

CONSTRUCTION SEQUENCE NOTES

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

1. REACH OUT TO THE CITY FOR PRE-CONSTRUCTION MEETING AND CONSTRUCTION PERMIT.
2. SET-UP E/S CONTROLS AND TREE PROTECTION AND REACH OUT TO CITY FOR INSPECTION.
3. SET UP TEMPORARY TRAFFIC CONTROLS.
4. CONSTRUCT THE DRAINAGE PONDS AND STORM WATER FEATURES.
5. START UTILITY, ROAD, GRADING, FRANCHISE UTILITY AND ALL NECESSARY INFRASTRUCTURE CONSTRUCTION. [NOTE: PLEASE UPDATE AS PER THE PROJECT]
6. REQUEST FINAL WALKTHROUGH AND CONDUCT WALKTHROUGH WITH ENGINEER OF RECORD AND CITY DEPARTMENT.
7. 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:

SIEVE SIZE	PERCENT RETAINED BY WEIGHT
1/2”	0
3/8”	0-2
#4	40-85
#10	95-100

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). ADDITIONALL 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 DFW39F-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 SPL 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 LEGISTATION RELATED TO ACCESSIBLITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARS (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 CLODS 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 ¼” 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 OR 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 MLA Geotechnical

    PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:

TABLE 4.3: RIGID PAVEMENT SECTION OPTIONS		
Material	Option 1	
Traffic Type	Light	Heavy
Portland Cement Concrete	6”	6”
Low PI Material (PI<25)	–	–
Lime Stabilized Subgrade	8”	
Compacted Subgrade	–	

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 DRVIEWAY 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. TBM #1- SQUARE CUT ON TOP OF CONCRETE UTILITY VAULT ON THE SOUTH SIDE OF HUDDLESTON ROAD, ± NORTHWEST FROM A FIRE HYDRANT AND ±48' NORTHEAST FROM A POWER POLE WITH ID NO. 247491.
   ELEVATION = 972.34'
2. TBM #2 - SQUARE CUT ON TOP OF CONCRETE DRAINAGE HEADWALL ON THE SOUTH SIDE OF SWEETWOOD LANE, ±38' SOUTHEAST FROM A WASTEWATER MANHOLE AND ±48' EAST FROM A FIRE HYDRANT.
   ELEVATION = 959.19'

TCEQ-0592A (REV. JULY 15, 2015)
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON SITE.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN’S DESIGN CAPACITY.
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
    - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON APORTION OF THE SITE; AND
    - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
11. THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
    A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST ANAGEMENT PRACTICES (BMPS) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
    C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
    D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED

CONTRIBUTING ZONE PLAN.
AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN, TEXAS 78753-1808
PHONE (512) 339-2929
FAX (512) 339-3795

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DO
DRAWN: CRS
REVIEWED: MEM

MICHAEL EASTON MUNDINE
143266
11/11/2024

NO.	DATE	REVISIONS	RECOM'D

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

GENERAL NOTES

PERMIT No.
SD-24-0221

SHEET No.
2
OF 55

IMAGES: * Addison Signature 2.png * DOU-SIGNATURE.gif * signature TP.png
XREFS: * 24x36 2PC TitleBlock.dwg * URBAN SEAL.dwg * MEM SEAL.dwg
DWG: n:\Projects\ms capital - bryson 183\CAD\Sheets\GENERAL NOTES.dwg
PLOT DATE: Monday, November 11, 2024
PLOTTED BY: COLT SCHOLL

MESSINA COMMERCIAL SUBDIVISION

FINAL PLAT

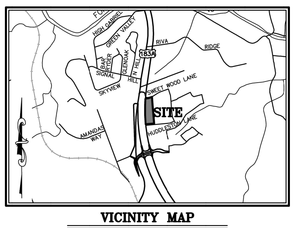
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

OWNER:
MS CAPITAL VENTURES, LLC
6702 APSLEY CREEK LANE
SUGAR LAND, TX 77479
(XXX) XXX-XXXX

SURVEYOR:
4WARD LAND SURVEYING
4201 FREIDRICH LN, SUITE 200
AUSTIN, TX 78744
(512) 537-2384

ENGINEER:
2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
(512) 344-9664

SUBMITTAL DATE: FEBRUARY 22, 2024



VICINITY MAP

SCALE: 1" = 2000'

SHEET INDEX:
1. COVER SHEET
2. FINAL PLAT
3. PLAT NOTES

LOT TABLE:

NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 1

TOTAL ACREAGE: 5.7348

LOT SUMMARY TABLE

LOT	PROPOSED INITIAL USE	LOT AREA (ACRES)	LOT AREA (SQ. FT.)
LOT 1, BLOCK A	COMMERCIAL	5.7348 ACRES	249,806 SQ. FT.
TOTAL		5.7348 ACRES	249,806 SQ. FT.

Date:	4/2/2024
Project:	01095
Scale:	N/A
Reviewer:	JB
Tech:	SG
Field Crew:	NH/JC
Survey Date:	DEC. 2023
Sheet:	1 OF 3

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

P:\01095\Dwg\01095-PLAT MESSINA COMMERCIAL.dwg

MESSINA COMMERCIAL SUBDIVISION

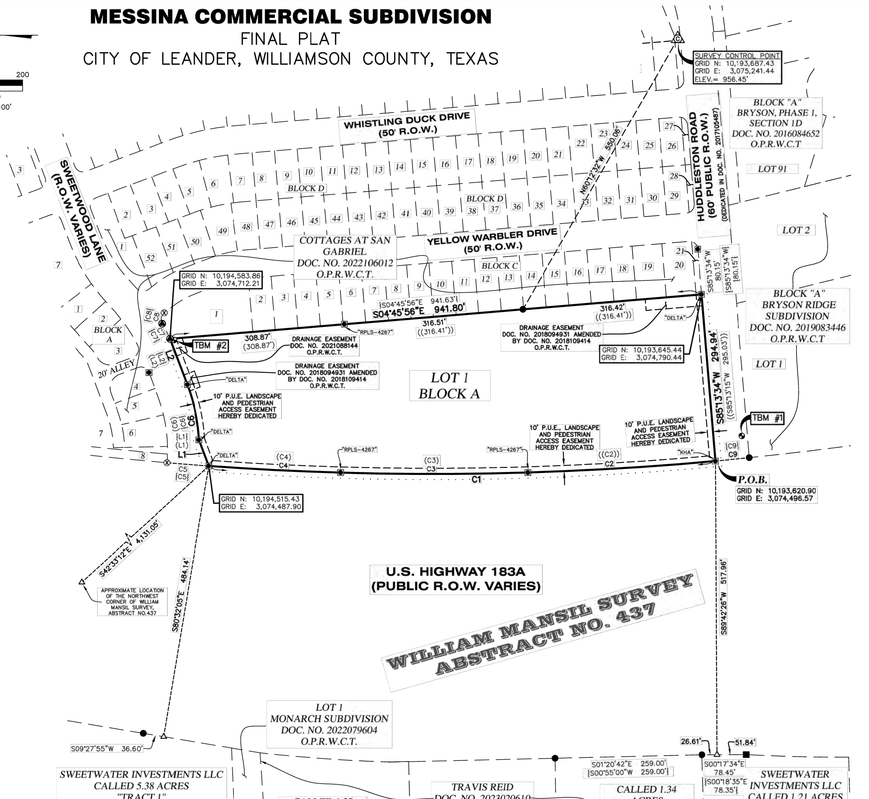
FINAL PLAT

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	PROPOSED SIDEWALK
●	IRON ROD WITH "4WARD BOUNDARY" CAP FOUND (UNLESS NOTED)
⊛	MAG WITH "4WARD BOUNDARY" WASHER FOUND
⊗	CHISELED "X" FOUND IN CONCRETE
●	1/2" IRON ROD FOUND (UNLESS NOTED)
△	CALCULATED POINT
⊛	BENCHMARK
⚠	SURVEY CONTROL POINT
DOC. NO.	DOCUMENT NUMBER
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2022055522
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2021119364
[.....]	RECORD INFORMATION FOR ADJACENT PROPERTIES

0 100 200
50 150
GRAPHIC SCALE: 1" = 100'



CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	5,529.58'	895.66'	9°16'51"	N00°33'20"W	894.70'
C2	5,529.58'	331.89'	3°26'20"	N03°28'27"W	331.84'
C3	5,529.58'	330.63'	3°25'33"	N00°02'45"W	330.58'
C4	5,529.58'	233.16'	2°24'57"	N02°52'35"E	233.14'
C5	5,529.58'	73.95'	0°45'58"	N04°27'56"E	73.95'
C6	328.00'	99.88'	17°26'49"	N78°02'22"E	99.49'
C7	328.00'	30.07'	5°15'07"	N62°40'42"E	30.06'
C8	15.00'	21.16'	80°48'46"	S78°43'30"E	19.45'
C9	5,529.58'	60.06'	0°37'20"	S05°43'35"E	60.06'

RECORD CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
((C2))	5,529.58'	331.82'	3°26'18"	N03°28'45"W	331.77'
(C3)	5,529.58'	330.68'	3°25'35"	N00°02'45"W	330.63'
(C4)	5,529.58'	233.15'	2°24'57"	N02°52'30"E	233.13'
[C5]	5,529.58'	73.95'	0°45'58"	N04°27'56"E	73.95'
(C6)	328.00'	99.80'	17°26'03"	N77°58'00"E	99.18'
[C6]	328.00'	99.88'	17°26'49"	N78°02'22"E	99.49'
[C7]	328.00'	30.07'	05°15'07"	N62°40'42"E	30.06'
[C8]	15.00'	21.16'	80°48'46"	N78°43'30"E	19.45'
[C9]	5,529.58'	60.01'	--	S05°29'48"E	60.01'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N69°28'25"E	49.33'
L2	N69°18'41"E	86.39'

RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
(L1)	N69°24'15"E	49.38'
[L1]	N69°28'25"E	49.33'
(L2)	N69°28'45"E	86.42'
[L2]	N69°18'41"E	86.39'

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00014065341B.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD88) SHOWN HEREON GPS STATIC OBSERVATIONS WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED SEPT. 30 2020.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48491C0455F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER 20, 2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BENCHMARK NOTE:
TBM #1– SQUARE CUT ON TOP OF CONCRETE UTILITY VAULT ON THE SOUTH SIDE OF HUDDLESTON ROAD, ±18' NORTHWEST FROM A FIRE HYDRANT AND ±48' NORTHEAST FROM A POWER POLE WITH ID NO. 247491.
ELEVATION = 972.34'.

TBM #2– SQUARE CUT ON TOP OF CONCRETE DRAINAGE HEADWALL ON THE SOUTH SIDE OF SWEETWOOD LANE, ±38' SOUTHEAST FROM A WASTEWATER MANHOLE AND ±48' EAST FROM A FIRE HYDRANT.
ELEVATION = 959.19'.

Date:	4/2/2024
Project:	01095
Scale:	1" = 100'
Reviewer:	JB
Tech:	SG
Field Crew:	NH/JC
Survey Date:	DEC. 2023
Sheet:	2 OF 3

4WARD Land Surveying
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P:\01095\Dwg\01095-PLAT MESSINA COMMERCIAL.dwg

SHEET No. 3 OF 55

PERMIT No. SD-24-0221

FINAL PLAT (1 OF 2)

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

NO.	DATE	REVISIONS	RECOM'D

11/11/2024

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED:DO DRAWN:CRS REVIEWED:MEM

MESSINA COMMERCIAL SUBDIVISION

FINAL PLAT

CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT MS CAPITAL VENTURES, LLC, AS THE OWNER OF THAT CERTAIN 5.7348 ACRES (249,806 SQUARE FEET) TRACT OF LAND SHOWN HEREON OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 1.50 ACRE TRACT CONVEYED TO SAID OWNER IN DOCUMENT NO. 2022055522 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), BEING ALL OF A CALLED 2.05 ACRE TRACT CALLED TRACT 1 AND ALL OF A CALLED 2.18 ACRE TRACT CALLED TRACT 2 CONVEYED TO SAID OWNER IN DOCUMENT NO. 2021119364 (O.P.R.W.C.T.) DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS:

"MESSINA COMMERCIAL SUBDIVISION"

MS CAPITAL VENTURES, LLC

BY: _____
NAME: TADI KUMAR
TITLE: OWNER

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS THE _____ DAY OF _____, 2023, PERSONALLY APPEARED TADI KUMAR, OWNER OF MS CAPITAL VENTURES, LLC, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC – STATE OF TEXAS

PRINTED NAME: _____
MY COMMISSION EXPIRES ON: _____

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, MICHAEL EASTON MUNDINE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

_____
MICHAEL EASTON MUNDINE P.E. DATE
REGISTERED PROFESSIONAL ENGINEER
NO.143266, STATE OF TEXAS

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, JASON WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 2859CM (EFFECTIVE 10/30/2022), WHICH AFFECT THIS SUBDIVISION IS SHOWN.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

_____
JASON WARD, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5811

NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
8. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATER MAP PANEL #48491C0455F FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DECEMBER 20, 2019. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
10. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF SWEETWOOD LANE, HUDDLESTON ROAD AND U.S. HIGHWAY 183A. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS) SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON _____, 202__.
13. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
14. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.

APPROVED THIS THE _____ DAY OF _____, 20___ A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

ATTEST:

_____ _____
RON MAY, CHAIRMAN ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS CITY OF LEANDER, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY E. RISTER, CLERK OF COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE

DAY OF _____, 20___ A.D., AT ____ O'CLOCK, ___M. AND DULY RECORDED THIS THE

DAY OF _____, 20___ A.D., AT ____ O'CLOCK, ___M. IN THE PLAT RECORDS OF SAID

COUNTY IN INSTRUMENT NO. _____

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

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 5.7348 ACRES (249,806 SQUARE FEET) OUT OF THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 1.50 ACRE TRACT CONVEYED TO MS CAPITAL VENTURES, LLC IN DOCUMENT NO. 2022055522 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), ALL OF A CALLED 2.05 ACRE TRACT CALLED TRACT 1 AND ALL OF A CALLED 2.18 ACRE TRACT CALLED TRACT 2 CONVEYED TO SAID MS CAPITAL VENTURES IN DOCUMENT NO. 2021119364 (O.P.R.W.C.T.), SAID 5.7348 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:

BEGINNING, AT AN IRON ROD WITH 'KHA' CAP FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HUDDLESTON ROAD (60' RIGHT-OF-WAY) DEDICATED IN DOCUMENT NO. 2017105487 (O.P.R.W.C.T.) AND THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183A (RIGHT-OF-WAY VARIES), BEING THE SOUTHWEST CORNER OF SAID 2.18 ACRE TRACT, AND THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID HUDDLESTON ROAD AND THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 183A, FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK X, BRYSON RIDGE SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS RECORDED IN DOCUMENT NO. 2019083446 (O.P.R.W.C.T.) BEARS ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 5529.58 FEET, WHOSE ARC LENGTH IS 60.06 FEET AND WHOSE CHORD BEARS S00°43'50"E, A DISTANCE OF 60.06 FEET;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 183A, ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 5529.58 FEET, PASSING AT A DISTANCE OF 331.84 FEET, AN IRON ROD WITH "DELTA" CAP FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 183A AND THE SOUTH CORNER OF SAID 2.05 ACRE TRACT, CONTINUING ALONG SAID CURVE TO THE RIGHT, PASSING AT A DISTANCE OF 662.42 FEET, AN IRON ROD WITH 'RPLS-4267' CAP FOUND FOR THE NORTHWEST CORNER OF SAID 2.05 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 1.50 ACRE TRACT, CONTINUING FOR A TOTAL ARC LENGTH OF 895.68 FEET AND WHOSE CHORD BEARS N00°33'20"W, A DISTANCE OF 894.70 FEET TO AN IRON ROD WITH 'DELTA' CAP FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SWEETWOOD LANE (RIGHT-OF-WAY VARIES) DEDICATED IN DOCUMENT NO. 2022105012 (O.P.R.W.C.T.) AND THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 183A, FOR THE NORTHWEST CORNER OF SAID 1.50 ACRE TRACT, AND THE NORTHWEST CORNER HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID SWEETWOOD LANE AND THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 183A, FOR THE SOUTHWEST CORNER OF LOT 8, BLOCK A, COTTAGES AT SAN GABRIEL, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS RECORDED IN DOCUMENT NO. 2022106012, (O.P.R.W.C.T.), BEARS ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 5529.58, WHOSE ARC LENGTH IS 73.95 FEET AND WHOSE CHORD BEARS N04°37'56"E, A DISTANCE OF 73.95 FEET;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 183A, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SWEETWOOD LANE AND THE NORTH LINE OF SAID 1.50 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES

1) N65°29'25"E, A DISTANCE OF 49.33 FEET TO AN IRON ROD WITH 'DELTA' CAP FOUND FOR A NON-TANGENT POINT OF CURVATURE HEREOF,
2) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 328.00 FEET, WHOSE ARC LENGTH IS 69.88 FEET AND WHOSE CHORD BEARS N78°02'23"E, A DISTANCE OF 69.48 FEET TO AN IRON ROD WITH 'DELTA' CAP FOUND FOR A POINT OF TANGENCY HEREOF,
3) N90°34'41"E, A DISTANCE OF 95.39 FEET TO A MAG NAIL WITH <WARD BOUNDARY WASHER FOUND BEING THE NORTHEAST CORNER OF SAID 1.50 ACRE TRACT, THE NORTHWEST CORNER OF LOT 1, BLOCK C, OF SAID COTTAGES AT SAN GABRIEL, AND FOR THE NORTHEAST CORNER HEREOF;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID SWEETWOOD LANE, WITH THE WEST LINE OF SAID BLOCK C, COTTAGES AT SAN GABRIEL, S04°06'26"E, PASSING AT A DISTANCE OF 308.87 AN IRON ROD WITH 'RPLS-4267' CAP FOUND FOR THE SOUTHEAST CORNER OF SAID 1.50 ACRE TRACT, AND THE NORTHEAST CORNER OF SAID 2.05 ACRE TRACT, PASSING AT A DISTANCE OF 625.36 FEET AN IRON ROD WITH 'RPLS-4267' CAP FOUND FOR THE SOUTHEAST CORNER OF SAID 2.05 ACRE TRACT, AND THE NORTHEAST CORNER OF SAID 2.18 ACRE TRACT, IN ALL A DISTANCE OF 841.80 FEET TO AN IRON ROD WITH 'DELTA' CAP FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID HUDDLESTON ROAD, FOR THE SOUTHEAST CORNER OF SAID 2.18 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 21, OF SAID BLOCK C, COTTAGES AT SAN GABRIEL, FOR THE SOUTHEAST CORNER HEREOF;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HUDDLESTON ROAD AND THE SOUTH LINE OF SAID 2.18 ACRE TRACT, S85°13'34"W, A DISTANCE OF 294.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.7348 ACRES (249,806 SQUARE FEET) MORE OR LESS.

2P CONSULTANTS, LLC
4WARD Land Surveying
A Limited Liability Company
PO Box 80878, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-3384
TBPELS FIRM #10174300

Date:	4/2/2024
Project:	01095
Scale:	N/A
Reviewer:	JB
Tech:	SG
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Survey Date:	DEC. 2023
Sheet:	3 OF 3

F:\01095\Dwg\01095-PLAT MESSINA COMMERCIAL.dwg

SHEET No. 4 OF 55

PERMIT No. SD-24-0221

FINAL PLAT (2 OF 2)

MS CAPITAL

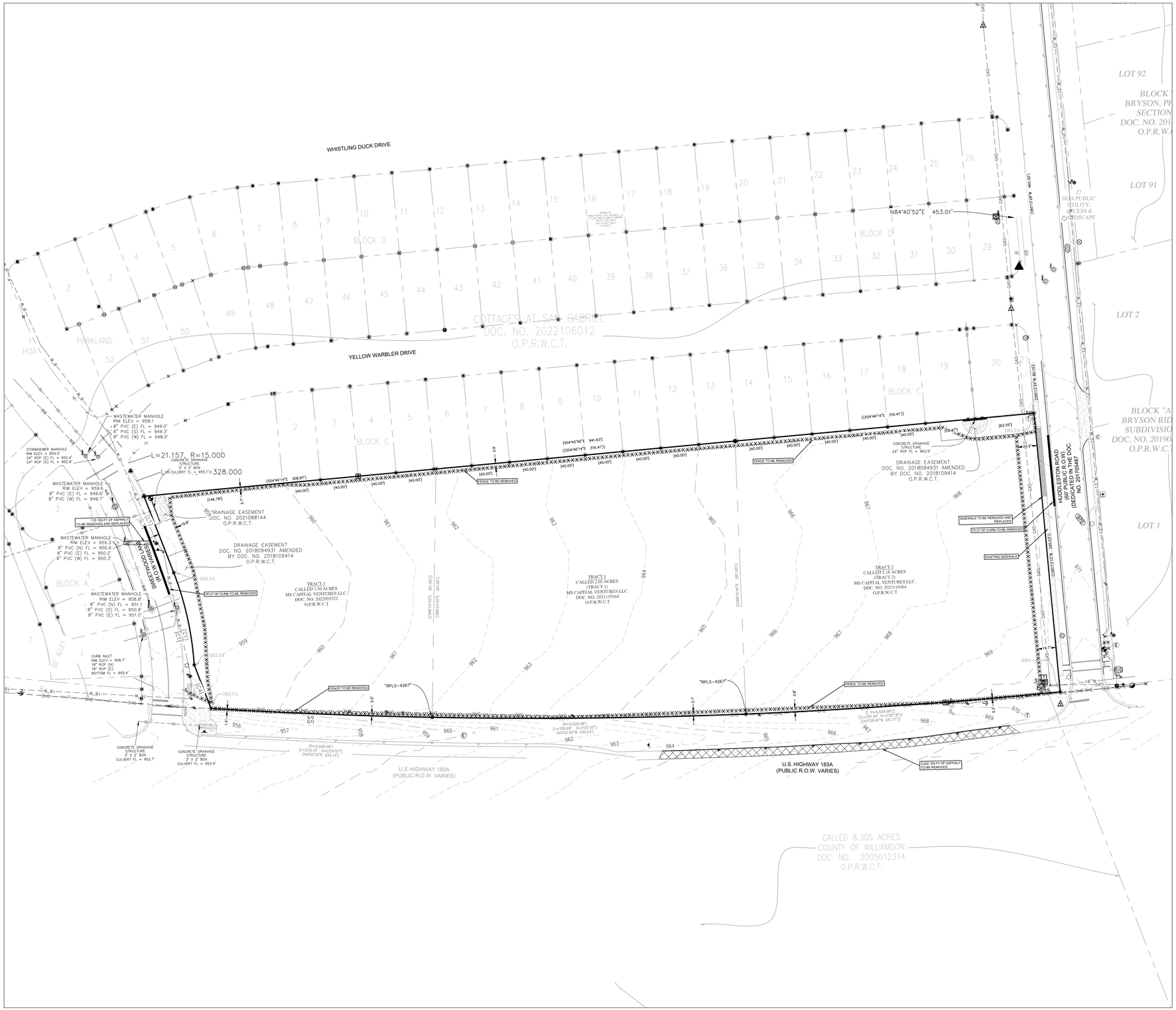
MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

NO.	DATE	REVISIONS	RECOM'D

11/11/2024

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED:DO DRAWN:CRS REVIEWED:MEM



SCALE : 1" = 50'

LEGEND

SYMBOLS

◪	WATER METER	─□	WW SERVICE
⊗	WATER VALVE	─○	WATER SERVICE
⊕	FIRE HYDRANT	◎	STORMSEWER MANHOLE
▷▷	BACKFLOW PREVENTER	○	SIGN
⌀	UTILITY POLE	▭	CURB INLET
□●	LIGHT POLE	▦	GRATE INLET
◎	WASTEWATER MANHOLE	▣	TABLE TOP AREA INLET
○CO	CLEAN OUT	○ 1811	TREE TO BE SAVED
⟨17⟩	KEYNOTES	◌ 1811	TREE TO BE REMOVED
⑥	PARKING COUNT		

LINETYPES

——— — — ———	PROPERTY BOUNDARY
— — — LOC —	LIMITS OF CONSTRUCTION
——<>——<>——	FENCES (CHAINLINK)
——o——o——o——	(IRON)
——//——//——//——	(WOOD)
—— x —— x —— x ——	(BARB WIRE)
—►— —►— —►—	DITCH (CREEK) LINE
— — — —725— — — —	EXISTING CONTOURS
———(725)———	PROPOSED CONTOURS
═══════	CURB & GUTTER
——UGE——UGE——	UNDERGROUND ELEC.
——OHE——OHE——	OVERHEAD UTILITY
——TEL——TEL——	UNDERGROUND TELE.
——GAS——GAS——	UNDERGROUND GAS LINE
———W———	WATER LINE
———WW———	WASTEWATER LINE
∘∘∘∘∘∘∘∘∘∘∘∘∘∘∘∘	ACCESSIBLE ROUTE
XXXXXXXXXXXXXXXX	LINE DEMO (UTILITIES, CURBS)
▨	AREA OF DEMO (VEGETATION, PAVEMENT, UTILITIES)

DEMOLITION NOTES:

1. A PRE-CONSTRUCTION MEETING WITH THE CITY, IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
3. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREE, ETC. THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
4. CONTRACTOR TO ENSURE THAT NO DEMOLITION ACTIVITIES OCCURS WITHIN THE HALF CRITICAL ROOT ZONE OF TREES PROPOSED TO BE PROTECTED.
5. REFER TO EROSION AND SEDIMENTATION CONTROL DETAILS FOR TREE PROTECTION DETAILS.
6. FIRE SAFETY: THIS SITE SHALL BE COMPLIANT WITH CHAPTER 33 OF THE INTERNATIONAL FIRE CODE 2015, DURING CONSTRUCTION AND DEMOLITION.
7. CONTRACTOR TO FIELD VERIFY GAS LINE DEPTH BEFORE STARTING CONSTRUCTION.

SURVEY CONTROL

1. STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD88) SHOWN HEREON GPS STATIC OBSERVATION WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED SEP, 30 2020.

811®

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

CONTRACTOR NOTES:

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2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED:CRS
DRAWN:CRS
REVIEWED:MEM

MICHAEL EASTON MUNDINE
143266
11/11/2024

NO.	DATE	REVISIONS	RECOM'D

MS CAPITAL

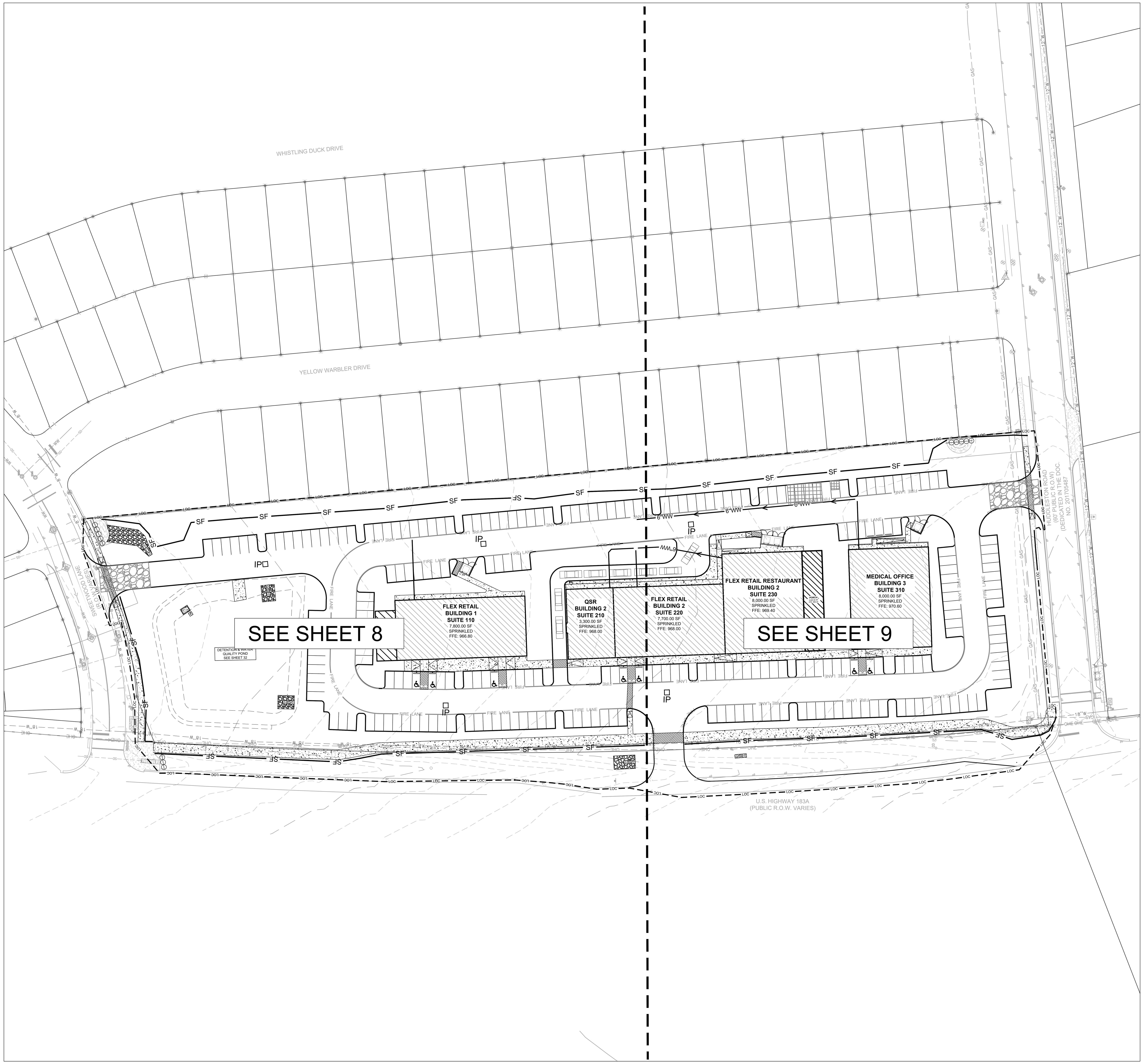
MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

EXISTING CONDITONS AND DEMO PLAN

PERMIT No.
SD-24-0221

SHEET No.
5
OF 55

IMAGES: * Addison Signature 2.png * DOU-SIGNATURE.gif * signature TP.png
XREFS: * 24x36 2PC TitleBlock.dwg * E-BASE.dwg * E-TOPO.dwg * MEM SEAL.dwg
DWG: n:\Projects\ms capital - bryson 183\CAD\Sheets\EXISTING CONDITONS AND DEMO PLAN.dwg
PLOT DATE: Monday, November 11, 2024
PLOTTED BY: COLT SCHOLL



GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK) (IRON) (WOOD) (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CURB & GUTTER
- UGE — UNDERGROUND ELEC.
- OHE — OVERHEAD UTILITY
- TEL — UNDERGROUND TELE.
- GAS — UNDERGROUND GAS LINE
- W — WATER LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

EROSION & SEDIMENT CONTROL, TREE PROTECTION LEGEND

- LOC — LIMITS OF CONSTRUCTION
- TP — TREE PROTECTION FENCING
- ROCK BERM
- SF — SILT FENCE
- ORANGE MESH SAFETY FENCE
- IP — INLET PROTECTION
- LP LOW POINT
- HP HIGH POINT
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SPOILS SITE
- CONSTRUCTION STAGING AREA
- EROSION CONTROL BLANKET
- REVEGETATION AREA

NOTES:

1. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER CITY CODE, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
2. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH DETAIL.
3. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH NATIVE GRASSES (REFER TO NOTE SHEET FOR SPECS). ALL DISTURBED AREAS WITH SLOPES 5:1 OR STEEPER, WHICH ARE NOT ARMORED OTHERWISE, SHALL HAVE A SOIL RETENTION BLANKET (EXCELSIOR II OR APPROVED EQUAL) INSTALLED TO ASSIST WITH REVEGETATION.

DETAIL NUMBER — # — DETAIL NAME
SHEET NUMBER WHERE DETAIL IS LOCATED — #
DETAIL REFERENCE CALLOUT

N E S W

0 50 100
SCALE : 1" = 50 '

EROSION AND SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER EROSION AND SEDIMENTATION CONTROL ORDINANCE.
2. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
3. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY OF LEANDER FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
4. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.
5. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
6. THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/ SEDIMENT CONTROL ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
7. ALL ROCK BERMS SHALL BE REMOVED BY CONTRACTOR.

811
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DESIGNED: XXXXX DRAWN: VALUE REVIEWED:MEM

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED PROFESSIONAL ENGINEER
11/11/2024

NO.	DATE	REVISIONS	RECOM'D

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

EROSION & SEDIMENTATION CONTROL PLAN

PERMIT No.
SD-24-0221

SHEET No.
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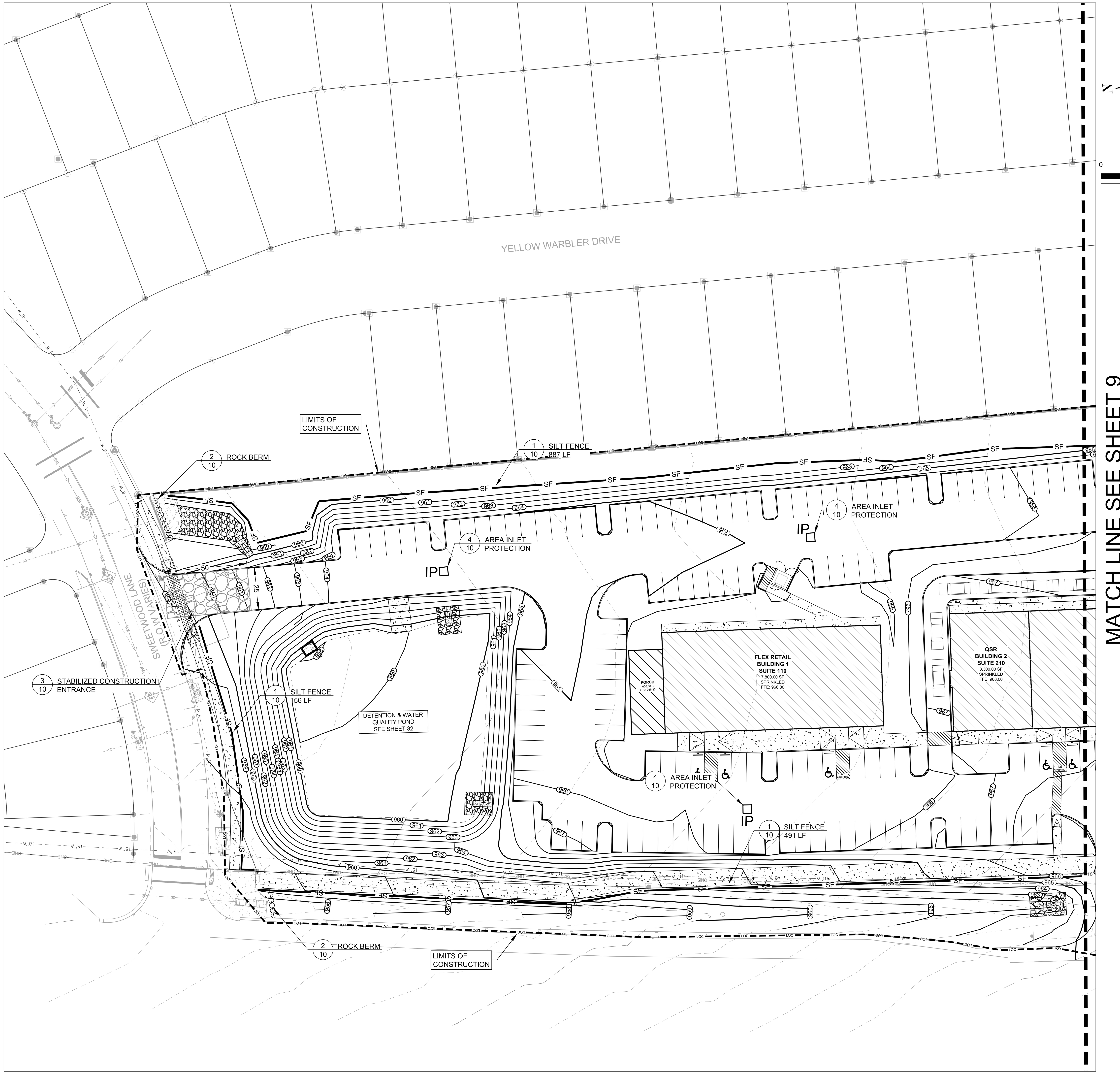
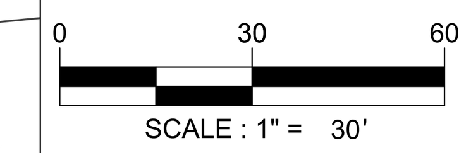
OF 55





GENERAL LEGEND

SYMBOLS

WATER METER
WATER VALVE
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BACKFLOW PREVENTER
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LIGHT POLE
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LIMITS OF CONSTRUCTION
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DITCH (CREEK) LINE
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OVERHEAD UTILITY
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EROSION & SEDIMENT CONTROL, TREE PROTECTION LEGEND

LIMITS OF CONSTRUCTION
TREE PROTECTION FENCING
ROCK BERM
SILT FENCE
ORANGE MESH SAFETY FENCE
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TBPE FIRM #F-19351

DESIGNED: CRS DRAWN: CRS REVIEWED: MEM

STATE OF TEXAS — MICHAEL EASTON MUNDINE — 143266 — LICENSED PROFESSIONAL ENGINEER
11/11/2024

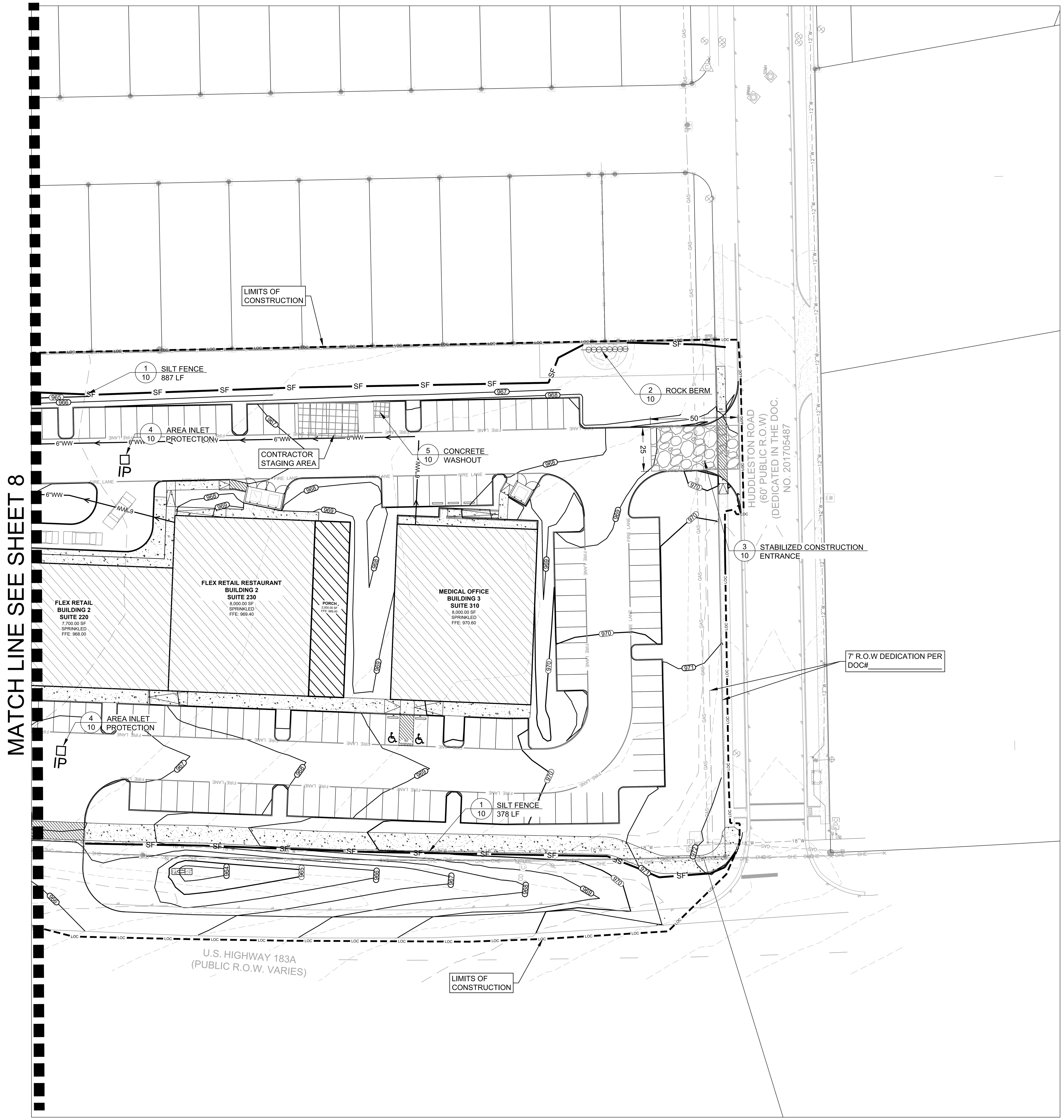
NO.	DATE	REVISIONS	RECOM'D

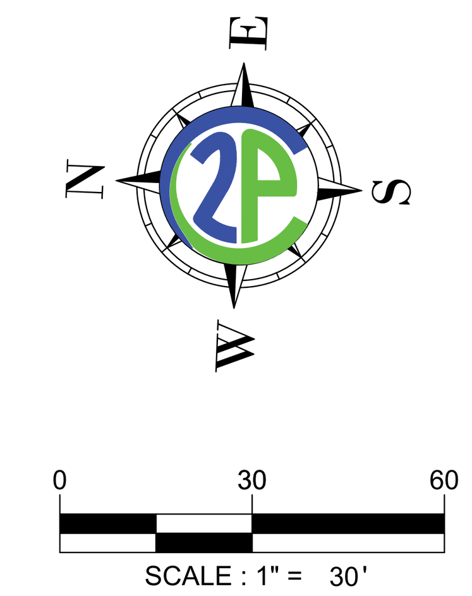
MS CAPITAL

MESSINA COMMERCIAL SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

EROSION & SEDIMENTATION CONTROL PLAN (1 OF 2)

PERMIT No. SD-24-0221





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DESIGNED: CRS | DRAWN: CRS | REVIEWED: MEM

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED PROFESSIONAL ENGINEER
11/11/2024

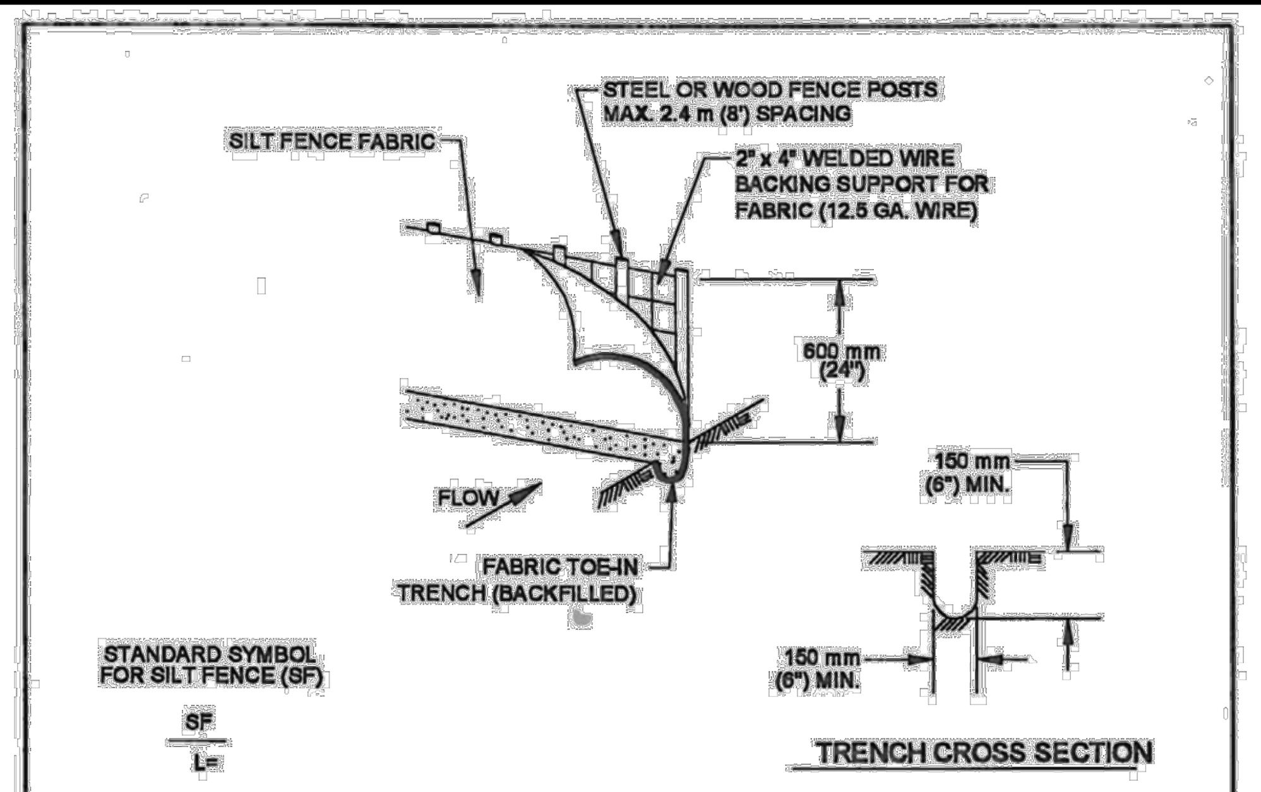
NO.	DATE	REVISIONS	RECOM'D

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

EROSION & SEDIMENTATION CONTROL PLAN (2 OF 2)

PERMIT No.
SD-24-0221



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 Inches) DEPTH, USE STEEL POSTS.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 Inches) DEEP AND 150 mm (6 Inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

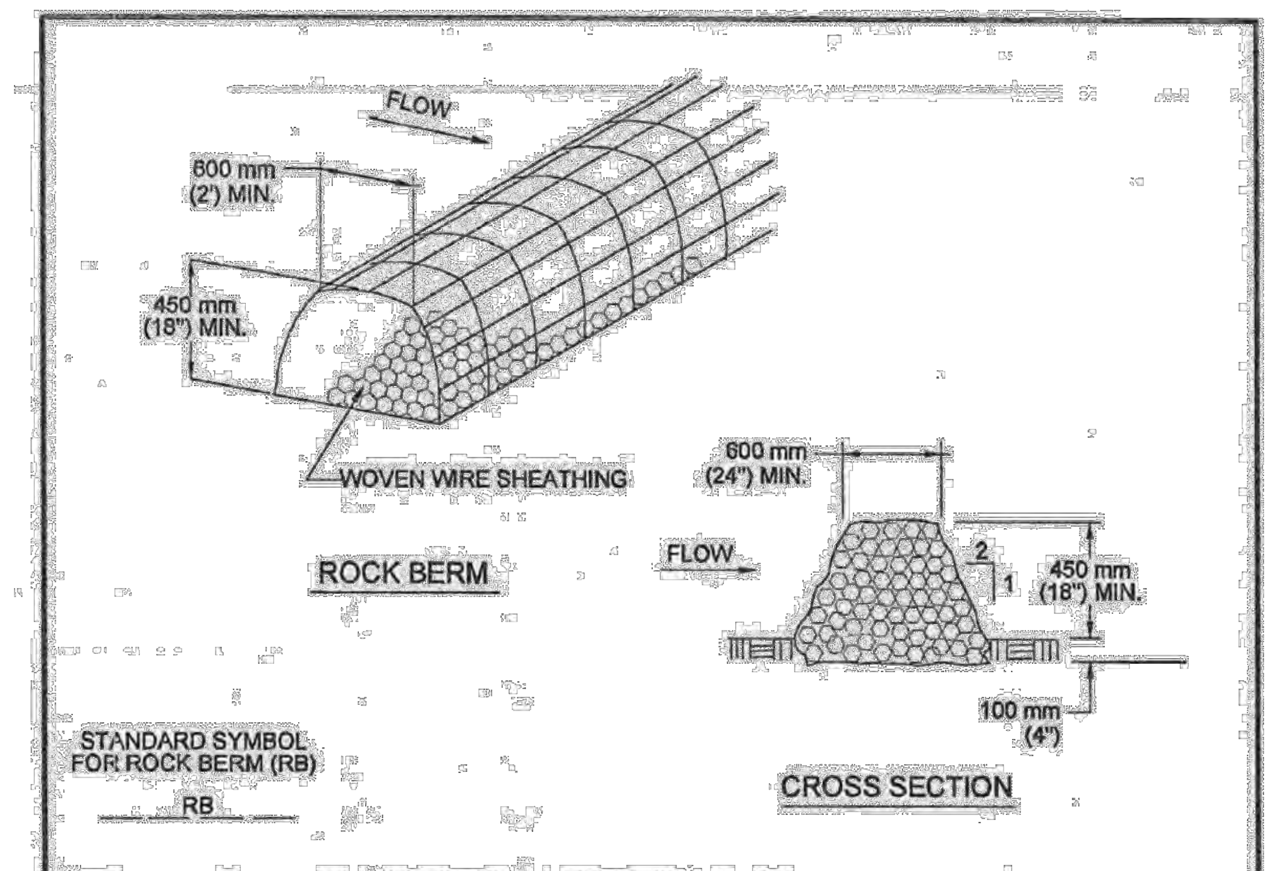
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

1

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
9/1/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1

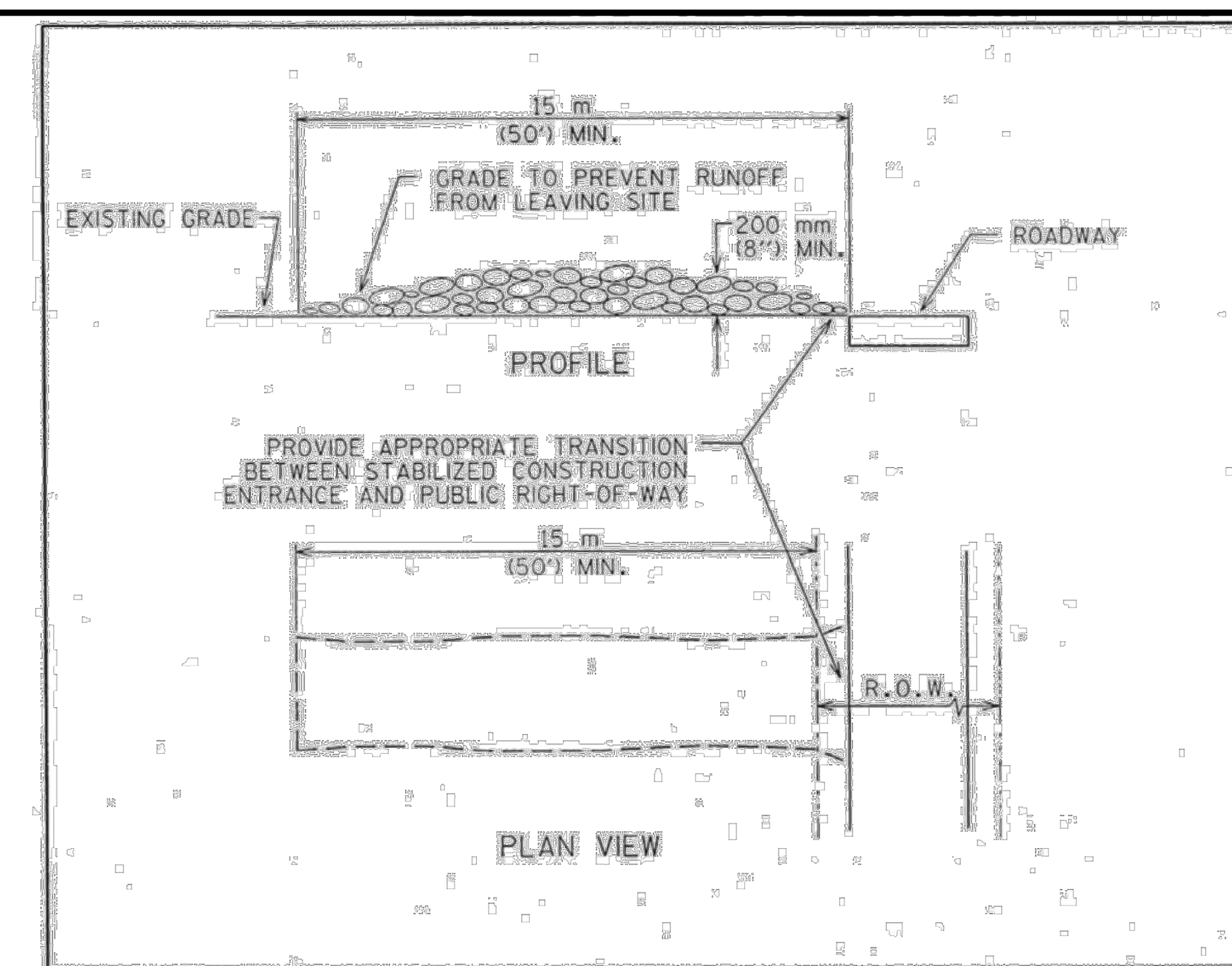


NOTES:

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

2

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

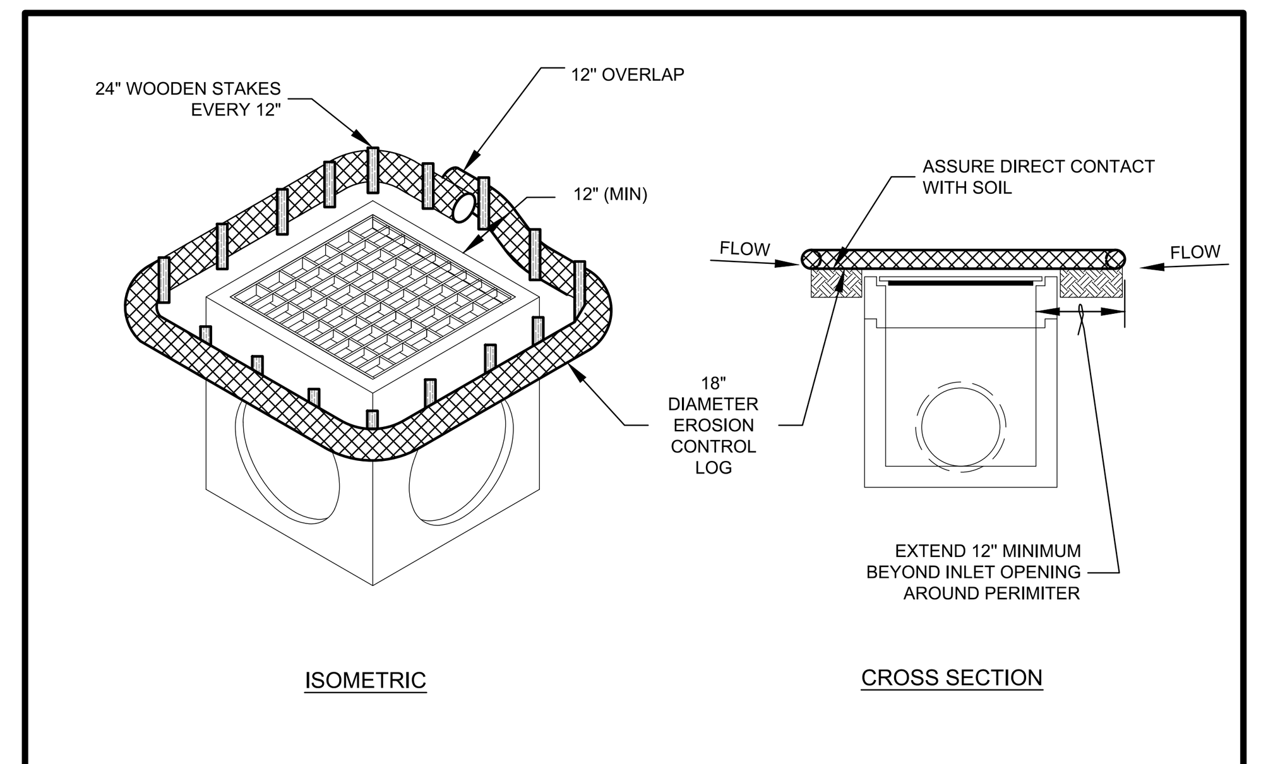


NOTES:

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

3

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



NOTES:

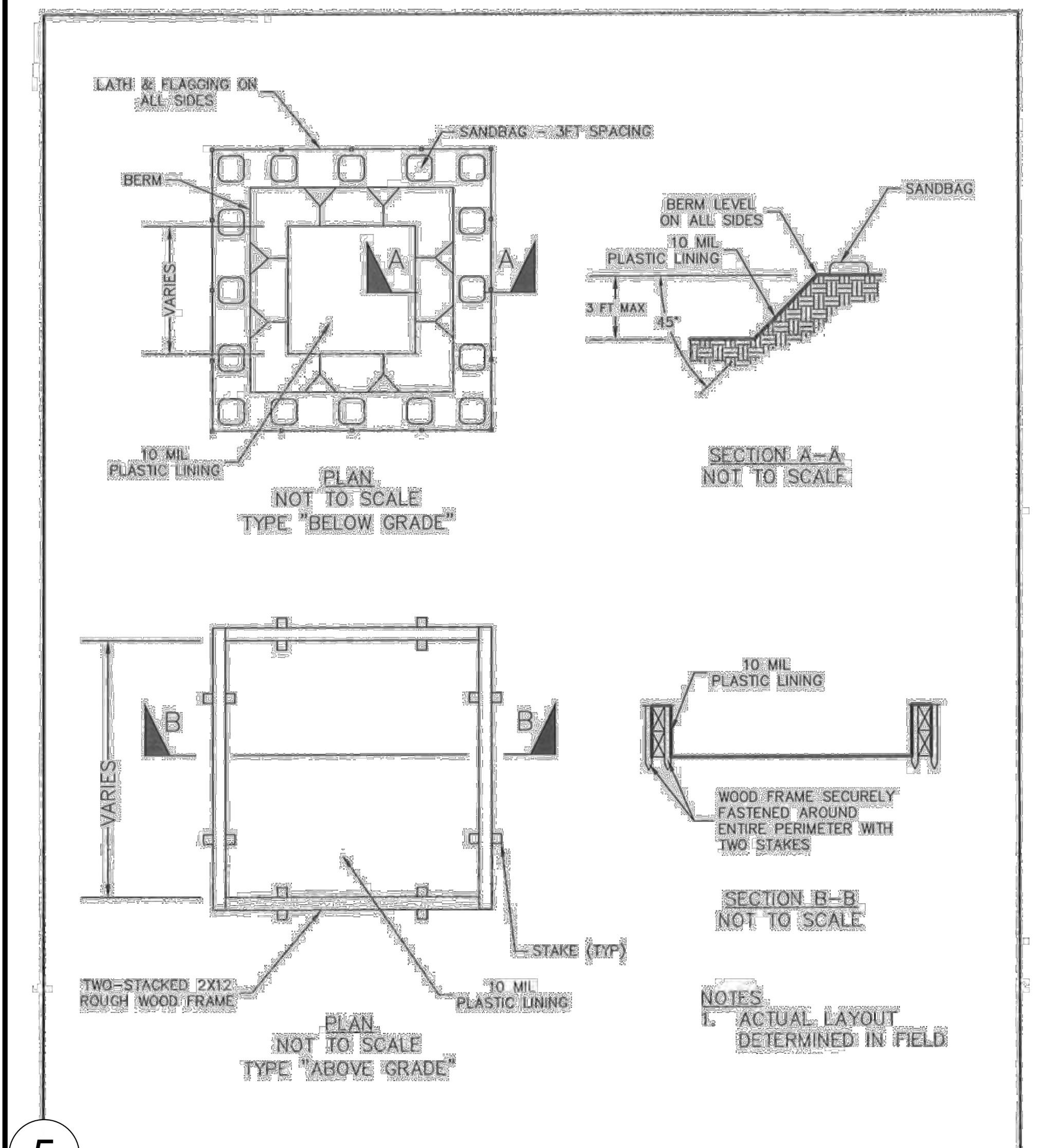
1. EROSION CONTROL LOG CONTAINMENT MESH SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE; AND FILL MATERIAL SHALL CONSIST OF MULCH, ASPEN EXCELSIOR FIBERS, CHIPPED SITE VEGETATION, COCONUT FIBERS, 100% RECYCLABLE FIBERS, OR ANY OTHER ACCEPTABLE MATERIAL EXCLUDING STRAW AND HAY.
2. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 6".
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

4

AREA INLET PROTECTION WITH EROSION CONTROL LOG DETAIL

NOT TO SCALE

ESC DETAILS



5

City Of Leander, Texas

309-1

CONCRETE WASHOUT

01/30/15

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EROSION CONTROL DETAIL SHEET

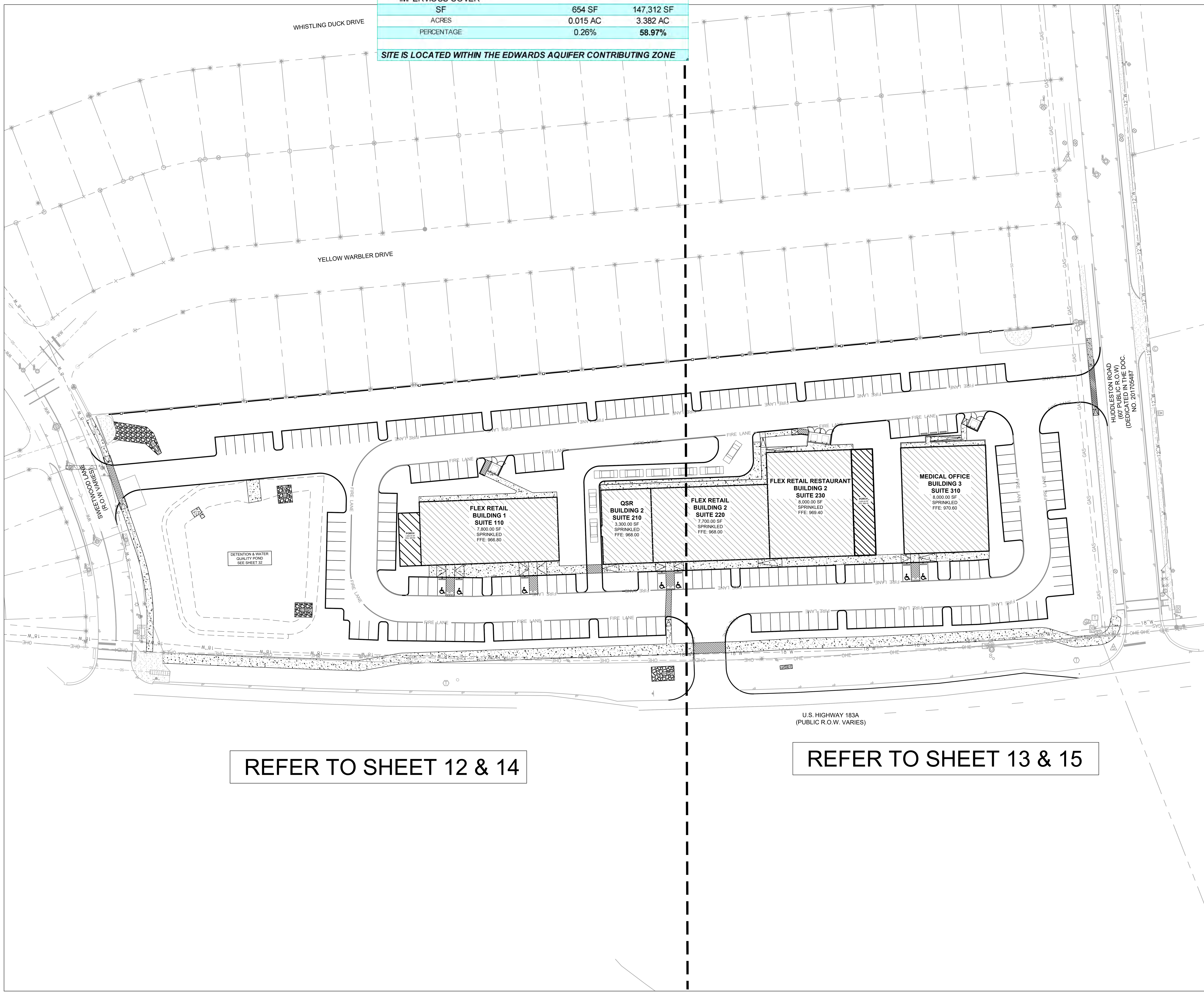
PERMIT No.
SD-24-0221

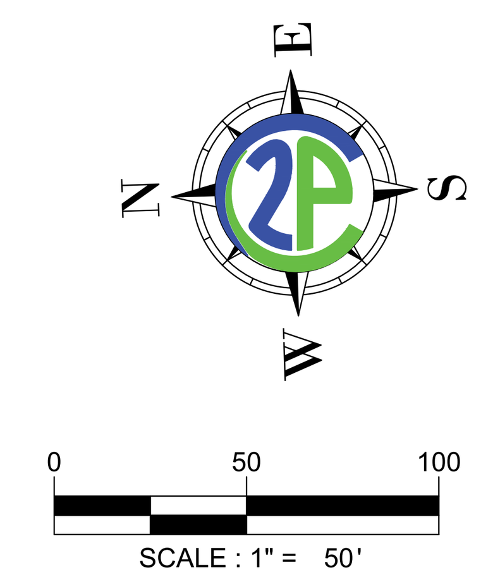
SHEET No.
10
OF 55

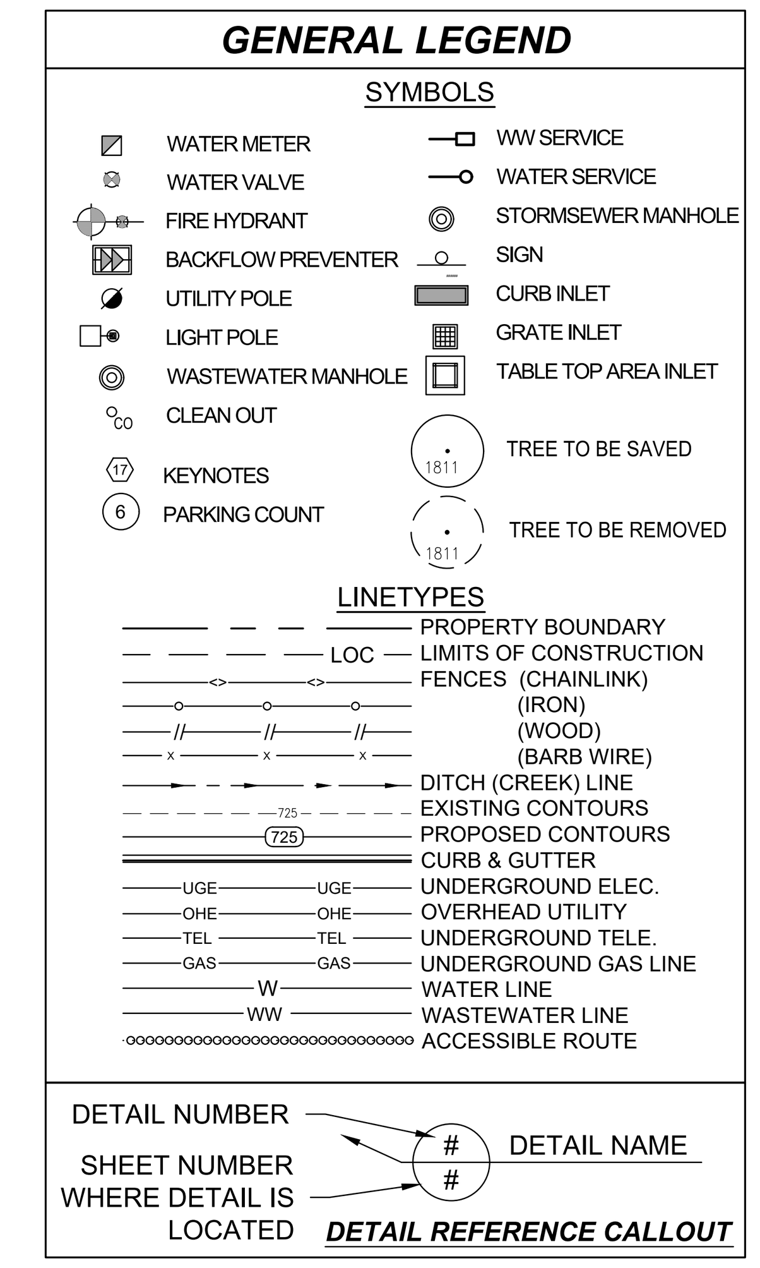
PRE	lot	EXISTING	PROPOSED
ZONING DISTRICT		LC- PUD Local Commerical	LC- PUD Local Commerical
LAND USE		VACANT	DOCTORS OFFICE, RESTURANT, AND RETAIL
LOT SIZE	1	249,805 SF	249,805 SF
		5.735 AC	5.735 AC
IMPERVIOUS COVER			
SF		654 SF	147,312 SF
ACRES		0.015 AC	3.382 AC
PERCENTAGE		0.26%	**58.97%**
SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE			

PARKING TABLE

BUILDING	BUILDING USE	BUILDING AREA	REQUIRED PARKING/AREA	REQUIRED SPOTS PER USE	REQUIRED ACCESSIBLE SPOTS	PROVIDED STANDARD	PROVIDED ACCESSIBLE	TOTAL
1	MEDICAL OFFICE	16,000	1 SPACE / 200 SF	80		245	7	
2	MIX USE RETAIL	18,000	1 SPACE / 225 SF	80				
					7	245	7	
3	MIX USE RETAIL	7,800	1 SPACE / 225 SF	35				
				195		**245**	**7**	**252**







SITE PLAN NOTES:

1. DIMENSIONS ARE SHOWN ON THE DIMENSIONAL CONTROL PLAN. FOR PRECISE DIMENSIONS AND LOCATION OF SITE IMPROVEMENTS, ELECTRONIC FILES OF THE SITE LAYOUT WILL BE MADE AVAILABLE TO THE CONTRACTOR AND HIS SURVEYOR UPON REQUEST. FOR BUILDING DIMENSIONS, CONTRACTOR SHALL USE ARCHITECTURAL AND STRUCTURAL PLANS.
2. EXISTING UTILITIES ARE SHOWN PER RECORD DRAWINGS.
3. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).
4. FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (34 050 KG). THE APPROVED FIRE APPARATUS ACCESS ROAD MUST BE IN PLACE BEFORE COMBUSTIBLES ARE BROUGHT ON SITE.
5. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
6. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY FROM THE PUBLIC R.O.W. OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
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9. GARBAGE DUMPSTER ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSET 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 FRONT LOAD GARBAGE TRUCK.
10. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.
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Know what's **below.**
Call before you dig.

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2P CONSULTANTS, LLC
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ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED:DO DRAWN:CRS REVIEWED:MEM

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED PROFESSIONAL ENGINEER
11/11/2024

NO.	DATE	REVISIONS	RECOM'D

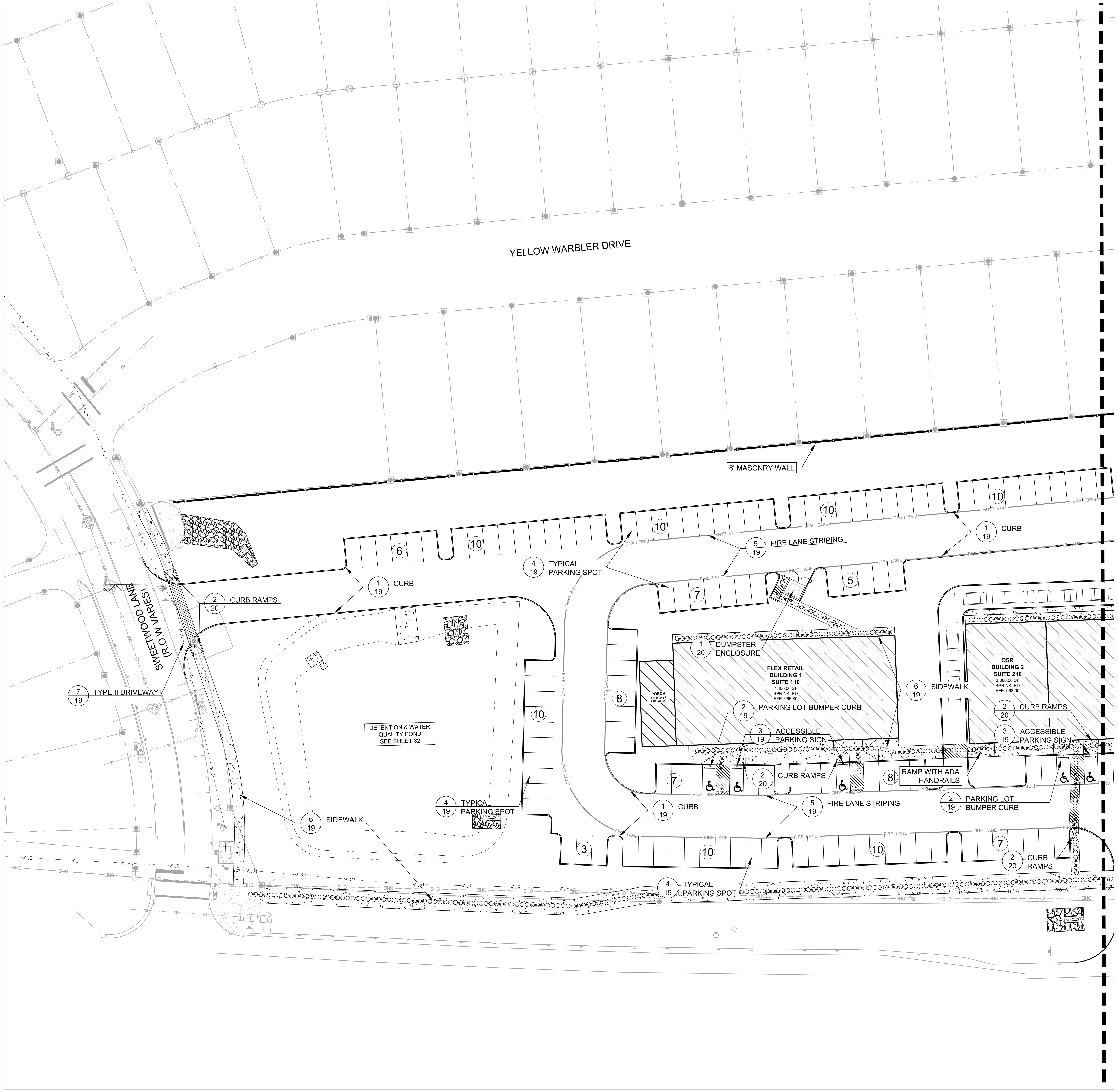
MS CAPITAL

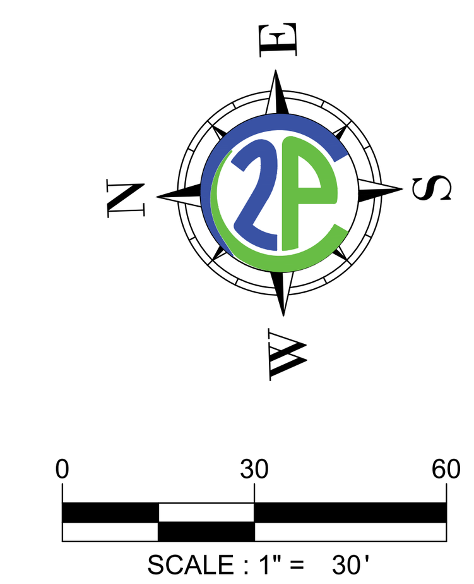
MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

OVERALL SITE PLAN

PERMIT No.
SD-24-0221

SHEET No.





GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK) (IRON) (WOOD) (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CURB & GUTTER
- UNDERGROUND ELEC.
- OVERHEAD UTILITY
- UNDERGROUND TELE.
- UNDERGROUND GAS LINE
- WATER LINE
- WASTEWATER LINE
- ACCESSIBLE ROUTE

DETAIL NUMBER / SHEET NUMBER WHERE DETAIL IS LOCATED / DETAIL NAME

DETAIL REFERENCE CALLOUT

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12. THE HOURS OF OPERATION TO THE GENERAL PUBLIC FOR LOCAL COMMERCIAL. 5:00 AM TO 10:00 PM, SUNDAY THOUGHT THURSDAY, AND 5:00 AM TO 11:00 PM FRIDAY AND SATURDAY.

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512-344-9664
TBPE FIRM #F-19351

DESIGNED: DO | DRAWN: CRS | REVIEWED: MEM

STATE OF TEXAS — MICHAEL EASTON MUNDINE — 143266 — LICENSED PROFESSIONAL ENGINEER

11/11/2024

NO.	DATE	REVISIONS	RECOM'D

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

SITE PLAN (1 OF 2)

PERMIT No. SD-24-0221

SHEET No. 12 OF 55

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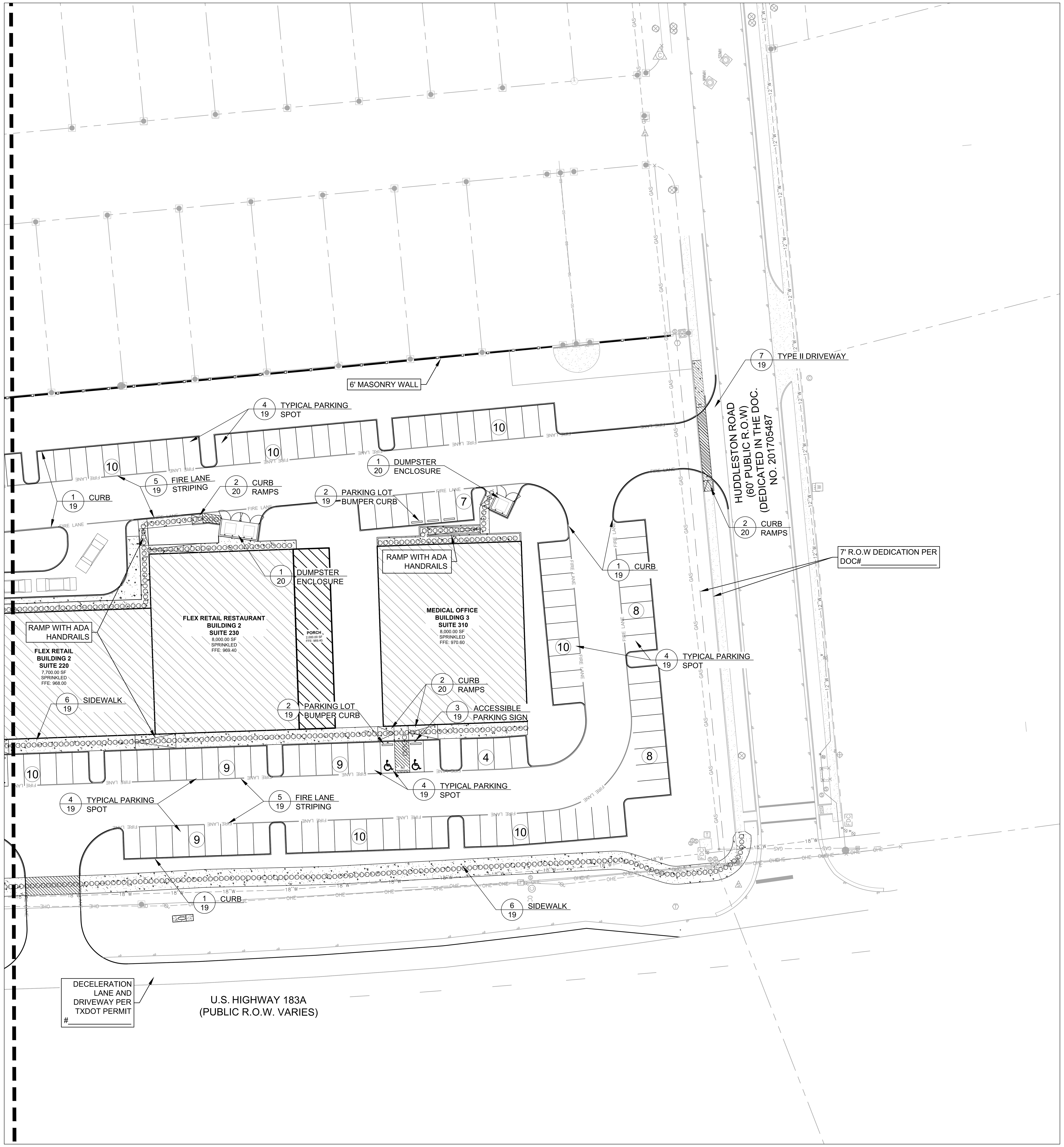
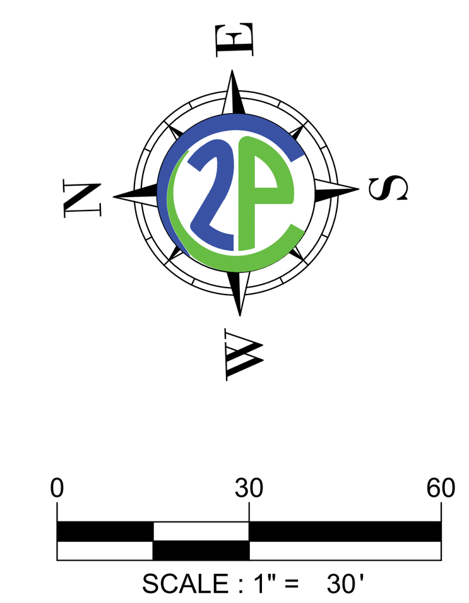
PLOT DATE: Monday, November 11, 2024
PLOTTED BY: COLT SCHOLL





GENERAL LEGEND

SYMBOLS

WATER METER
WATER VALVE
FIRE HYDRANT
BACKFLOW PREVENTER
UTILITY POLE
LIGHT POLE
WASTEWATER MANHOLE
CLEAN OUT
KEYNOTES
PARKING COUNT
WW SERVICE
WATER SERVICE
STORMSEWER MANHOLE
SIGN
CURB INLET
GRATE INLET
TABLE TOP AREA INLET
TREE TO BE SAVED
TREE TO BE REMOVED

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LIMITS OF CONSTRUCTION
FENCES (CHAINLINK)
(IRON)
(WOOD)
(BARB WIRE)
DITCH (CREEK) LINE
EXISTING CONTOURS
PROPOSED CONTOURS
CURB & GUTTER
UNDERGROUND ELEC.
OVERHEAD UTILITY
UNDERGROUND TELE.
UNDERGROUND GAS LINE
WATER LINE
WASTEWATER LINE
ACCESSIBLE ROUTE

DETAIL NUMBER
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MICHAEL EASTON MUNDINE
143266
LICENSED PROFESSIONAL ENGINEER
11/11/2024

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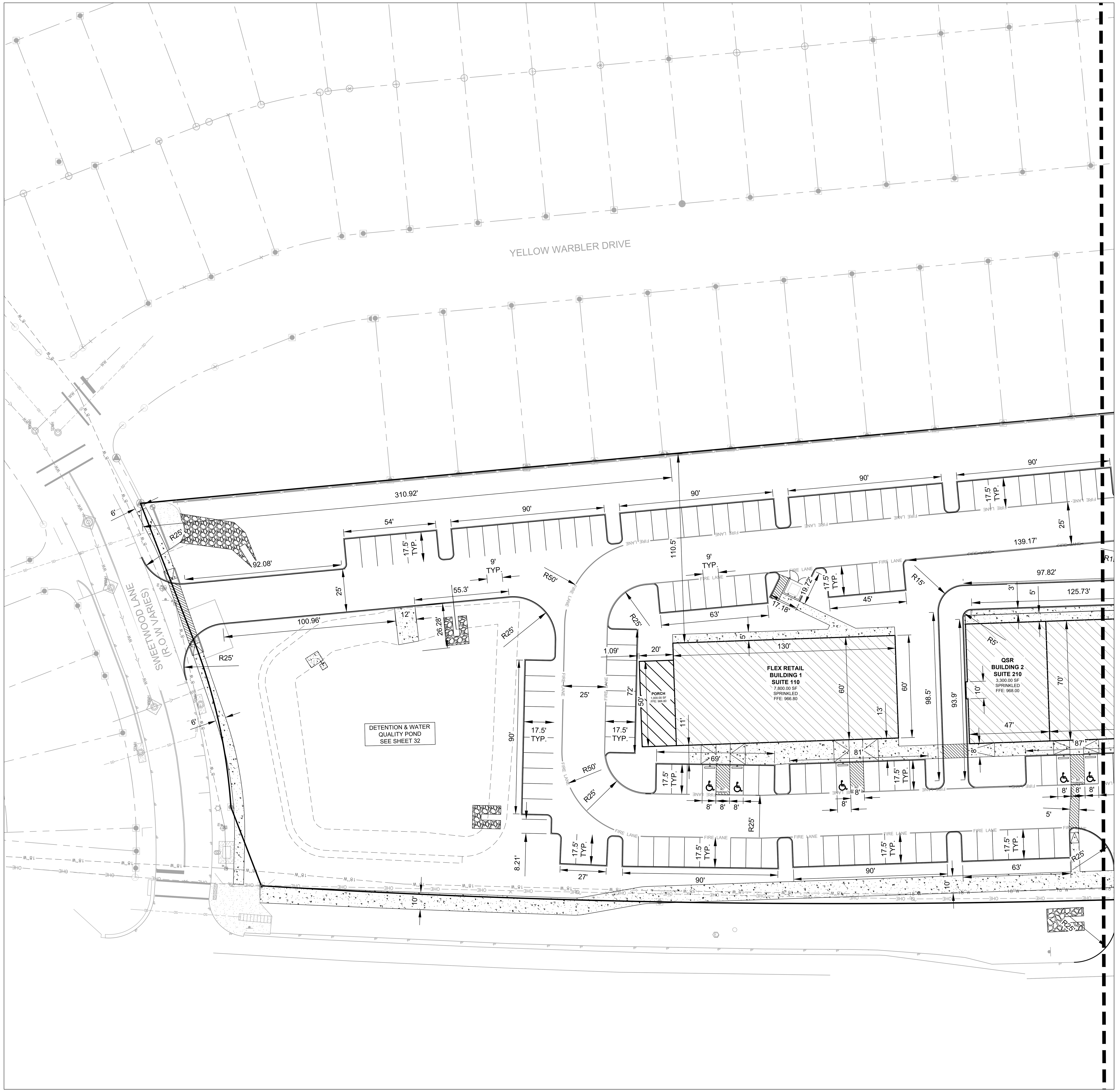
MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

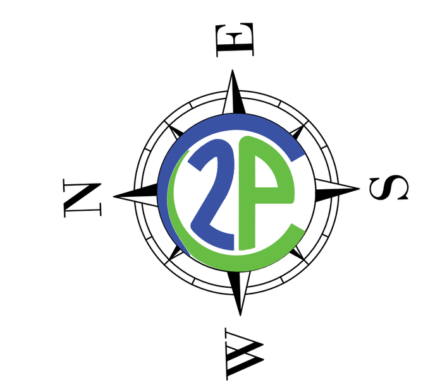
SITE PLAN (2 OF 2)

PERMIT No.
SD-24-0221

SHEET No.
13
OF 55



MATCH LINE SEE SHEET 15



0 30.0001 60.0001

SCALE : 1"=30.0001'

LEGEND

SYMBOLS

WATER METER	WW SERVICE
WATER VALVE	WATER SERVICE
FIRE HYDRANT	STORMSEWER MANHOLE
BACKFLOW PREVENTER	SIGN
UTILITY POLE	CURB INLET
LIGHT POLE	GRATE INLET
WASTEWATER MANHOLE	TABLE TOP AREA INLET
CLEAN OUT	TREE TO BE SAVED
KEYNOTES	TREE TO BE REMOVED
PARKING COUNT	

LINETYPES

- PROPERTY BOUNDARY
- LOC LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CURB & GUTTER
- UGE UNDERGROUND ELEC.
- OHE OVERHEAD UTILITY
- TEL UNDERGROUND TELE.
- GAS UNDERGROUND GAS LINE
- W WATER LINE
- WW WASTEWATER LINE
- ACCESSIBLE ROUTE

DIMENSIONAL CONTROL PLAN NOTES:

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REVIEWED MEM | DRAWN CRS | DESIGNED DO

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DIMENSION SHEET (1 OF 2)

PERMIT No.
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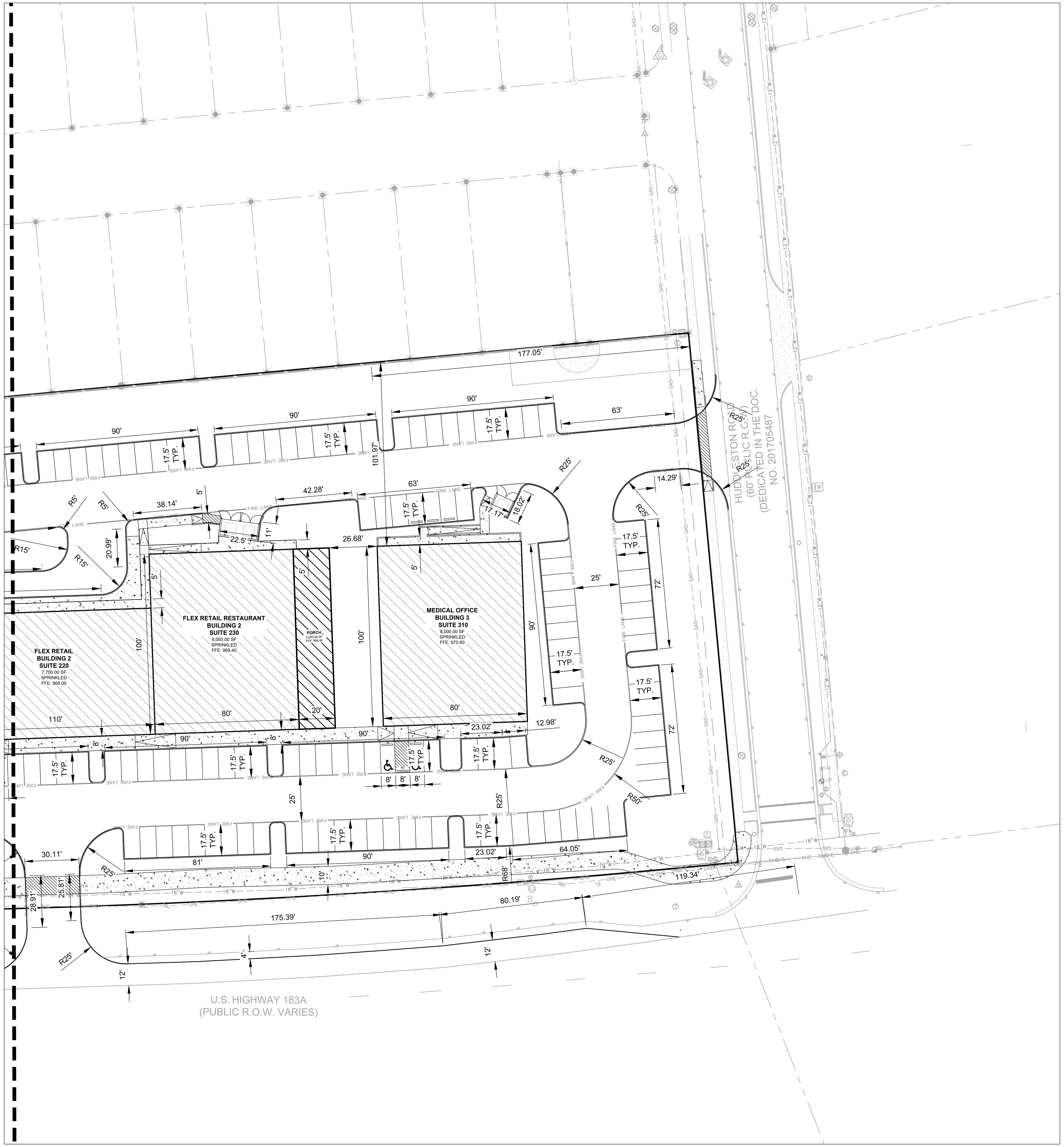
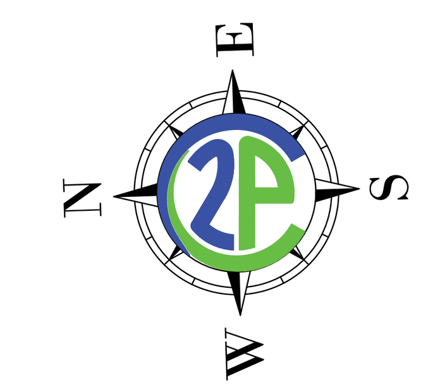
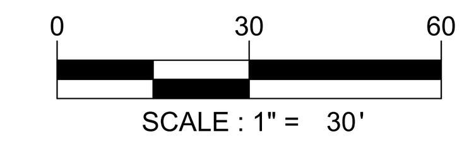
SHEET No.
14
OF 55







LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
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- PROPERTY BOUNDARY
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- FENCES (CHAINLINK)
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DIMENSION SHEET (2 OF 2)

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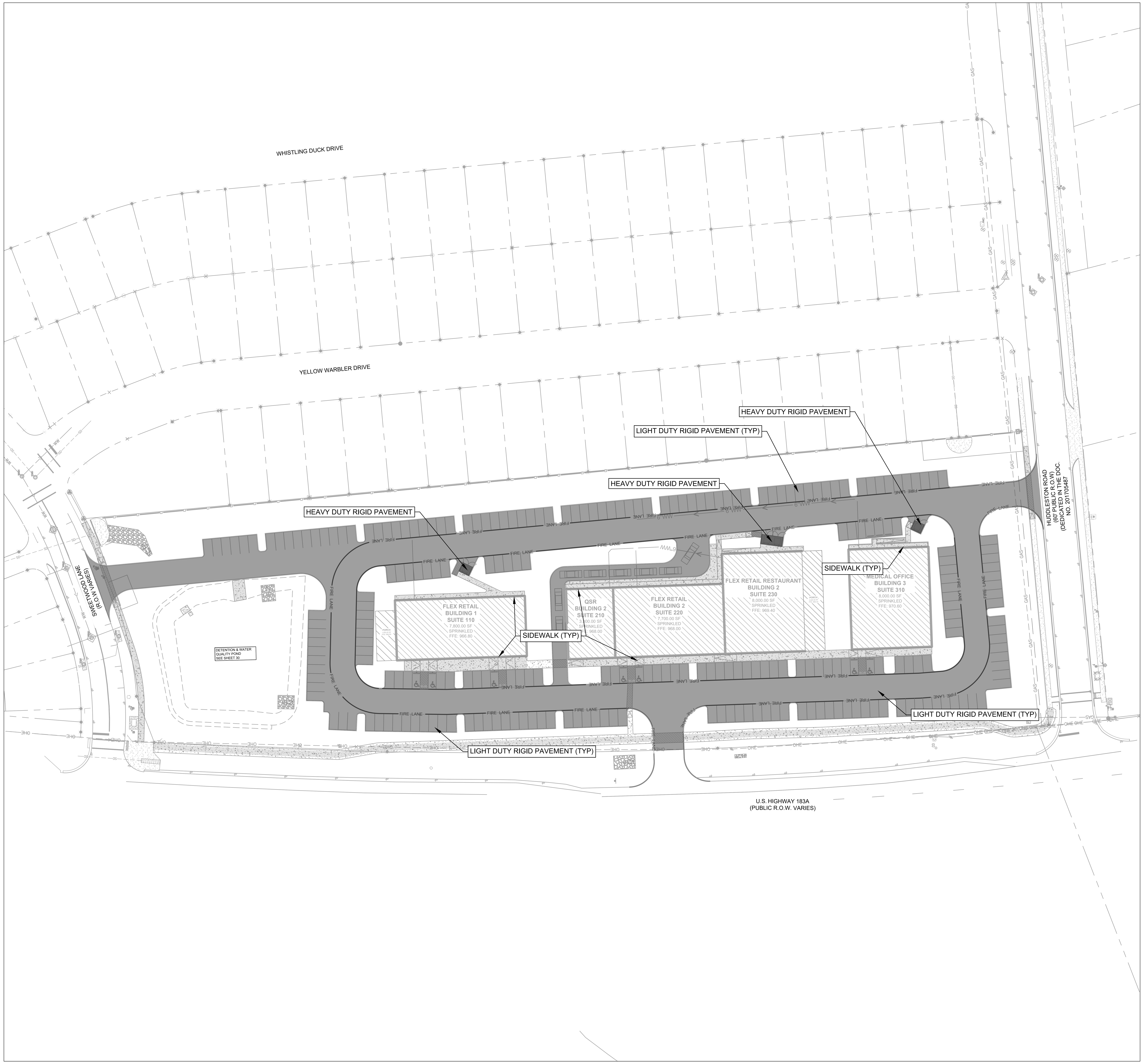
15
OF 55



N E S W

0 50 100
SCALE : 1" = 50'

GENERAL LEGEND

SYMBOLS

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UNDERGROUND TELE.
UNDERGROUND GAS LINE
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ACCESSIBLE ROUTE

Site Paving Table

Hatch	Pavement Type	Quantity	Description
	Heavy Duty Rigid Pavement	48 SY	6" Portland Cement Concrete 6" Import Flexible Base 8" Compacted Subgrade
	Light Duty Rigid Pavement	10,466 SY	6" Portland Cement Concrete 8" Import Flexible Base 8" Compacted Subgrade
	Sidewalk	1,373 SY	4" Minimum of Class "A" Concrete 2" Sand Cushion 6" Compacted Subgrade

NOTE: PAVING SECTION RECOMMENDATIONS AND INFORMATION COME FROM THE GEOTECHNICAL ENGINEERING REPORT PERFORMED BY MLA GEOTECHNICAL FOR MESSIRA COMMERCIAL LOTS, LEANDER, TEXAS, DATED OCTOBER 5, 2023. REFER TO GEOTECHNICAL REPORT FOR FINAL PAVING DESIGN.

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

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2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED:DO DRAWN:CRS REVIEWED:MEM

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED PROFESSIONAL ENGINEER
11/11/2024

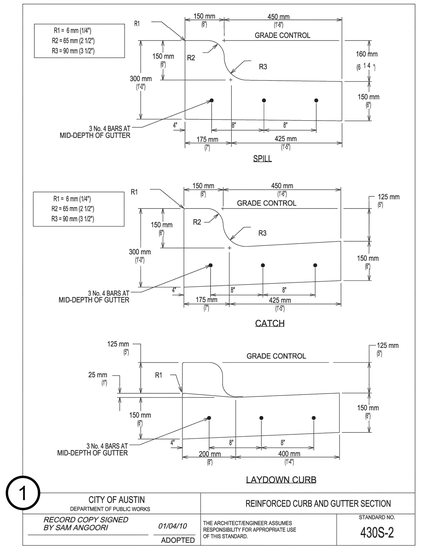
NO.	DATE	REVISIONS	RECOM'D

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

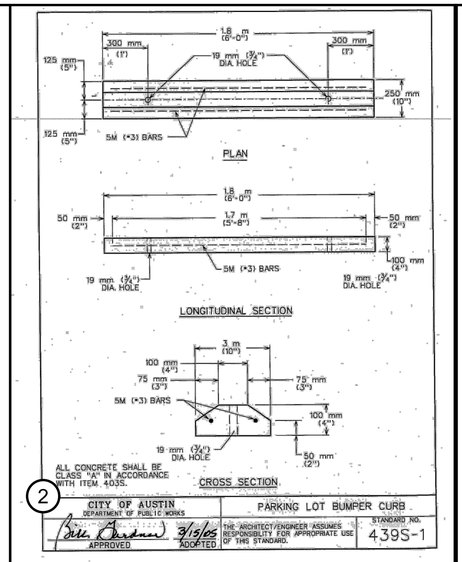
PAVING PLAN

PERMIT No.
SD-24-0221



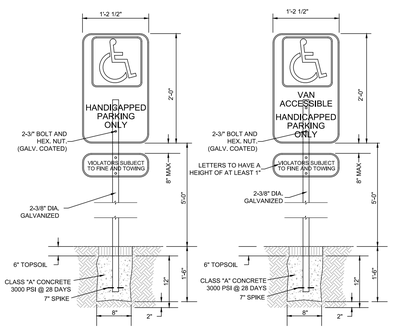
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	REINFORCED CURB AND GUTTER SECTION	
RECORD COPY SIGNED BY SAM ANGOORI 01/04/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-2

1



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PARKING LOT BUMPER CURB	
APPROVED 3/15/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 439S-1

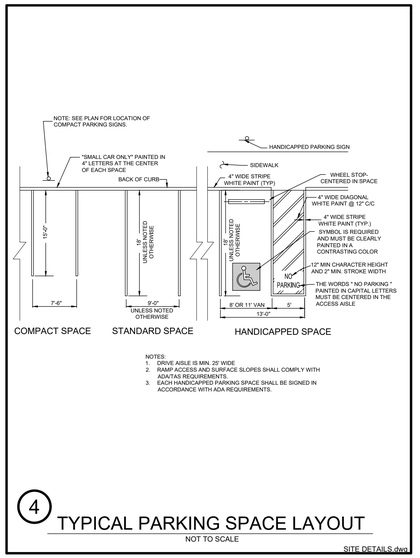
2



3

HANDICAPPED PARKING SIGNS

NOT TO SCALE

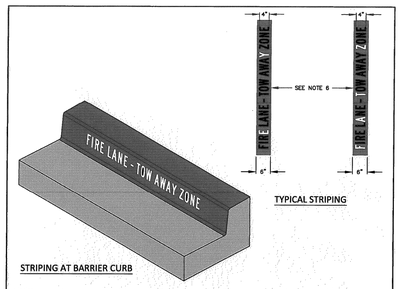


4

TYPICAL PARKING SPACE LAYOUT

NOT TO SCALE

SITE DETAILS.dwg



TYPICAL STRIPING

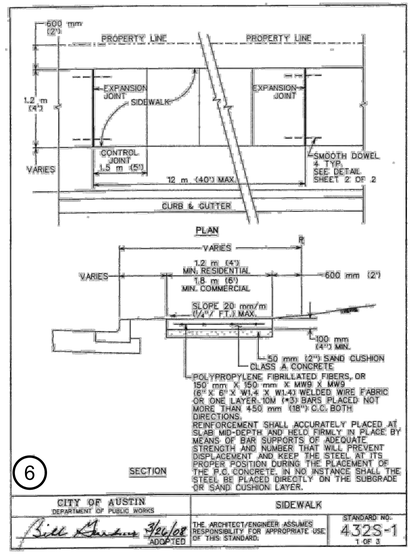
STRIPING AT BARRIER CURB

NOTES:
1. ALL FIRE LANE STRIPING SHALL COMPLY WITH THE CURRENT INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF LEANDER, AND CITY OF LEANDER CODE OF ORDINANCES.
2. FIRE LANES SHALL BE CONTINUOUSLY MARKED BY RED TRAFFIC PAINT THAT IS MINIMUM SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE.
3. "FIRE LANE - TOW AWAY ZONE" SHALL APPEAR IN FOUR INCH (4") TYPE D WHITE BLOCK LETTERS AT TWENTY-FIVE FOOT (25') INTERVALS, OR LESS, ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE.
4. WHERE A 6" BARRIER CURB EXISTS, THE FIRE LANE STRIPING SHALL BE ON BOTH THE VERTICAL FACE OF THE CURB AND TOP OF CURB. "FIRE LANE - TOW AWAY ZONE" SHALL BE MARKED IN 4" WHITE BLOCK LETTERS ON FACE OF CURB ONLY.
5. WHERE A FIRE LANE IS ADJACENT TO PARKING SPACES THE FIRE LANE STRIPING SHALL BE AN 8" RED STRIPE PAINTED ON THE DRIVE SURFACE WITH 4" WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE." FIRE LANE STRIPING SHALL EXTEND BEHIND ADJACENT PARKING SPACES.
6. WHERE A FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, OR OTHER FIRE PROTECTION EQUIPMENT IS LOCATED ON A FIRE LANE, THE FIRE LANE SHALL BE A MINIMUM OF TWENTY-SIX FEET (26') IN WIDTH, EXCLUSIVE OF SHOULDERS.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

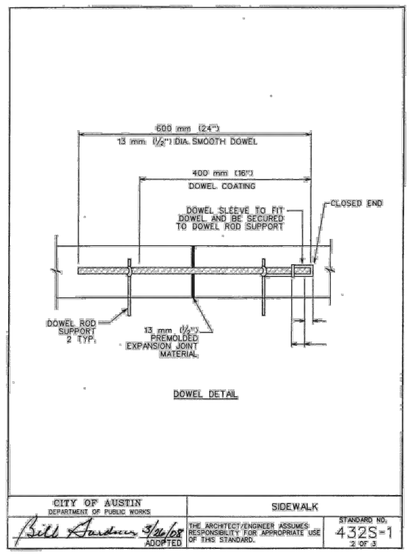
5

MICHAEL LAFFERTY 13708 LICENSED PROFESSIONAL ENGINEER
2017-01-25
MICHAEL MARSHAL
City Of Leander, Texas
DETAIL #201-2
FIRE LANE STRIPING

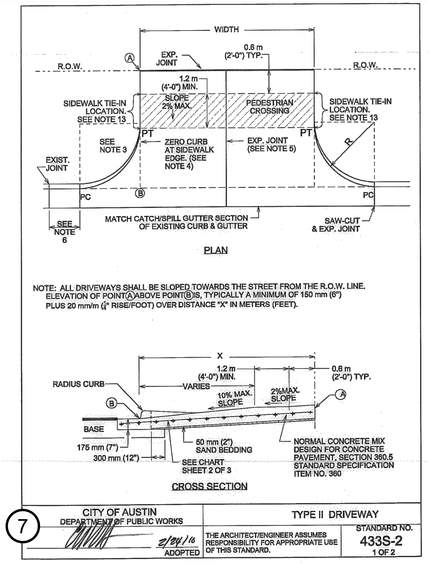


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3

6



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

7

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS

ALLOWABLE GRADES

DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE STD.	MAX
>1500	0%	3%
500-1500	3%	6%
<600	6%	15%

NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAYOUT ARE HIGHLY VARIABLE, AND MUST BE ADJUSTED TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET); WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE ARCHITECT/ENGINEER SHALL BE RESPONSIBLE FOR WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND /OR IS GREATER THAN 15%.
11. USE 13 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DO
DRAWN: CRS
REVIEWED: MEM

STATE OF TEXAS
RACHAEL EASTON MUNDINE
143266
LICENSED PROFESSIONAL ENGINEER
11/11/2024

NO.	DATE	REVISIONS	RECOM'D

MS CAPITAL

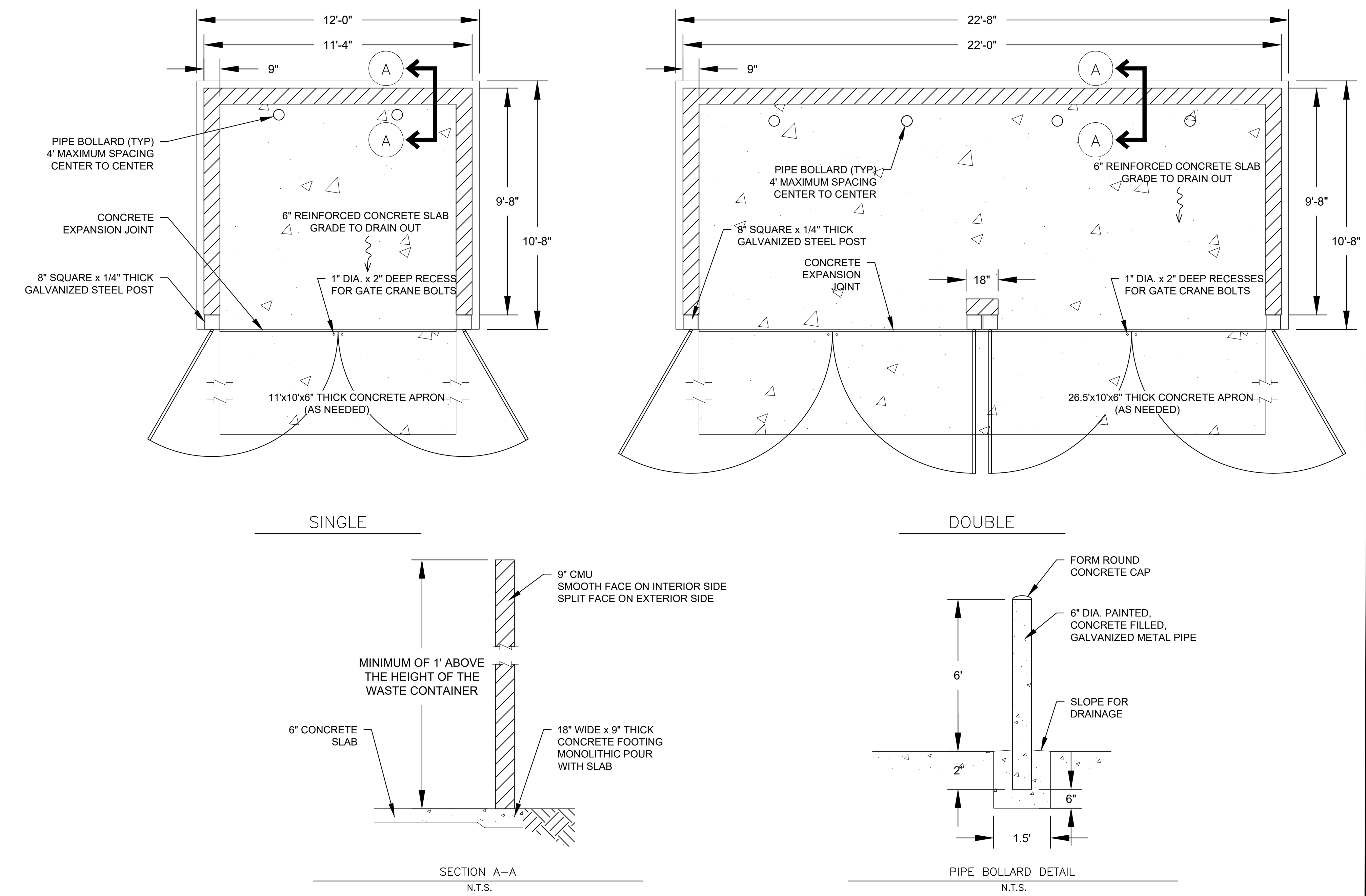
MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

SITE DETAILS SHEET (1 OF 2)

PERMIT No.
SD-24-0221

SHEET No.
19
OF 55

UNDATE - Adobe Express 2.png, Y:\DOUGH\ONE_6" signature TP.png
XREFS - ..\ADdr 2PC Templates.dwg, ..\ADM REAL.dwg
PLOT DATE: Monday, March 04, 2024 - 10:58am
PLOTTED BY: DOUG PADILLA
Y:\2024\24-0221 Messina\Sheets\SITE DETAILS.dwg

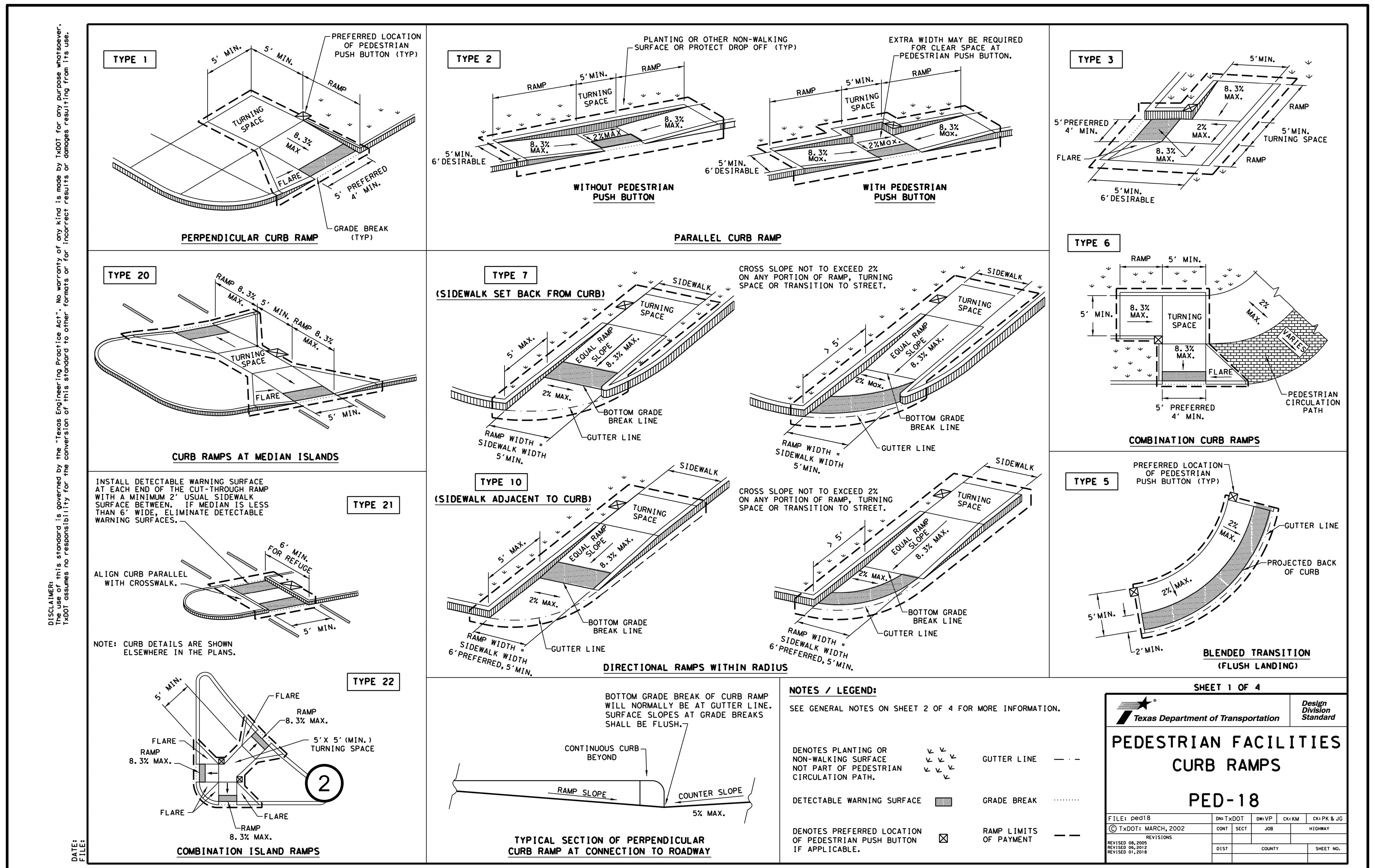


1 DUMPSTER ENCLOSURE DETAIL

N.T.S.

DUMPSTER ENCLOSURE NOTES:

1) ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
2) THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED.
3) ALL DUMPSTER ENCLOSURES SHALL BE A MINIMUM 6 FEET IN HEIGHT.



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ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED DO | DRAWN CRS | REVIEWED MEM

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED
PROFESSIONAL ENGINEER

11/11/2024

NO. | DATE | REVISIONS | RECOMD

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

SITE DETAILS SHEET (2 OF 2)

PERMIT No.
SD-24-0221

SHEET No.
20
OF 55

Atlas 14 Leander Precipitation Depth-Duration-Frequency Data				
Duration	2-YR	10-YR	25-YR	100-YR
5 MIN	0.511	0.766	0.943	1.25
15 MIN	0.814	1.53	1.88	2.48
1 HR	1.88	2.82	3.47	4.59
2 HR	2.30	3.58	4.51	6.19
3 HR	2.54	4.05	5.18	7.27
6 HR	2.97	4.85	6.28	8.97
12 HR	3.43	5.6	7.23	10.3
24 HR	3.92	6.36	8.16	11.5

Existing Conditions Drainage Basin Information									
Basin #	Area (SF)	Area (AC)	Area (Sq. Mi.)	Imp. Cover (SF)	Imp. Cover (%)	Base Curve Number	Composite Curve Number	ToC(min)	Lag (min)
1	4,782.37	0.11	0.000171544	16.66	0.35%	80	80.06	6.0	3.6
2	256,644.04	5.89	0.009205838	480.06	0.19%	80	80.03	20.3	12.2
3	73,672.05	1.85	0.0028875	45,676.68	62.00%	80	91.16	13.8	8.3

Existing Conditions Drainage Calculations				
Basin	2-YR(cfs)	10-YR(cfs)	25-YR(cfs)	100-YR(cfs)
1	0.32	0.62	0.82	1.17
2	11.63	22.34	29.79	42.50
3	6.04	9.76	12.32	16.72

GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK) (IRON) (WOOD) (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CURB & GUTTER
- UNDERGROUND ELEC.
- OVERHEAD UTILITY
- UNDERGROUND TELE.
- UNDERGROUND GAS LINE
- WATER LINE
- WASTEWATER LINE
- ACCESSIBLE ROUTE

LEGEND

- DRAINAGE BOUNDARY LINE
- DA / ACRE — DRAINAGE BOUNDARY LABEL DRAINAGE AREA (ACRES)
- NO — INLET NUMBER
- FLOW ARROW
- TIME OF CONCENTRATION LINE
- EXISTING 100-YR FLOOD PLAIN LINE
- PROPOSED 100-YR FLOOD PLAIN LINE
- LP LOW POINT
- HP HIGH POINT

811

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ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DO DRAWN: CRS REVIEWED: MEM

STATE OF TEXAS — MICHAEL EASTON MUNDINE — 143266 — LICENSED PROFESSIONAL ENGINEER

11/11/2024

NO.	DATE	REVISIONS	RECOM'D

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

EXISTING DRAINAGE PLAN

PERMIT No. SD-24-0221

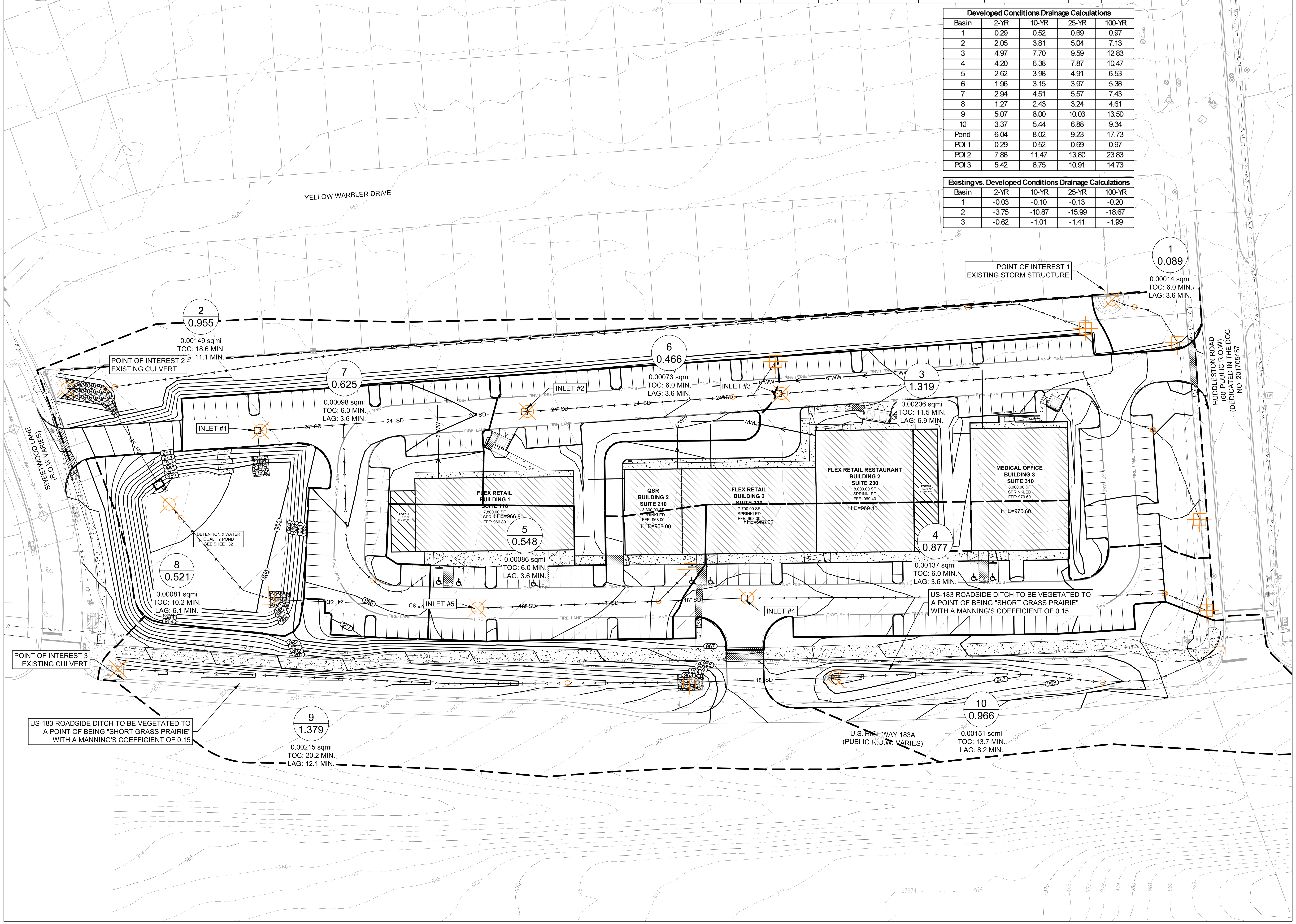
SHEET No. 21 OF 55

Atlas 14 Leander Precipitation Depth-Duration-Frequency Data				
Duration	2-YR	10-YR	25-YR	100-YR
5 MIN	0.511	0.766	0.943	1.25
15 MIN	0.814	1.53	1.88	2.48
1 HR	1.88	2.82	3.47	4.59
2 HR	2.30	3.58	4.51	6.19
3 HR	2.54	4.05	5.18	7.27
6 HR	2.97	4.85	6.28	8.97
12 HR	3.43	5.6	7.23	10.3
24 HR	3.92	6.36	8.16	11.5

Developed Conditions Drainage Basin Information									
Basin #	Area (SF)	Area (AC)	Area (Sq. Mi.)	Imp. Cover (SF)	Imp. Cover (%)	Base Curve Number	Composite Curve Number	ToC (min)	Lag (min)
1	3,891.21	0.09	0.000139578	555.80	14.28%	80	82.57	6.0	3.6
2	41,602.06	0.96	0.001492269	3,151.79	7.58%	80	81.36	18.8	11.3
3	57,468.67	1.32	0.002061405	46,058.89	80.15%	80	94.43	11.6	7.0
4	38,191.73	0.88	0.00136994	35,864.16	93.91%	80	96.90	6.0	3.6
5	23,853.07	0.55	0.000855611	22,259.24	93.32%	80	96.80	6.0	3.6
6	20,280.66	0.47	0.000727469	13,176.23	64.97%	80	91.69	6.0	3.6
7	27,233.30	0.63	0.00097686	24,485.99	89.91%	80	96.18	6.0	3.6
8	22,692.85	0.52	0.000813994	120.49	0.53%	80	80.10	11.8	7.1
9	60,059.20	1.38	0.002154327	42,381.99	70.57%	80	92.70	20.1	12.0
10	42,090.33	0.97	0.001509783	24,495.91	58.20%	80	90.48	13.6	8.1

Developed Conditions Drainage Calculations				
Basin	2-YR	10-YR	25-YR	100-YR
1	0.29	0.52	0.69	0.97
2	2.05	3.81	5.04	7.13
3	4.97	7.70	9.59	12.83
4	4.20	6.38	7.87	10.47
5	2.62	3.98	4.91	6.53
6	1.96	3.15	3.97	5.38
7	2.94	4.51	5.57	7.43
8	1.27	2.43	3.24	4.61
9	5.07	8.00	10.03	13.50
10	3.37	5.44	6.88	9.34
Pond	6.04	8.02	9.23	17.73
POI 1	0.29	0.52	0.69	0.97
POI 2	7.88	11.47	13.80	23.83
POI 3	5.42	8.75	10.91	14.73

Existing vs. Developed Conditions Drainage Calculations				
Basin	2-YR	10-YR	25-YR	100-YR
1	-0.03	-0.10	-0.13	-0.20
2	-3.75	-10.87	-15.99	-18.67
3	-0.62	-1.01	-1.41	-1.99



0 30 60
SCALE : 1" = 30'

GENERAL LEGEND

SYMBOLS

WATER METER; WATER VALVE; FIRE HYDRANT; BACKFLOW PREVENTER; UTILITY POLE; LIGHT POLE; WASTEWATER MANHOLE; CLEAN OUT; KEYNOTES; PARKING COUNT; WW SERVICE; WATER SERVICE; STORMSEWER MANHOLE; SIGN; CURB INLET; GRATE INLET; TABLE TOP AREA INLET; TREE TO BE SAVED; TREE TO BE REMOVED

LINETYPES

PROPERTY BOUNDARY
LOC LIMITS OF CONSTRUCTION
FENCES (CHAINLINK)
(IRON)
(WOOD)
(BARB WIRE)
DITCH (CREEK) LINE
EXISTING CONTOURS
PROPOSED CONTOURS
CURB & GUTTER
UGE UNDERGROUND ELEC.
OHE OVERHEAD UTILITY
TEL UNDERGROUND TELE.
GAS UNDERGROUND GAS LINE
W WATER LINE
WW WASTEWATER LINE
ACCESSIBLE ROUTE

LEGEND

DRAINAGE BOUNDARY LINE
DA / ACRE DRAINAGE BOUNDARY LABEL DRAINAGE AREA (ACRES)
NO INLET NUMBER
FLOW ARROW
TIME OF CONCENTRATION LINE
100-YR EXISTING 100-YR FLOOD PLAIN LINE
PR 100-YR PROPOSED 100-YR FLOOD PLAIN LINE
LP LOW POINT HP HIGH POINT

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TBPE FIRM #F-19351

DESIGNED:DO DRAWN:CRS REVIEWED:MEM

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED PROFESSIONAL ENGINEER
11/11/2024

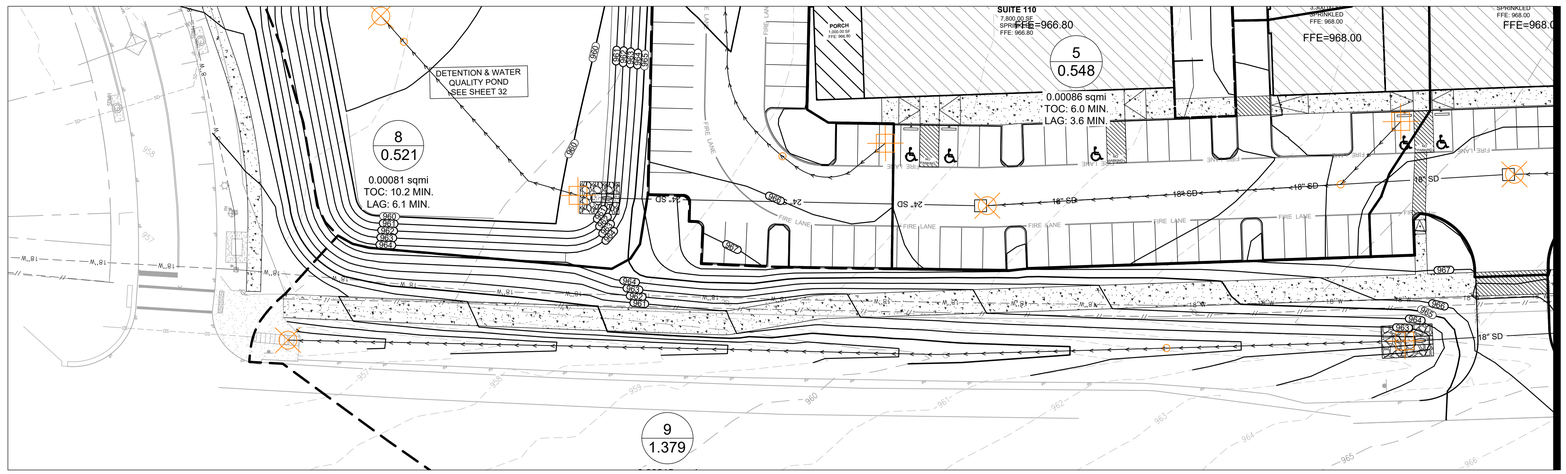
NO. DATE REVISIONS RECOM'D

MS CAPITAL

MESSINA COMMERCIAL SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

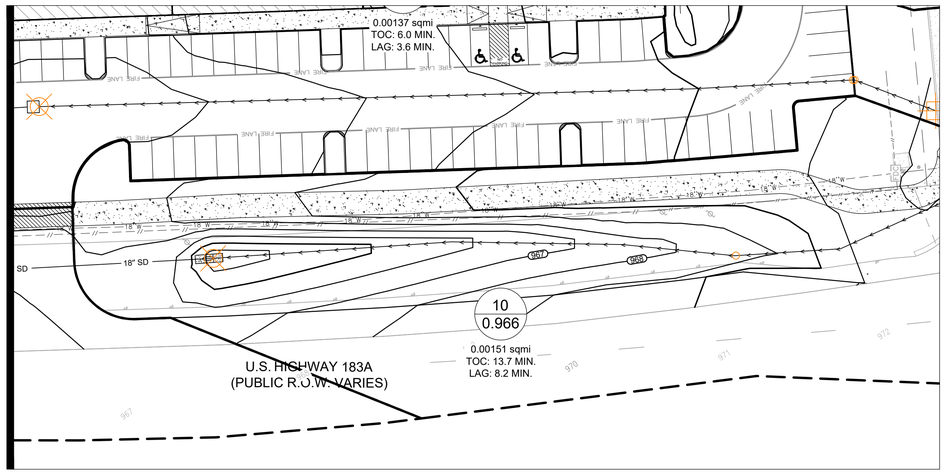
PROPOSED DRAINAGE PLAN

PERMIT No.
SD-24-0221
SHEET No.



A SECTION

SCALE: 1" = 30'



B SECTION

SCALE: 1" = 30'

GENERAL LEGEND

SYMBOLS

▨	WATER METER	—□	WW SERVICE
⊗	WATER VALVE	—○	WATER SERVICE
	FIRE HYDRANT	◎	STORMSEWER MANHOLE
	BACKFLOW PREVENTER		SIGN
	UTILITY POLE	▭	CURB INLET
	LIGHT POLE	▦	GRATE INLET
◎	WASTEWATER MANHOLE	▣	TABLE TOP AREA INLET
°CO	CLEAN OUT	1811	TREE TO BE SAVED
17	KEYNOTES	1811	TREE TO BE REMOVED
6	PARKING COUNT		

LINETYPES

	PROPERTY BOUNDARY
LOC	LIMITS OF CONSTRUCTION
<>	FENCES (CHAINLINK)
o	(IRON)
//	(WOOD)
x	(BARB WIRE)
	DITCH (CREEK) LINE
725	EXISTING CONTOURS
725	PROPOSED CONTOURS
	CURB & GUTTER
UGE	UNDERGROUND ELEC.
OHE	OVERHEAD UTILITY
TEL	UNDERGROUND TELE.
GAS	UNDERGROUND GAS LINE
W	WATER LINE
WW	WASTEWATER LINE
ooooo	ACCESSIBLE ROUTE

LEGEND

— — — —	DRAINAGE BOUNDARY LINE
DA / ACRE	DRAINAGE BOUNDARY LABEL DRAINAGE AREA (ACRES)
NO	INLET NUMBER
	FLOW ARROW
> > > > >	TIME OF CONCENTRATION LINE
100-YR	EXISTING 100-YR FLOOD PLAIN LINE
PR 100-YR	PROPOSED 100-YR FLOOD PLAIN LINE

LP LOW POINT HP HIGH POINT

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

CONTRACTOR NOTES:

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2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED:DO
DRAWN:CRS
REVIEWED:MEM

MICHAEL EASTON MUNDINE
143266
11/11/2024

NO.	DATE	REVISIONS	RECOM'D

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

CULVERT DRAINAGE PLAN

PERMIT No.
SD-24-0221

SHEET No.
23
OF 55

IMAGES: * Addison Signature 2.png * DOU-SIGNATURE.gif * signature TP.png
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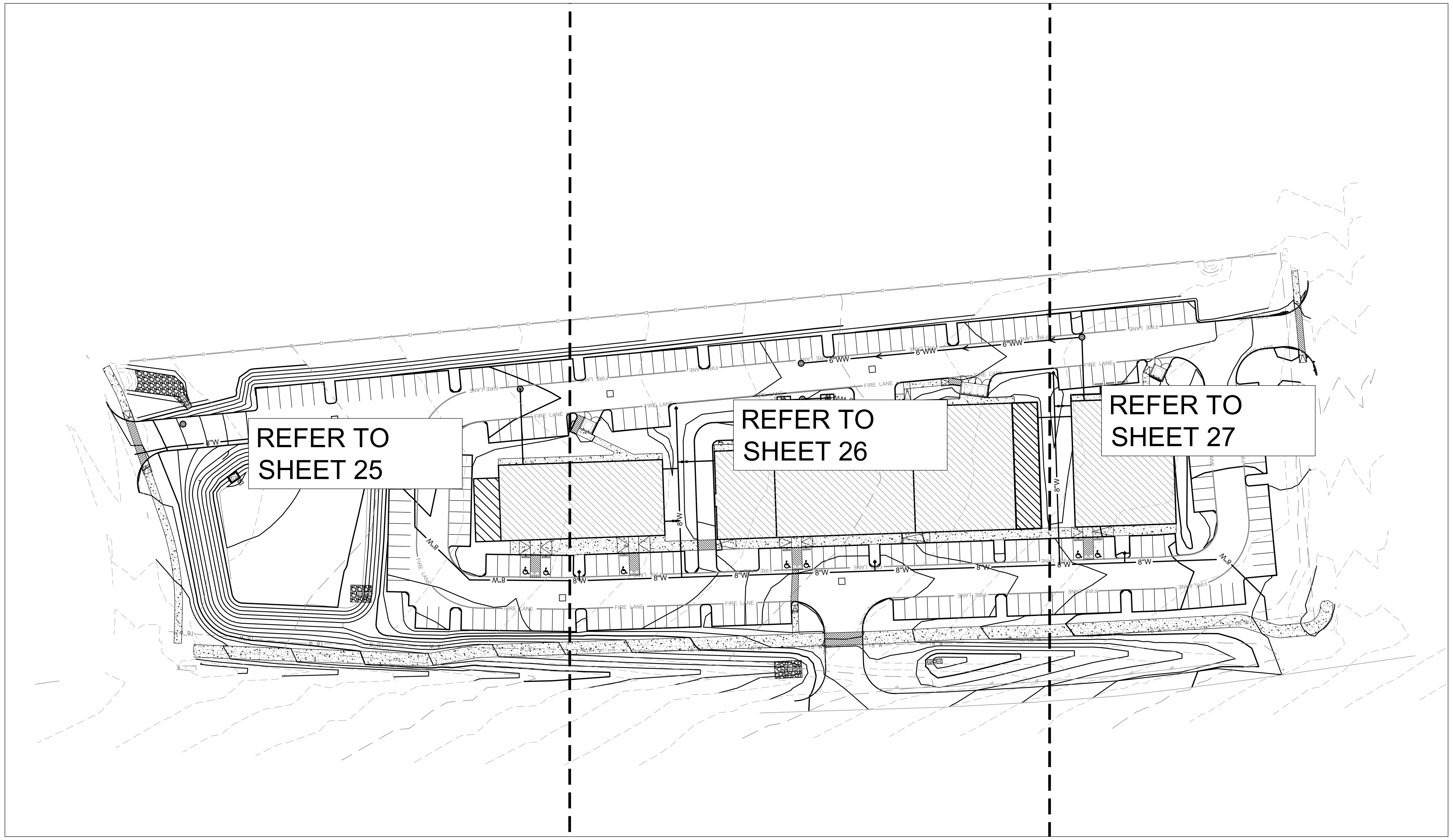
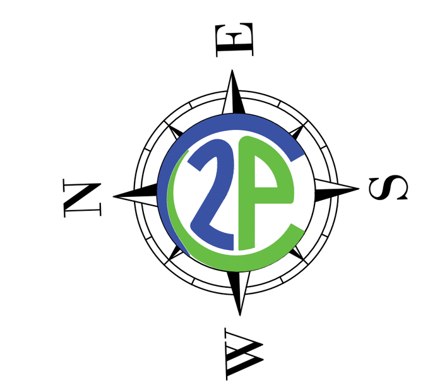
PLOT DATE: Monday, November 11, 2024
PLOTTED BY: COLT SCHOLL





SCALE : 1" = 50'

GENERAL LEGEND

SYMBOLS

WATER METER	WW SERVICE
WATER VALVE	WATER SERVICE
FIRE HYDRANT	STORMSEWER MANHOLE
BACKFLOW PREVENTER	SIGN
UTILITY POLE	CURB INLET
LIGHT POLE	GRATE INLET
WASTEWATER MANHOLE	TABLE TOP AREA INLET
CLEAN OUT	TREE TO BE SAVED
KEYNOTES	TREE TO BE REMOVED
PARKING COUNT	

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CURB & GUTTER
- UGE — UNDERGROUND ELEC.
- OHE — OVERHEAD UTILITY
- TEL — UNDERGROUND TELE.
- GAS — UNDERGROUND GAS LINE
- W — WATER LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

LEGEND

EXISTING

(493.00 NG)	NATURAL GROUND	(493.00 EX GUT)	GUTTER
(493.00 EX PAV)	PVMT	(493.00 EX SW)	SIDEWALK

PROPOSED

493.00 PAV	PAVEMENT	493.00 TOW	TOP OF WALL
493.00 TC	TOP OF CURB	493.00 TOE	TOE OF SLOPE
493.00 SW	SIDEWALK	493.00 TOP	TOP OF SLOPE
493.00 TG	TOP OF GRATE INLET	493.00 CONC	CONCRETE
493.00 FL	FLOWLINE	493.00 FF	FINISHED FLOOR
493.00 FG	FINISHED GROUND		

PROPOSED GRADE BREAK ON SURFACE (CONC, PVMT, GRASS, ETC.)

LP LOW POINT HP HIGH POINT

GRADING NOTES:

1. THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS, LANDINGS, PORCHES, RAMPS & PARKING SPACES THAT MEET ADA/TAS REQUIREMENTS. THE CONTRACTOR SHALL HAVE FULL KNOWLEDGE OF THE DETAILS ON THESE PLANS AND OF ADA/TAS REGULATIONS. SHOULD THE CONTRACTOR FIND AN ELEVATION OR CONDITION THAT IS DIFFERENT THAN SHOWN ON THE PLANS, IT IS THE CONTRACTORS FINAL RESPONSIBILITY TO CONTACT THE ENGINEER TO WORK OUT A DESIGN THAT MEETS ADA & TAS, PRIOR TO CONSTRUCTION, NOT AFTER THE WORK IS COMPLETED.
2. NO CROSS SLOPE SHALL EXCEED 2%.
3. NO RUNNING SLOPE SHALL EXCEED 5%

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CONTRACTOR NOTES:

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2P CONSULTANTS, LLC
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ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DO DRAWN: CRS REVIEWED: MEM

STATE OF TEXAS — MICHAEL EASTON MUNDINE — 143266 — LICENSED PROFESSIONAL ENGINEER

11/11/2024

NO.	DATE	REVISIONS	RECOM'D

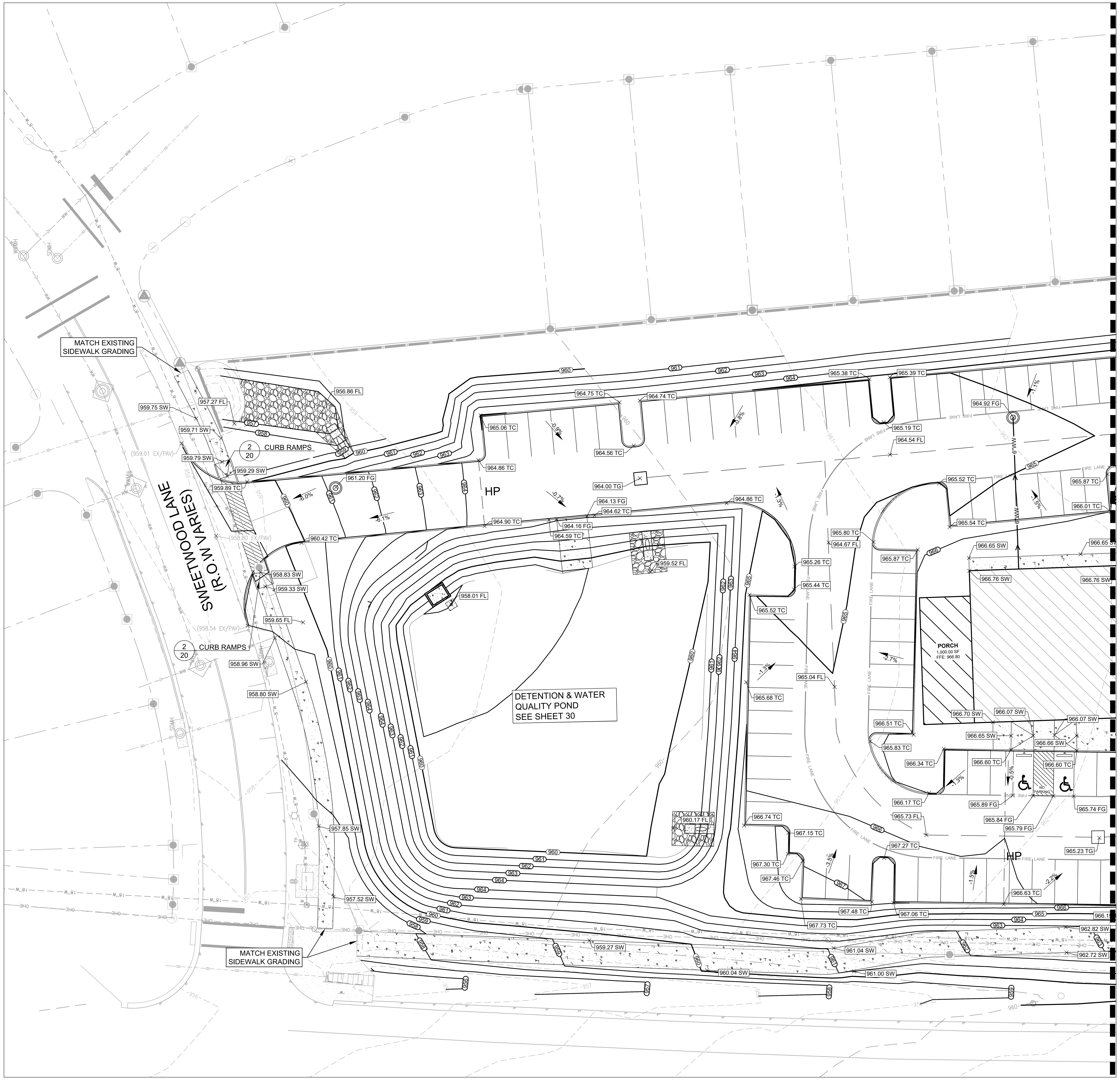
MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

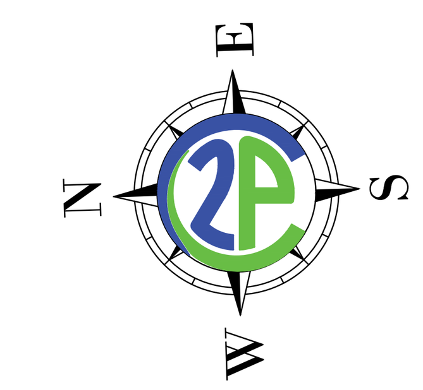
OVERALL GRADING PLAN

PERMIT No. SD-24-0221

SHEET No. 24 OF 55



MATCH LINE SEE SHEET 26



SCALE : 1" = 20'

GENERAL LEGEND

SYMBOLS

WATER METER	WW SERVICE
WATER VALVE	WATER SERVICE
FIRE HYDRANT	STORMSEWER MANHOLE
BACKFLOW PREVENTER	SIGN
UTILITY POLE	CURB INLET
LIGHT POLE	GRATE INLET
WASTEWATER MANHOLE	TABLE TOP AREA INLET
CLEAN OUT	TREE TO BE SAVED
KEYNOTES	TREE TO BE REMOVED
PARKING COUNT	

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK) (IRON) (WOOD) (BARB WIRE)
- DITCH (CREEK) LINE
- 725 EXISTING CONTOURS
- 725 PROPOSED CONTOURS
- CURB & GUTTER
- UGE UNDERGROUND ELEC.
- OHE OVERHEAD UTILITY
- TEL UNDERGROUND TELE.
- GAS UNDERGROUND GAS LINE
- W WATER LINE
- WW WASTEWATER LINE
- ACCESSIBLE ROUTE

LEGEND

EXISTING

(493.00 NG)	NATURAL GROUND	(493.00 EX GUT)	GUTTER
(493.00 EX PAV)	PVMT	(493.00 EX SW)	SIDEWALK

PROPOSED

493.00 PAV	PAVEMENT	493.00 TOW	TOP OF WALL
493.00 TC	TOP OF CURB	493.00 TOE	TOE OF SLOPE
493.00 SW	SIDEWALK	493.00 TOP	TOP OF SLOPE
493.00 TG	TOP OF GRATE INLET	493.00 CONC	CONCRETE
493.00 FL	FLOWLINE	493.00 FF	FINISHED FLOOR
493.00 FG	FINISHED GROUND		

PROPOSED GRADE BREAK ON SURFACE (CONC, PVMT, GRASS, ETC.)

LP LOW POINT HP HIGH POINT

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STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED PROFESSIONAL ENGINEER
11/11/2024

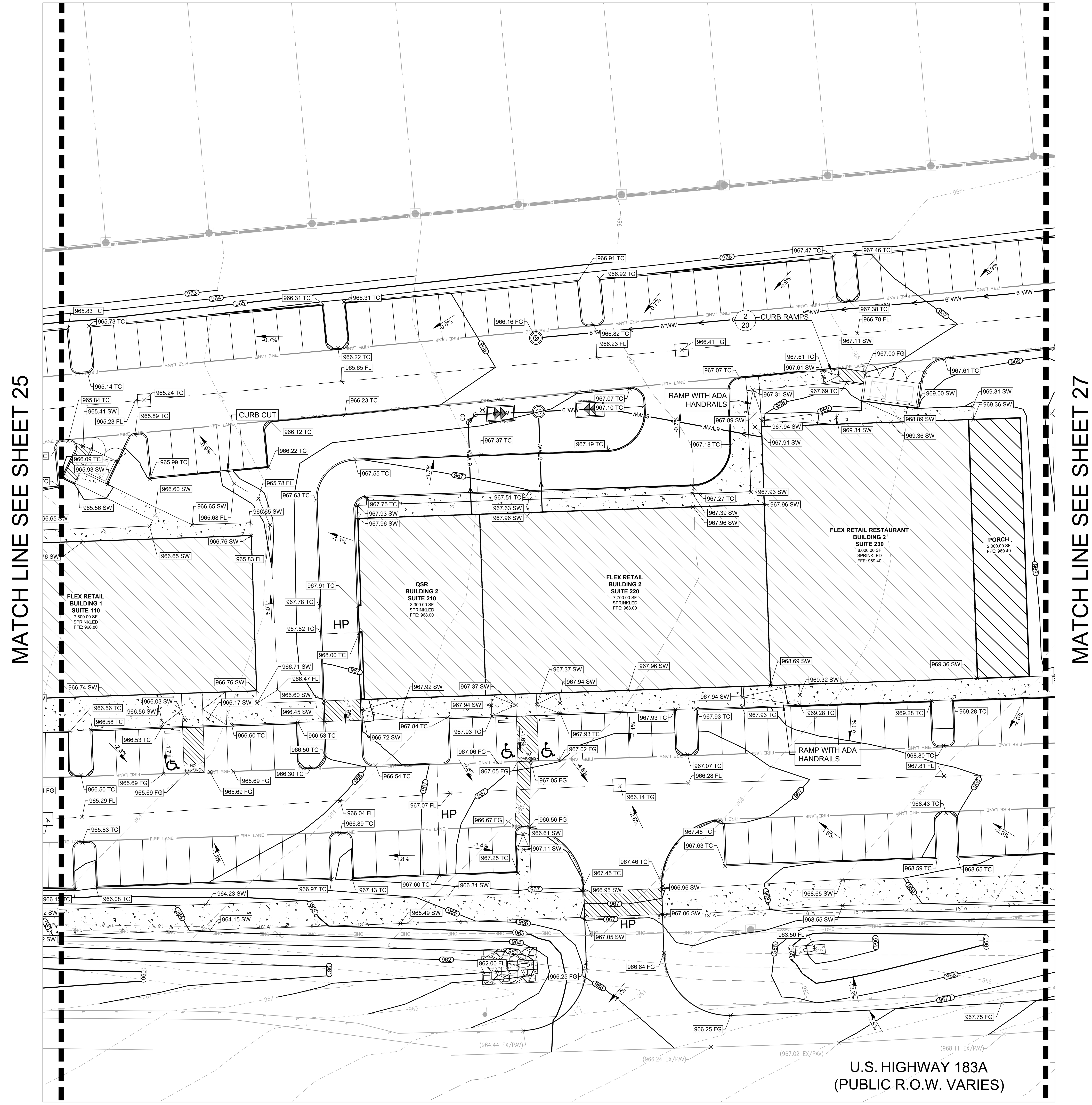
NO.	DATE	REVISIONS	RECOM'D

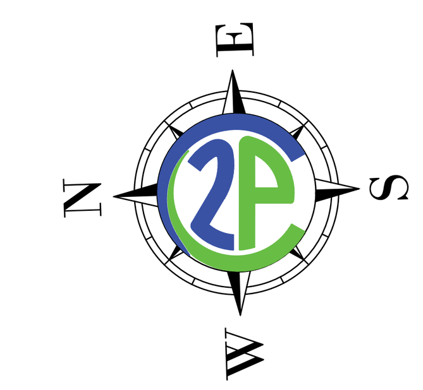
MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

GRADING PLAN (1 OF 3)

PERMIT No.
SD-24-0221





0 20 40

SCALE : 1" = 20'

GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CURB & GUTTER
- UGE — UNDERGROUND ELEC.
- OHE — OVERHEAD UTILITY
- TEL — UNDERGROUND TELE.
- GAS — UNDERGROUND GAS LINE
- W — WATER LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

LEGEND

EXISTING

- 493.00 NG — NATURAL GROUND
- 493.00 EX PAV — PVMT
- 493.00 EX GUT — GUTTER
- 493.00 EX SW — SIDEWALK

PROPOSED

- 493.00 PAV — PAVEMENT
- 493.00 TC — TOP OF CURB
- 493.00 SW — SIDEWALK
- 493.00 TG — TOP OF GRATE INLET
- 493.00 FL — FLOWLINE
- 493.00 FG — FINISHED GROUND
- 493.00 TOW — TOP OF WALL
- 493.00 TOE — TOE OF SLOPE
- 493.00 TOP — TOP OF SLOPE
- 493.00 CONC — CONCRETE
- 493.00 FF — FINISHED FLOOR
- PROPOSED GRADE BREAK ON SURFACE (CONC, PVMT, GRASS, ETC.)

LP LOW POINT HP HIGH POINT

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ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED:DO DRAWN:CRS REVIEWED:MEM

STATE OF TEXAS — MICHAEL EASTON MUNDINE — 143266 — LICENSED PROFESSIONAL ENGINEER

11/11/2024

NO.	DATE	REVISIONS	RECOM'D

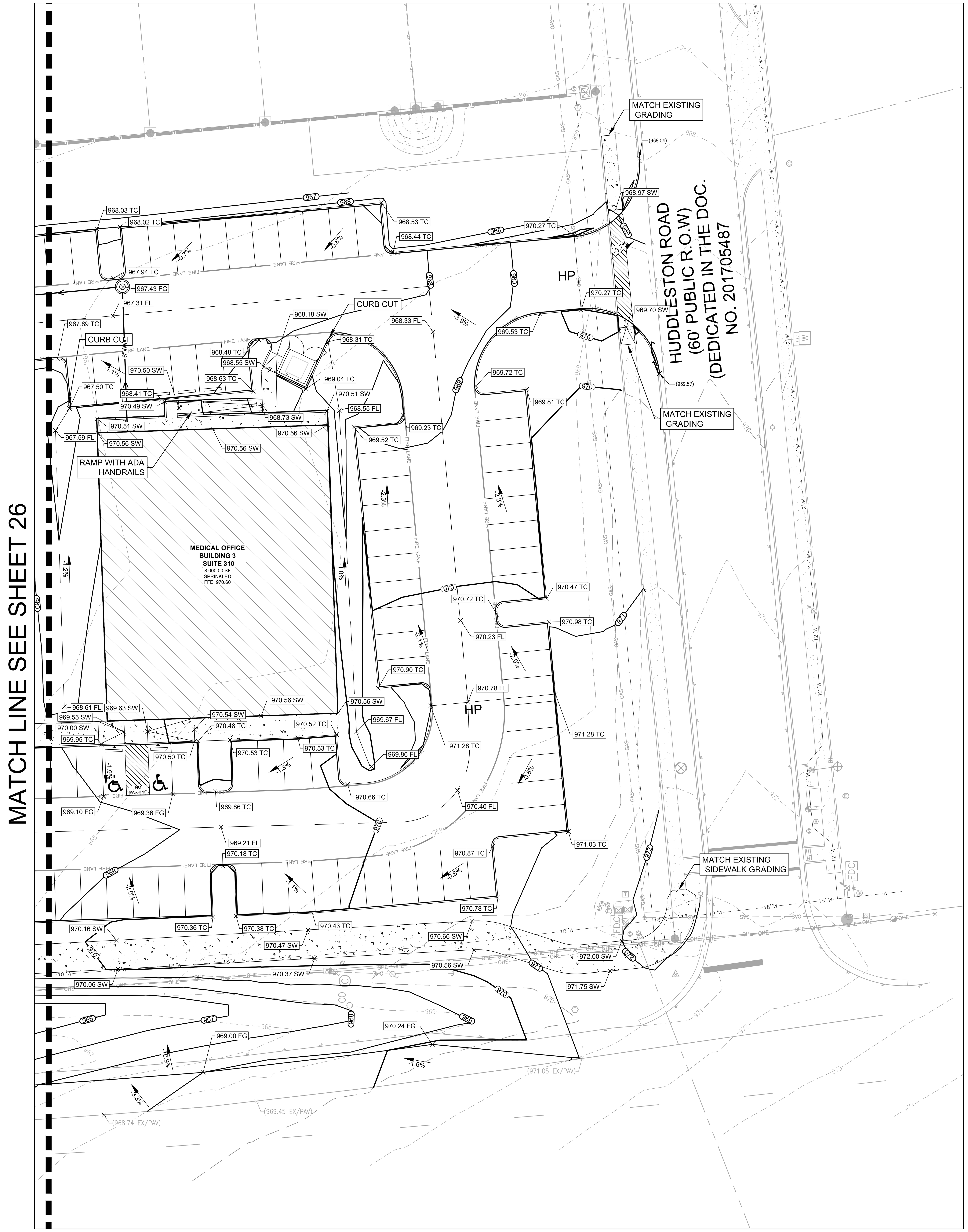
MS CAPITAL

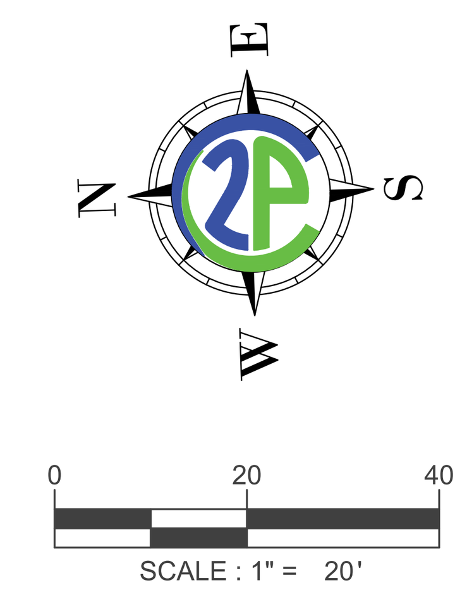
MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

GRADING PLAN (2 OF 3)

PERMIT No. SD-24-0221

SHEET No. 26 OF 55





GENERAL LEGEND

SYMBOLS

WATER METER	WW SERVICE
WATER VALVE	WATER SERVICE
FIRE HYDRANT	STORMSEWER MANHOLE
BACKFLOW PREVENTER	SIGN
UTILITY POLE	CURB INLET
LIGHT POLE	GRATE INLET
WASTEWATER MANHOLE	TABLE TOP AREA INLET
CLEAN OUT	TREE TO BE SAVED
KEYNOTES	TREE TO BE REMOVED
PARKING COUNT	

LINETYPES

- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION (LOC)
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CURB & GUTTER
- UNDERGROUND ELEC. (UGE)
- OVERHEAD UTILITY (OHE)
- UNDERGROUND TELE. (TEL)
- UNDERGROUND GAS LINE (GAS)
- WATER LINE (W)
- WASTEWATER LINE (WW)
- ACCESSIBLE ROUTE

LEGEND

EXISTING

(493.00 NG)	NATURAL GROUND	(493.00 EX GUT)	GUTTER
(493.00 EX PAV)	PVMT	(493.00 EX SW)	SIDEWALK

PROPOSED

493.00 PAV	PAVEMENT	493.00 TOW	TOP OF WALL
493.00 TC	TOP OF CURB	493.00 TOE	TOE OF SLOPE
493.00 SW	SIDEWALK	493.00 TOP	TOP OF SLOPE
493.00 TG	TOP OF GRATE INLET	493.00 CONC	CONCRETE
493.00 FL	FLOWLINE	493.00 FF	FINISHED FLOOR
493.00 FG	FINISHED GROUND		

PROPOSED GRADE BREAK ON SURFACE (CONC, PVMT, GRASS, ETC.)

LP LOW POINT HP HIGH POINT

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512-344-9664
TBPE FIRM #F-19351

REVIEWED MEM
DRAWN CRS
DESIGNED DO

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED PROFESSIONAL ENGINEER
11/11/2024

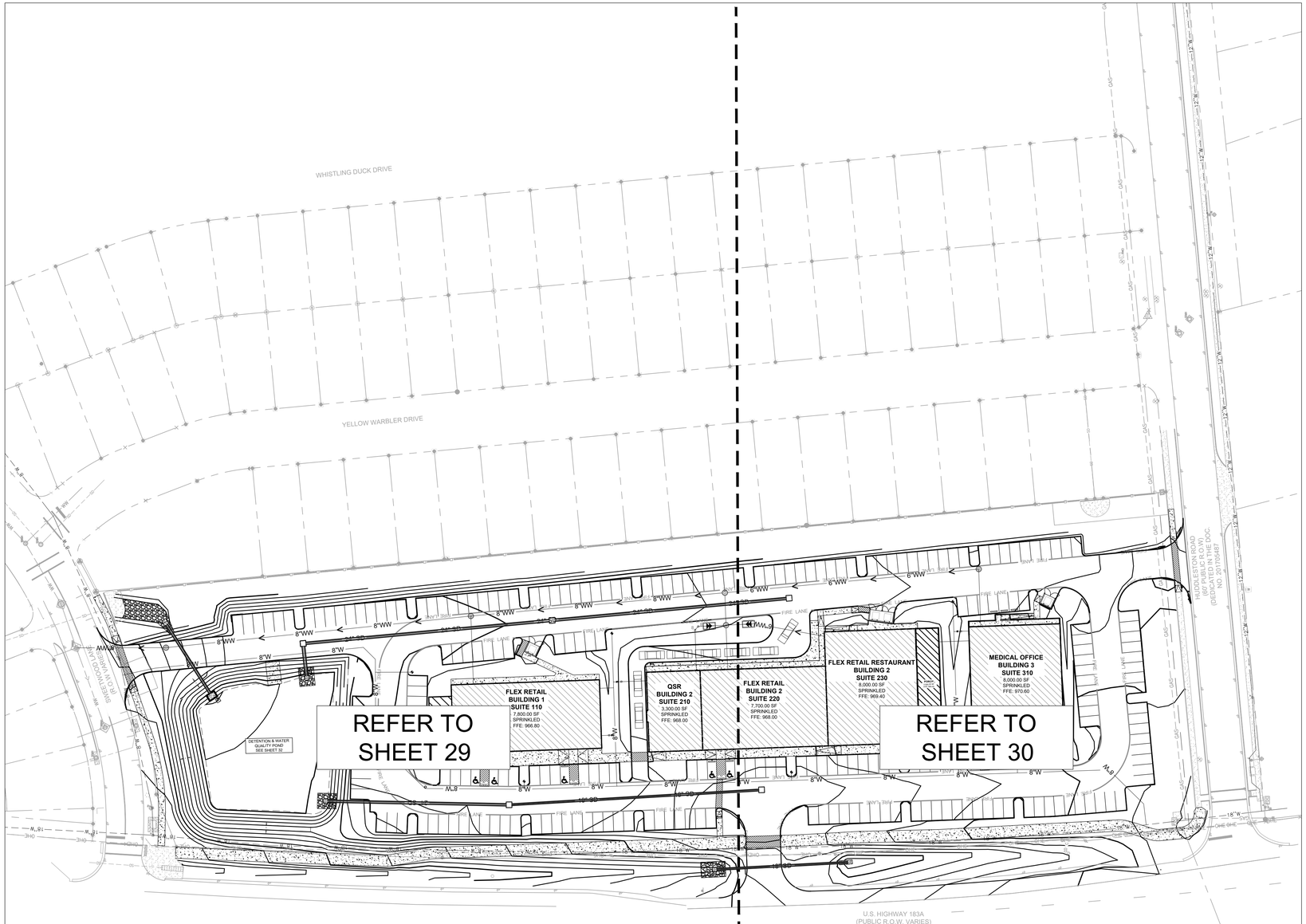
NO.	DATE	REVISIONS	RECOM'D

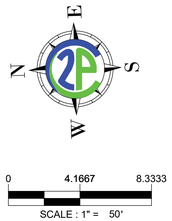
MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

GRADING PLAN (3 OF 3)

PERMIT No.
SD-24-0221
SHEET No.
27
OF 55





0 4.1667 8.3333

SCALE : 1" = 50'

GENERAL LEGEND

SYMBOLS

WATER METER	WW SERVICE
WATER VALVE	WATER SERVICE
FIRE HYDRANT	STORMSEWER MANHOLE
BACKFLOW PREVENTER	SIGN
UTILITY POLE	CURB INLET
LIGHT POLE	GRATE INLET
WASTEWATER MANHOLE	TABLE TOP AREA INLET
CLEAN OUT	1811 TREE TO BE SAVED
17 KEYNOTES	1811 TREE TO BE REMOVED
6 PARKING COUNT	

LINETYPES

- PROPERTY BOUNDARY
- LOC LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
  - (IRON)
  - (WOOD)
  - (BARB WIRE)
- DITCH (CREEK) LINE
- 725 EXISTING CONTOURS
- 725 PROPOSED CONTOURS
- CURB & GUTTER
- UGE UNDERGROUND ELEC.
- OHE OVERHEAD UTILITY
- TEL UNDERGROUND TELE.
- GAS UNDERGROUND GAS LINE
- W WATER LINE
- WW WASTEWATER LINE
- ACCESSIBLE ROUTE

DETAIL NUMBER
SHEET NUMBER WHERE DETAIL IS LOCATED
#
#
DETAIL NAME
DETAIL REFERENCE CALLOUT

STORM DRAIN PLAN NOTES:

1. ALL STORM DRAIN PIPE IS CONTRACTORS CHOICE OF CLASS III RCP, HDPE OR HP PIPE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE PIPE SUBMITTAL TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PIPE INSTALLATION.
2. EXISTING CONTOUR INFORMATION SHOWN HERE ON THIS PLAN SHEET ARE SHOWN AT ONE (1) FOOT INTERVALS THEY ARE COMPUTER GENERATED USING FIELD DATA .
3. PIPE EMBEDMENT FOR HDPE SHALL BE PER MANUFACTURES SPECIFICATION OR (1') ABOVE CROWN OF PIPE.
4. ALL STORM SEWER WYES, BENDS, FITTINGS AND PIPE SIZE TRANSITIONS SHALL BE PREFABRICATED AND FREE FROM DEFECTS. (TYP.)
5. ALL MAINTENANCE OF THE POND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

811
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TBPE FIRM #F-19351

DESIGNED:DO
DRAWN:CRS
REVIEWED:MEM

MICHAEL EASTON MUNDINE
143266
11/11/2024

NO.	DATE	REVISIONS	RECOM'D

MS CAPITAL

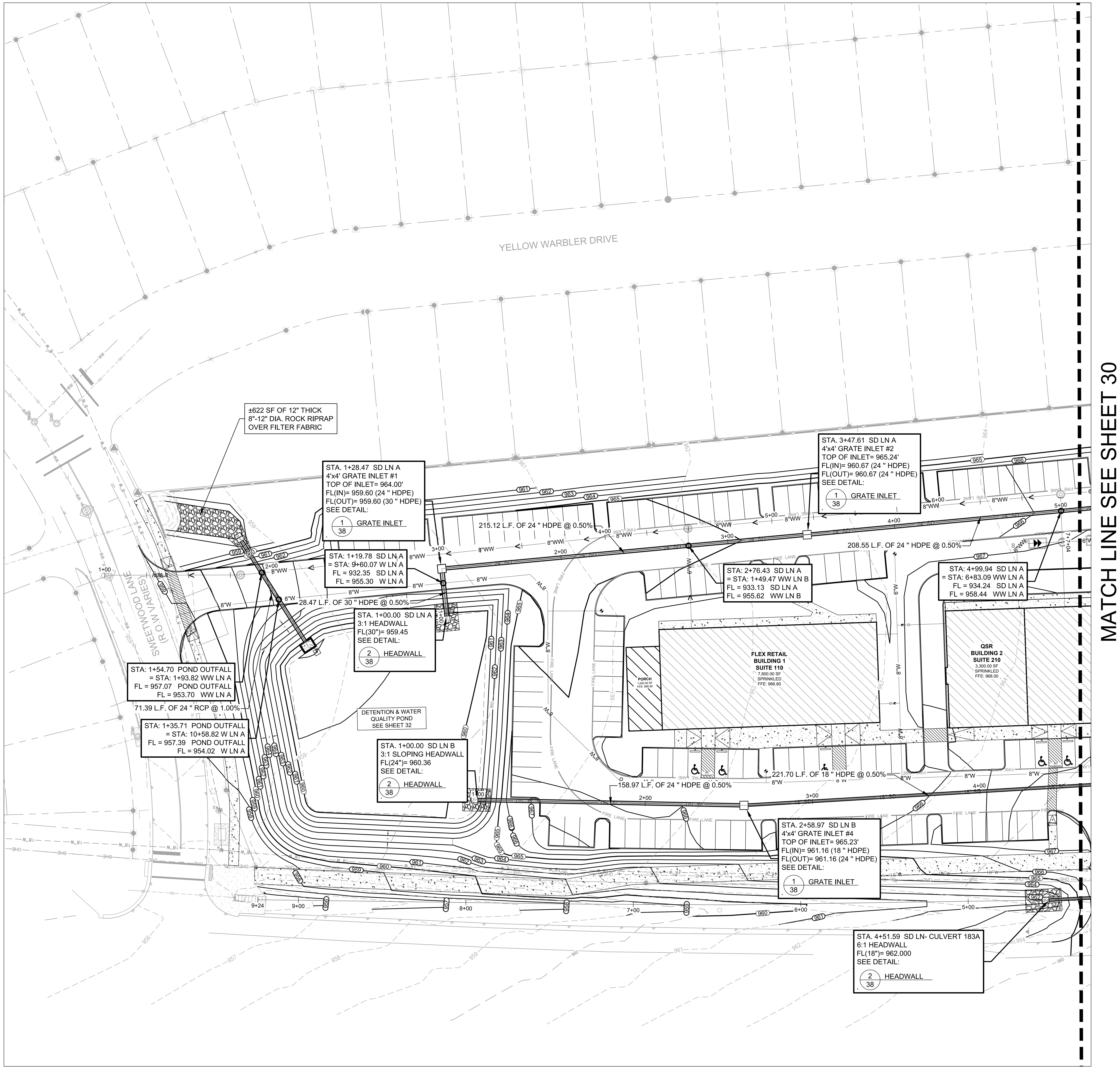
MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

OVERALL STORM PLAN

PERMIT No.
SD-24-0221

SHEET No.
28
OF 55

IMAGES: * Addison Signature 2.png * DOU-SIGNATURE.gif * signature TP.png
XREFS: * 24x36 2PC TitleBlock.dwg * E-BASE.dwg * P-BASE.dwg * MEM SEAL.dwg
DWG: n:\Projects\ms capital - bryson 183\CAD\Sheets\DETENTION AND WATER QUALITY POND PLAN.dwg
PLOT DATE: Monday, November 11, 2024
PLOTTED BY: COLT SCHOLL



SCALE : 1" = 30'

LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK) (IRON) (WOOD) (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CURB & GUTTER
- UNDERGROUND ELEC.
- OVERHEAD UTILITY
- UNDERGROUND TELE.
- UNDERGROUND GAS LINE
- WATER LINE
- WASTEWATER LINE
- ACCESSIBLE ROUTE

DETAIL NUMBER — DETAIL NAME
SHEET NUMBER WHERE DETAIL IS LOCATED
DETAIL REFERENCE CALLOUT

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REVIEWED MEM | DRAWN CRS | DESIGNED DO

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED PROFESSIONAL ENGINEER
11/11/2024

NO. | DATE | REVISIONS | RECOM'D

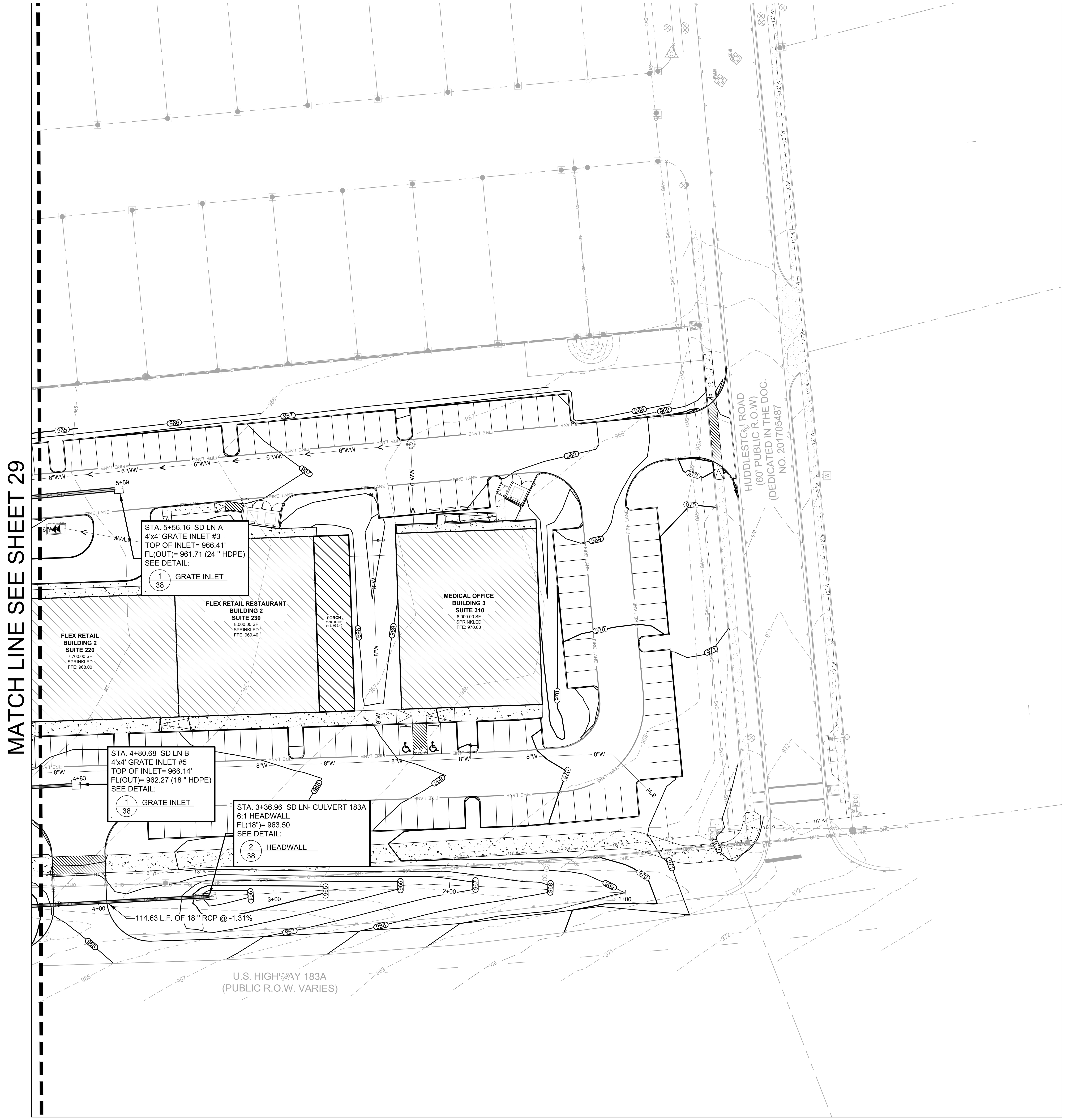
MS CAPITAL

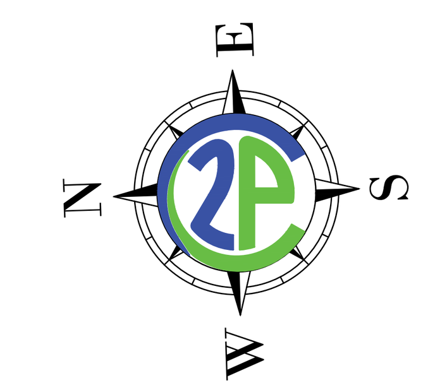
MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

STORM PLAN (1 OF 2)

PERMIT No.
SD-24-0221

SHEET No.
29
OF 55





0 30 60

SCALE : 1" = 30'

LEGEND

SYMBOLS

WATER METER	WW SERVICE
WATER VALVE	WATER SERVICE
FIRE HYDRANT	STORMSEWER MANHOLE
BACKFLOW PREVENTER	SIGN
UTILITY POLE	CURB INLET
LIGHT POLE	GRATE INLET
WASTEWATER MANHOLE	TABLE TOP AREA INLET
CLEAN OUT	
KEYNOTES	TREE TO BE SAVED
PARKING COUNT	TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK) (IRON) (WOOD) (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CURB & GUTTER
- UGE — UNDERGROUND ELEC.
- OHE — OVERHEAD UTILITY
- TEL — UNDERGROUND TELE.
- GAS — UNDERGROUND GAS LINE
- W — WATER LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

DETAIL NUMBER / SHEET NUMBER WHERE DETAIL IS LOCATED — # / # — DETAIL NAME

DETAIL REFERENCE CALLOUT

STORM DRAIN PLAN NOTES:

1. ALL STORM DRAIN PIPE IS CONTRACTORS CHOICE OF CLASS III RCP, HDPE OR HP PIPE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE PIPE SUBMITTAL TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PIPE INSTALLATION.
2. EXISTING CONTOUR INFORMATION SHOWN HERE ON THIS PLAN SHEET ARE SHOWN AT ONE (1) FOOT INTERVALS THEY ARE COMPUTER GENERATED USING FIELD DATA .
3. PIPE EMBEDMENT FOR HDPE SHALL BE PER MANUFACTURES SPECIFICATION OR (1') ABOVE CROWN OF PIPE.
4. ALL STORM SEWER WYES, BENDS, FITTINGS AND PIPE SIZE TRANSITIONS SHALL BE PREFABRICATED AND FREE FROM DEFECTS. (TYP.)
5. ALL MAINTENANCE OF THE POND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

811

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

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ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED:DO DRAWN:CRS REVIEWED:MEM

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED PROFESSIONAL ENGINEER
11/11/2024

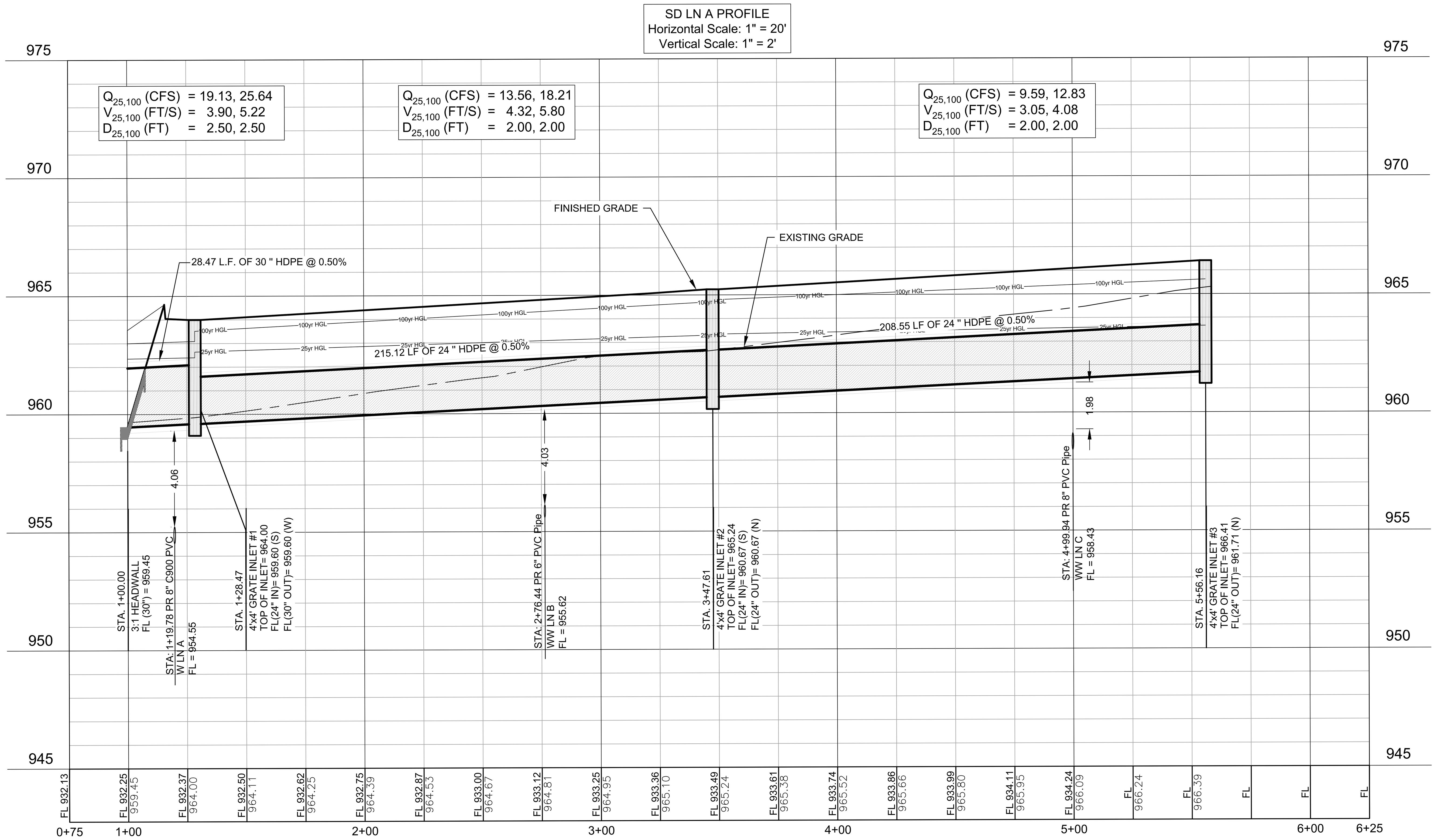
NO.	DATE	REVISIONS	RECOM'D

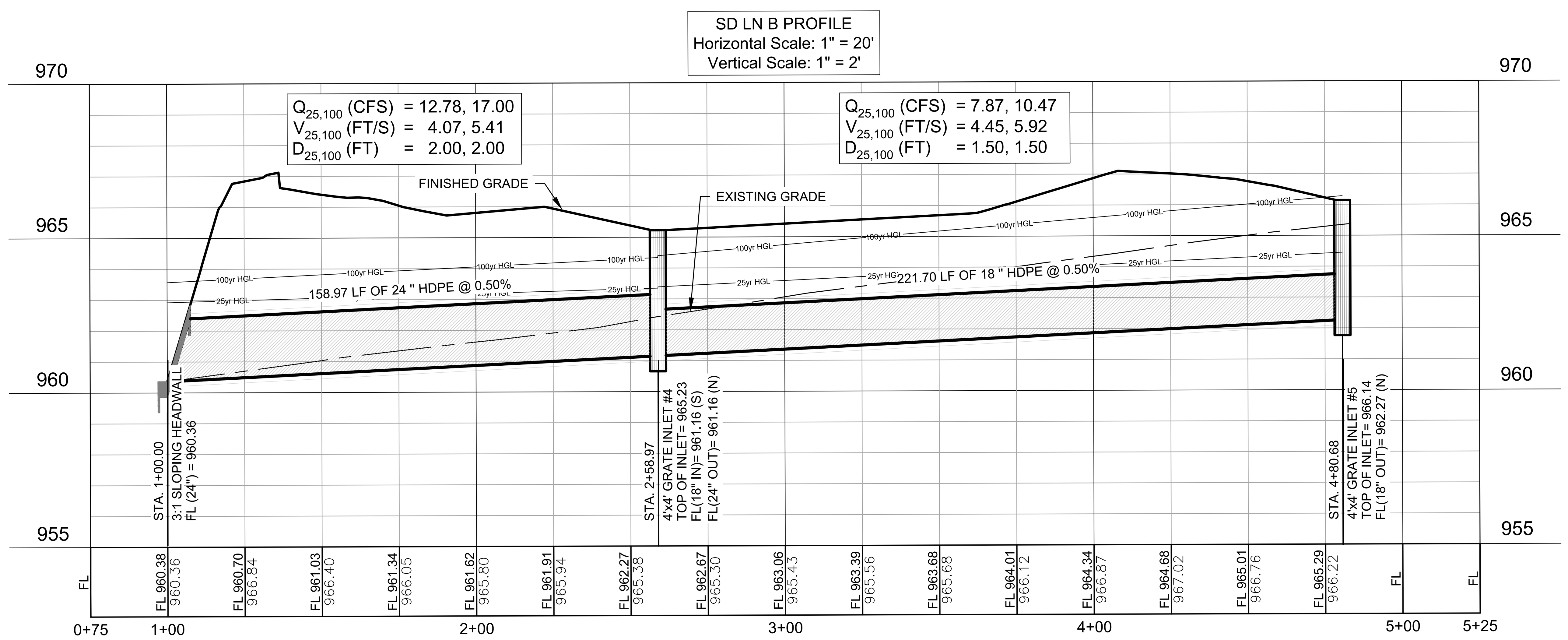
MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

STORM PLAN (2 OF 2)

PERMIT No.
SD-24-0221





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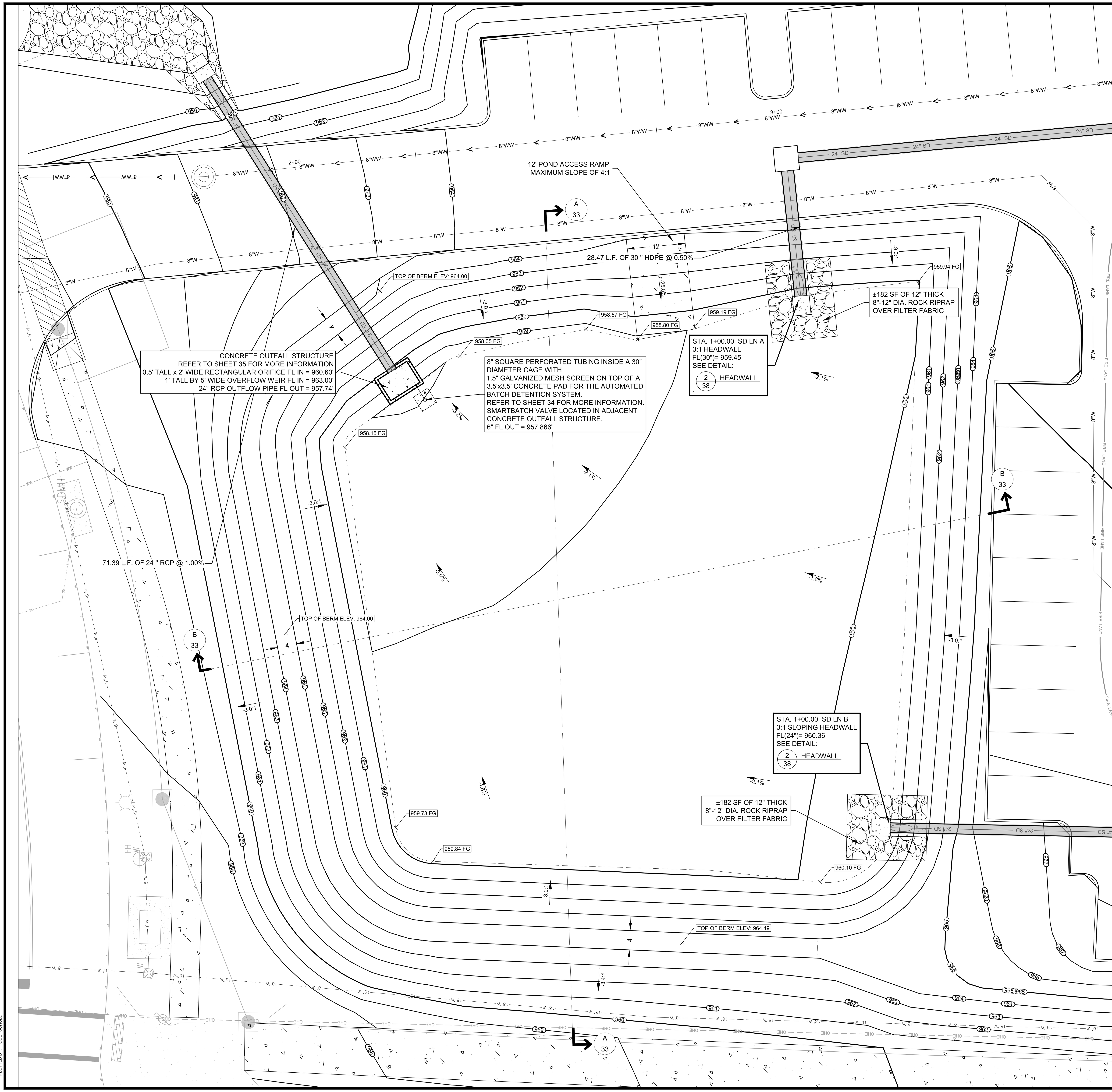
STORM PLAN PROFILE A & B

PERMIT No.
SD-24-0221
SHEET No.
31
OF 55



0 0.8333 1.6667

SCALE : 1" = 10'

LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
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- UNDERGROUND GAS LINE
- WATER LINE
- WASTEWATER LINE
- ACCESSIBLE ROUTE

DETAIL NUMBER
SHEET NUMBER WHERE DETAIL IS LOCATED
DETAIL NAME
DETAIL REFERENCE CALLOUT

Pond Stage-Storage-Discharge Calculations

Elevation (ft)	Area (sf)	Cumulative Volume (cf)	Discharge (cfs)
957.866	0	0	0
958	86.87	5.82	0
959	4137.15	2117.83	0
960	11986.41	10179.61	0
960.6	13817.73	17920.85	0
961	14365.84	23557.57	2.46
962	15804.69	38642.83	6.88
963	17304.53	55197.44	9.41
964	18865.37	73282.39	---

Pond Calculations

Event	2-YR	10-YR	25-YR	100-YR
Peak Inflow (cfs)	16.73	26.30	32.81	44.13
Peak Discharge (cfs)	6.04	8.02	9.23	17.73
Peak Elevation (ft)	961.74	962.41	962.92	963.57

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NO.	DATE	REVISIONS	RECOM'D

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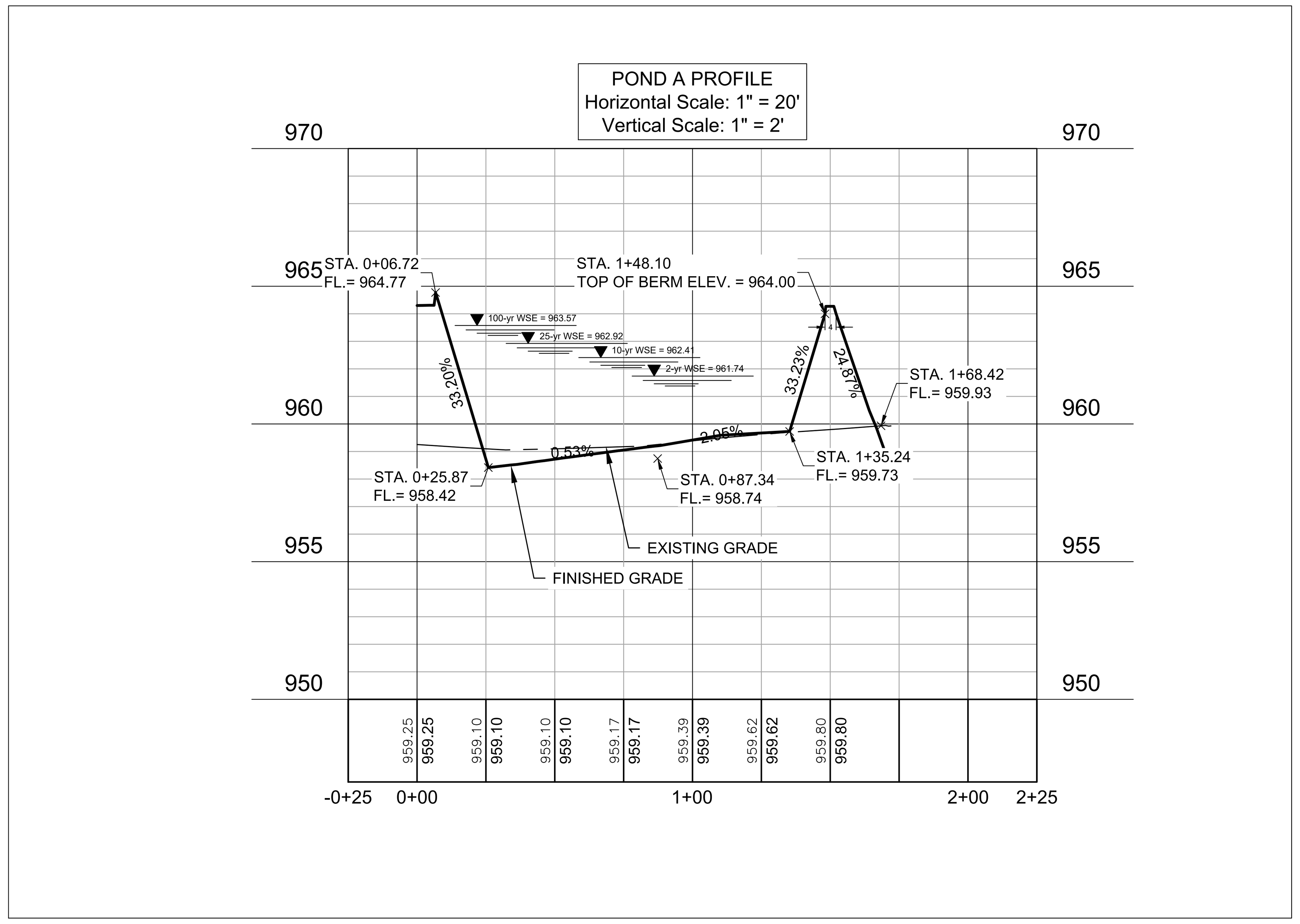
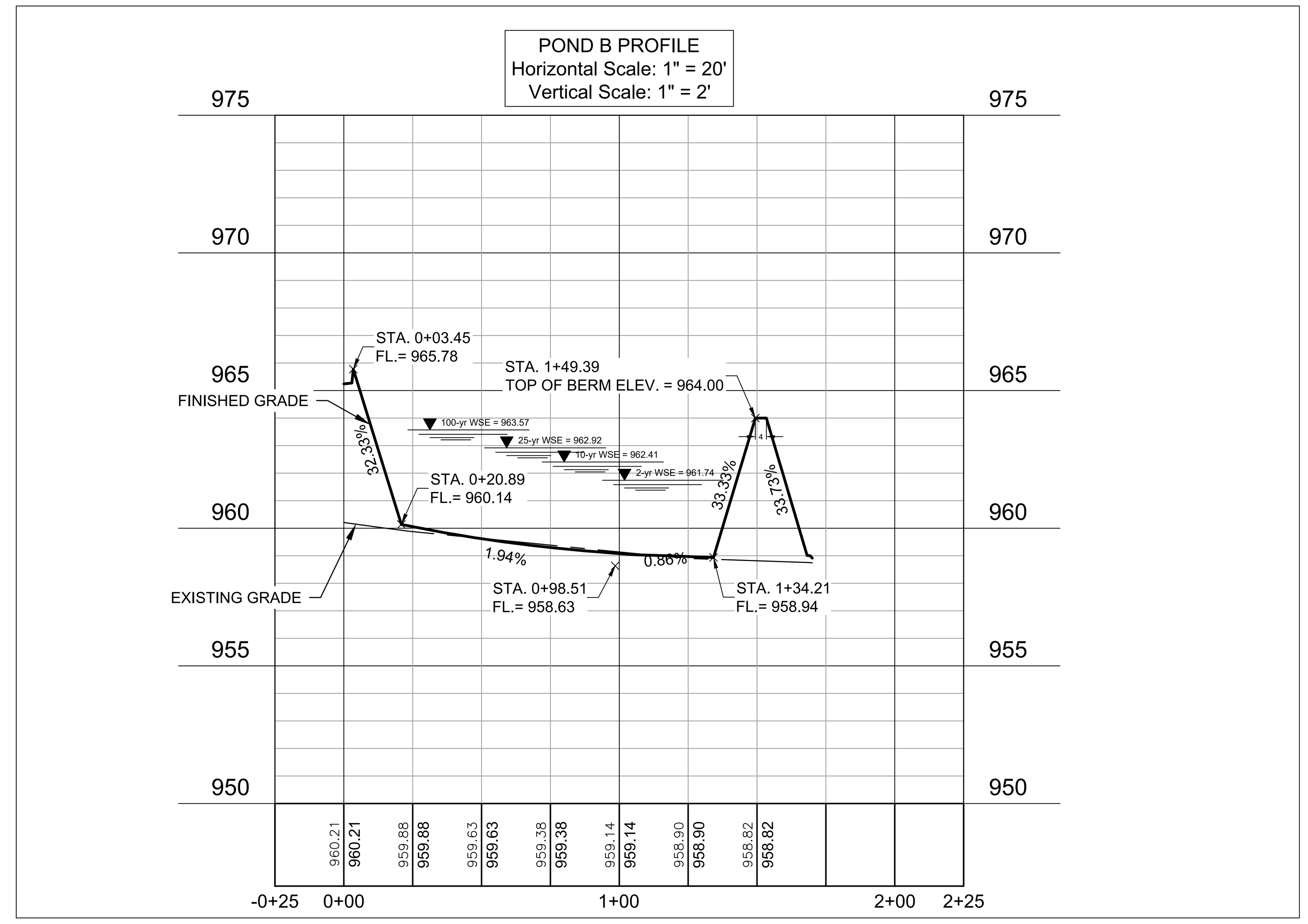
DETENTION AND WATER QUALITY POND PLAN

PERMIT No.
SD-24-0221

SHEET No.
32
OF 55



A-A SECTION



B-B SECTION

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Additional information is provided for cells with a red triangle in the upper right corn
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will r

1. The Required Load Reduction for the total project: Calculations from RG-348

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

where: $L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resul
A_N = Net increase in impervious a
P = Average annual precipitation

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

County =	**Williamson**	
Total project area included in plan * =	**5.73**	acres
Predevelopment impervious area within the limits of the plan * =	**0.02**	acres
Total post-development impervious area within the limits of the plan* =	**3.38**	acres
Total post-development impervious cover fraction * =	**0.59**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**2930**	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	**4.36**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.04**	acres
Post-development impervious area within drainage basin/outfall area =	**3.26**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.75**	
$L_{M\ THIS\ BASIN}$ =	**2982**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	**Batch Detention System**	
Removal efficiency =	**91**	percent

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

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

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

A_C =	**4.36**	acres
A_I =	**3.26**	acres
A_P =	**1.10**	acres
L_R =	**3301**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	**2930**	lbs.
F =	**0.89**	

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Rainfall Depth =	**1.60**	inches
Post Development Runoff Coefficient =	**0.56**	
On-site Water Quality Volume =	**14115**	cubic feet

Calculations from RG-348

Off-site area draining to BMP =	**0.00**	acres
Off-site Impervious cover draining to BMP =	**0.00**	acres
Impervious fraction of off-site area =	**0**	
Off-site Runoff Coefficient =	**0.00**	
Off-site Water Quality Volume =	**0**	cubic feet
Storage for Sediment =	**2823**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**16938**	cubic feet

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11/11/2024

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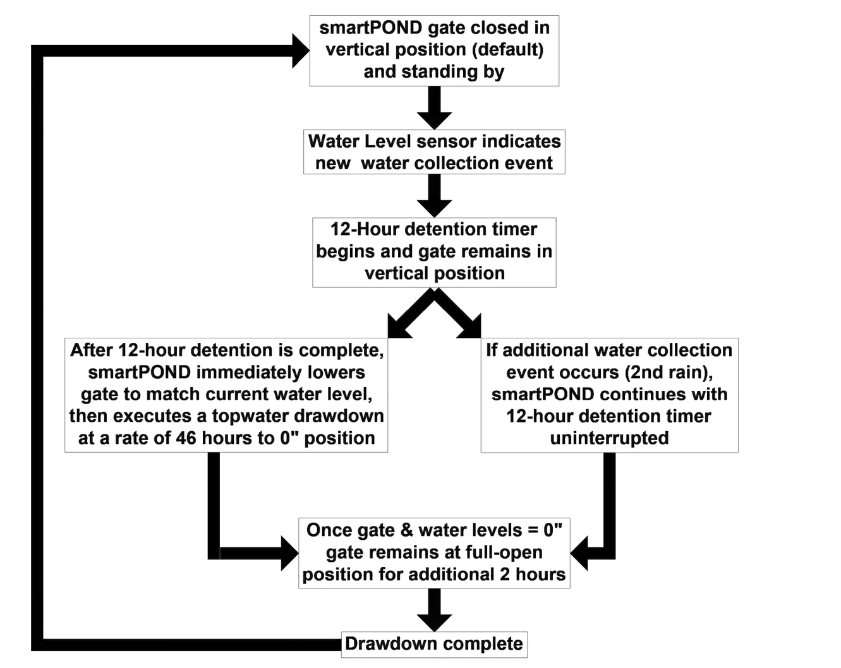
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

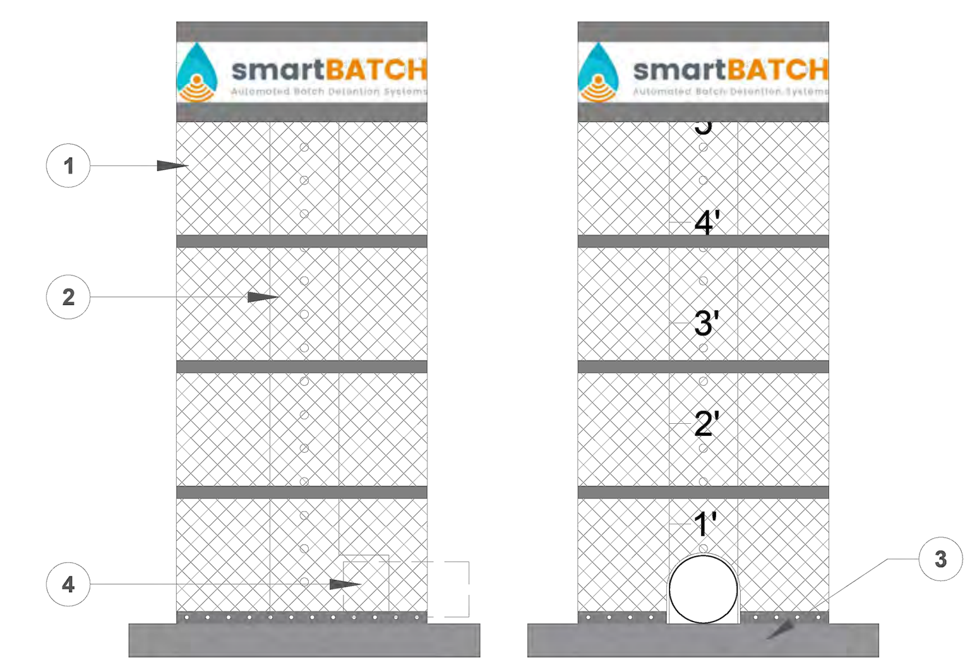
POND SECTIONS AND CALCULATIONS

PERMIT No. SD-24-0221

PROGRAMMABLE LOGIC FLOW CHART

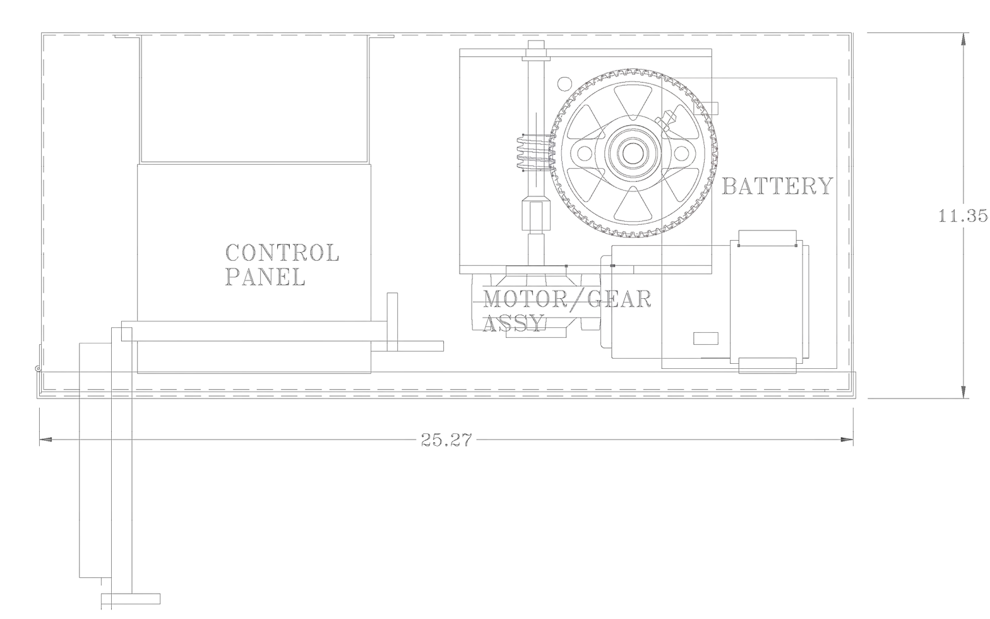


TRASH CAGE WITH PERFORATED RISER PIPE

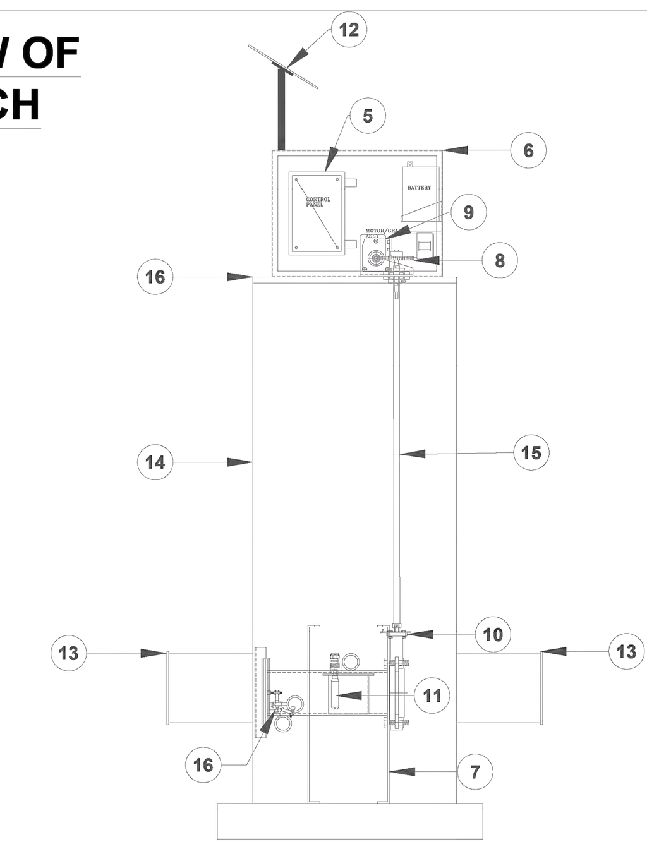


Parts List	
Item	**smartPOND Valve Component**
1	30" DIAMETER CAGE WITH 1 1/2" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 1/2' X 3 1/2' X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	30" DRAIN BASIN
15	VALVE STEM
16	QUICK DISCONNECT VALVE CONNECTION

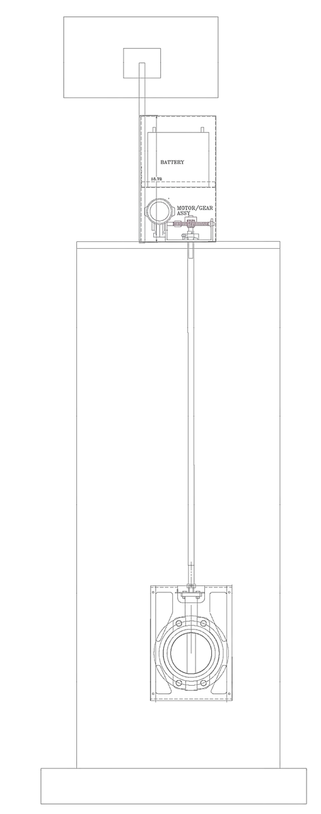
PLAN VIEW OF ENCLOSER



SECTION VIEW OF SMARTBATCH



FRONT VIEW OF SMARTBATCH



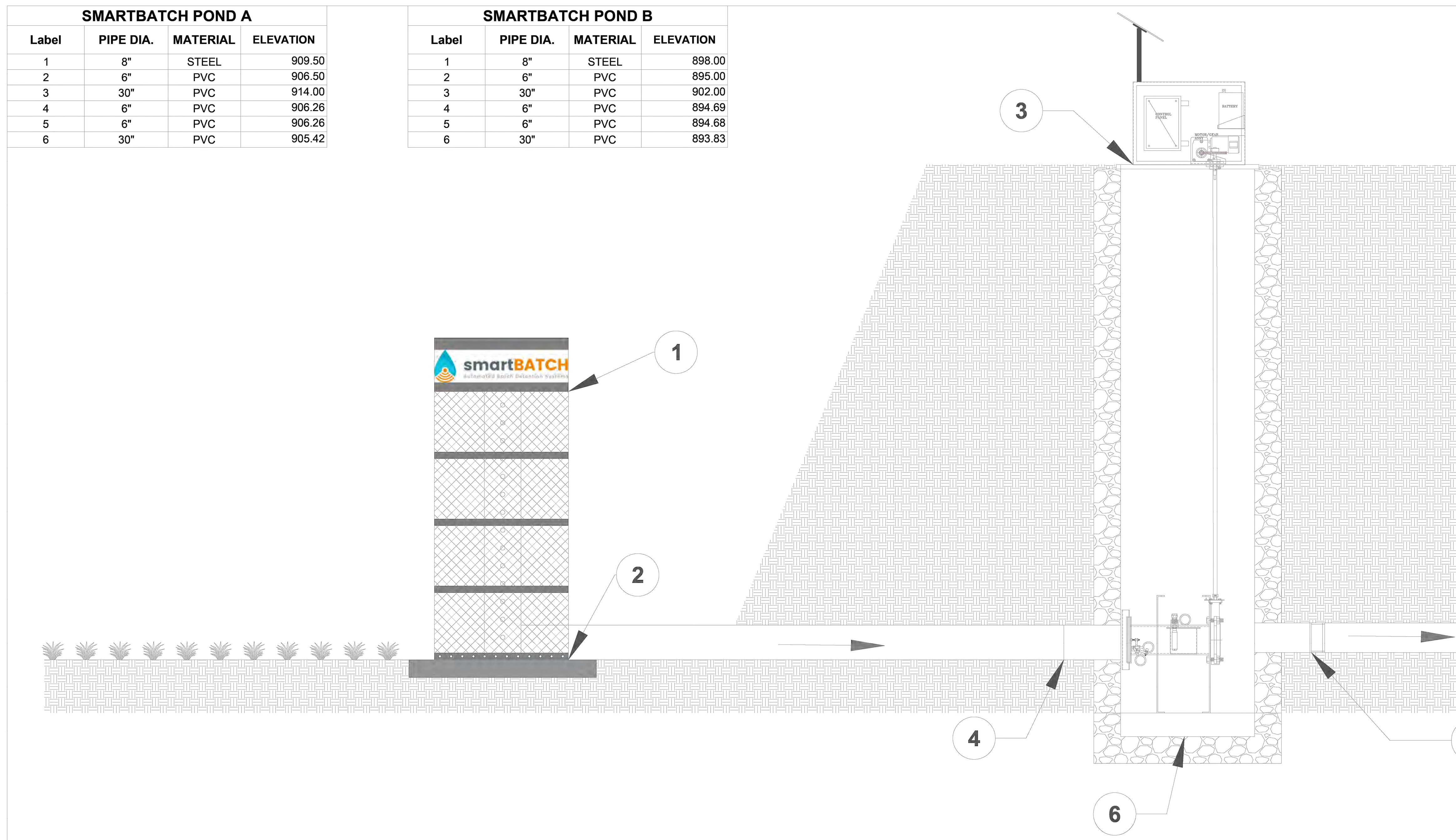
smartBATCH Automated Batch Detention Systems

CONVERGENT WATER TECHNOLOGIES

FOR ADDITIONAL INFORMATION PLEASE CONTACT: CONSTRUCTION ECO SERVICES, 832-456-1000, www.ecosvs.com

SMARTBATCH POND A			
Label	**PIPE DIA.**	**MATERIAL**	**ELEVATION**
1	8"	STEEL	909.50
2	6"	PVC	906.50
3	30"	PVC	914.00
4	6"	PVC	906.26
5	6"	PVC	906.26
6	30"	PVC	905.42

SMARTBATCH POND B			
Label	**PIPE DIA.**	**MATERIAL**	**ELEVATION**
1	8"	STEEL	898.00
2	6"	PVC	895.00
3	30"	PVC	902.00
4	6"	PVC	894.69
5	6"	PVC	894.68
6	30"	PVC	893.83



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512-344-9664
TBPE FIRM #F-19351

DESIGNED:DO DRAWN:CRS REVIEWED:MEM

STATE OF TEXAS — MICHAEL EASTON MUNDINE — 143266 — LICENSED PROFESSIONAL ENGINEER

11/11/2024

NO.	DATE	REVISIONS	RECOM'D

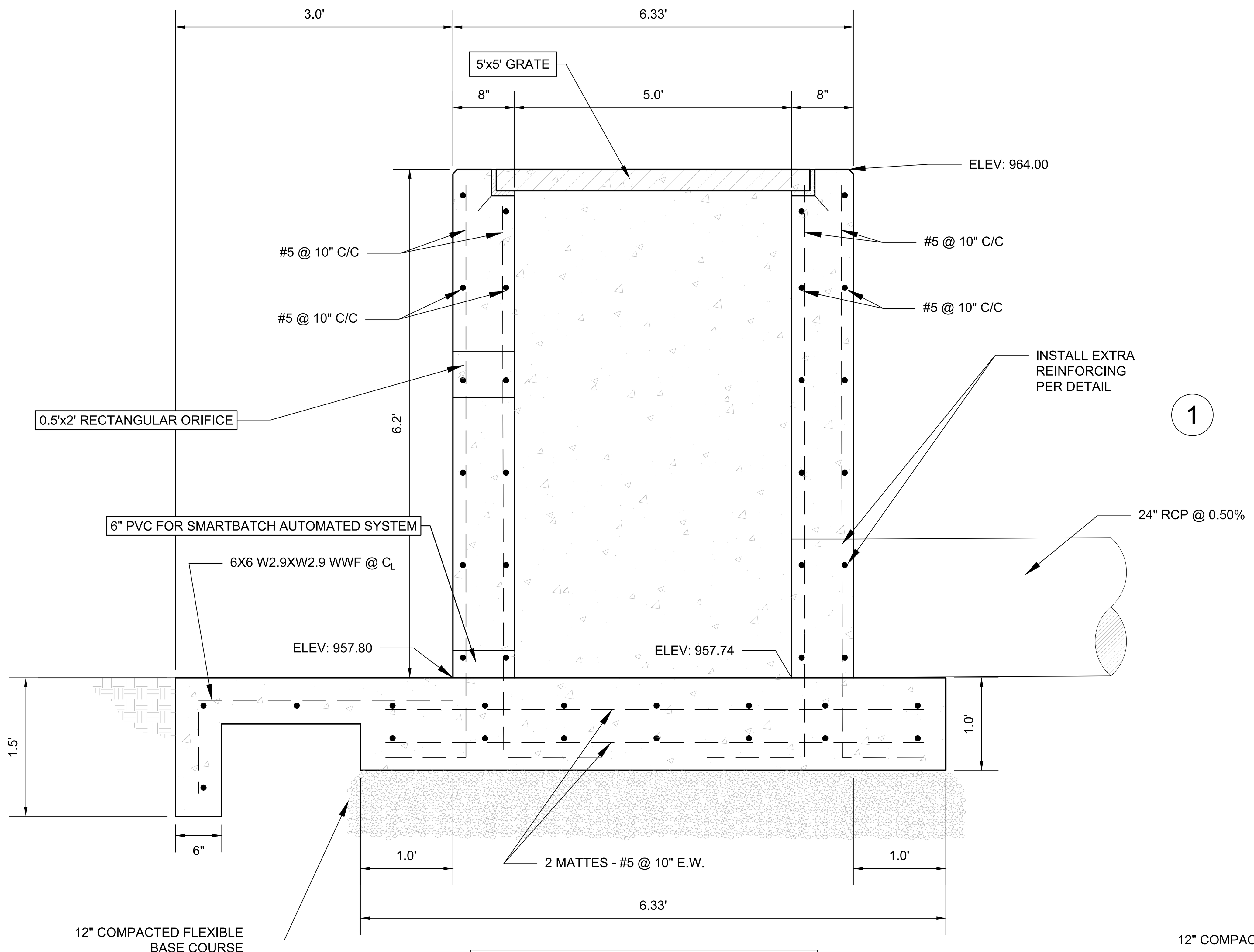
MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

POND DETAILS (1 OF 2)

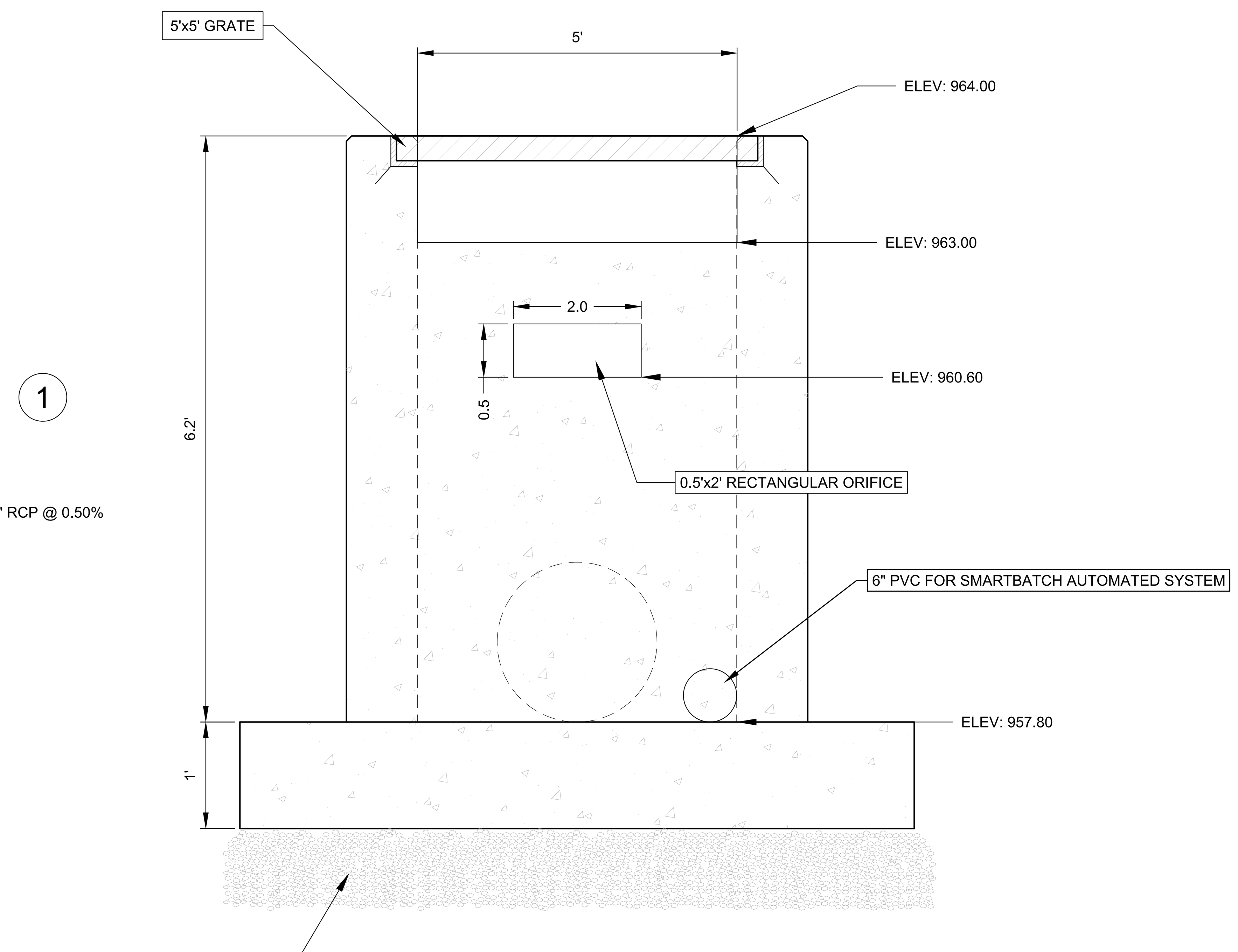
PERMIT No. SD-24-0221

SHEET No. 34 OF 55

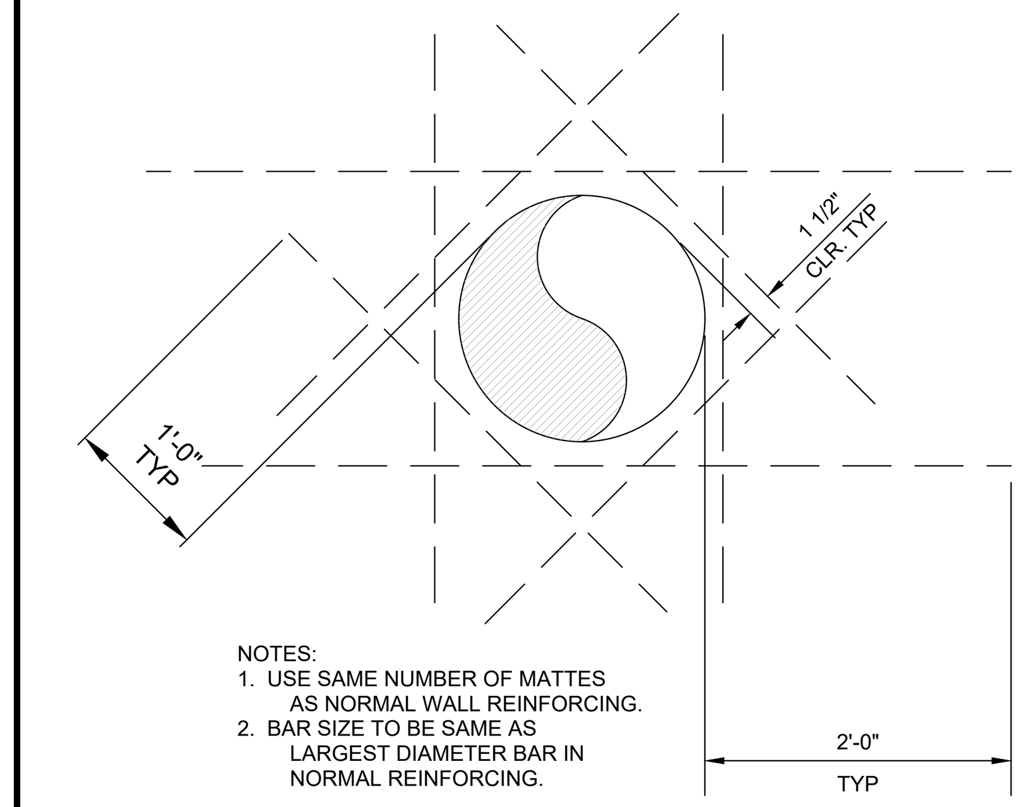


DETENTION POND DETAIL
SECTION A-A

1



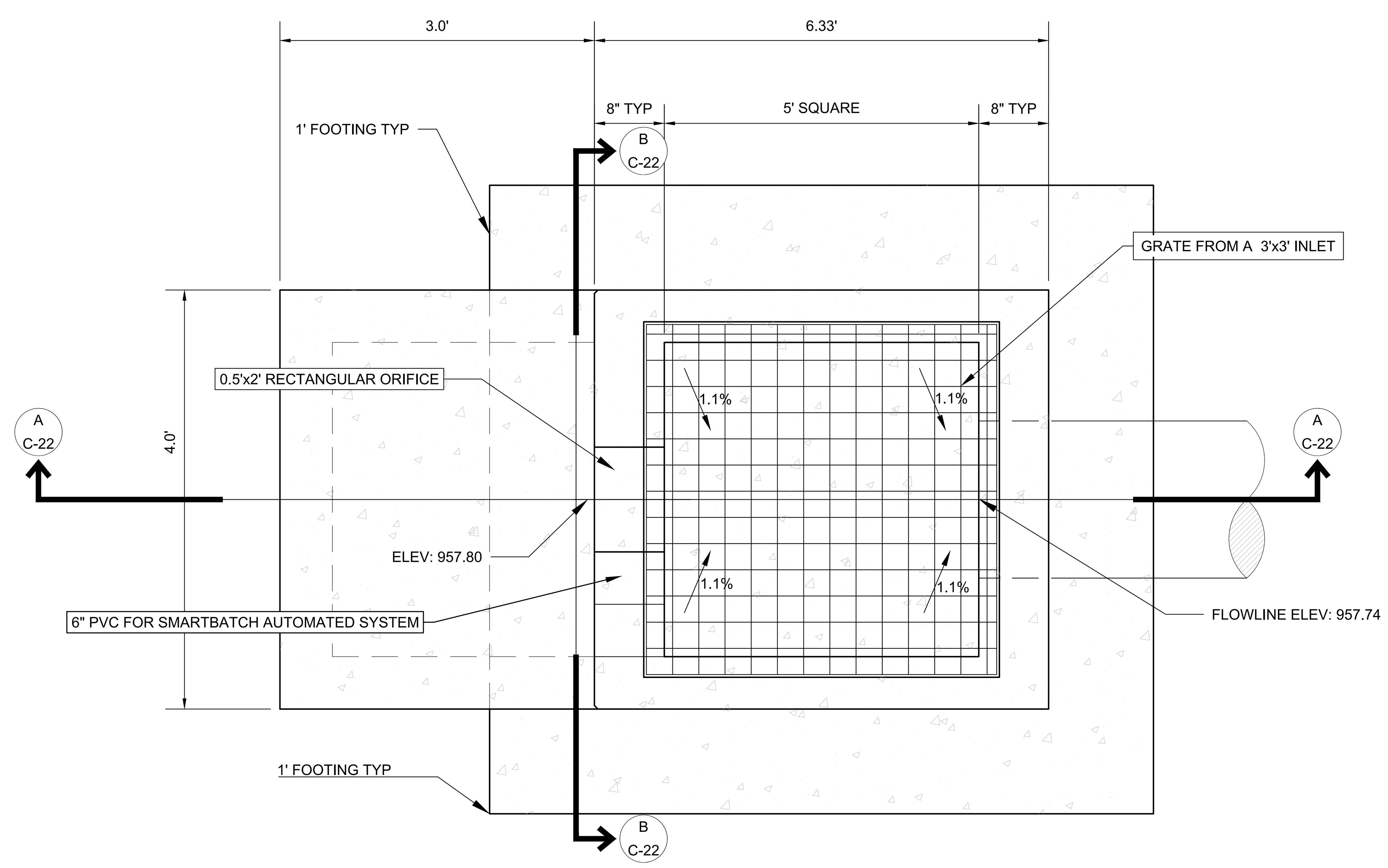
DETENTION POND DETAIL
SECTION B-B

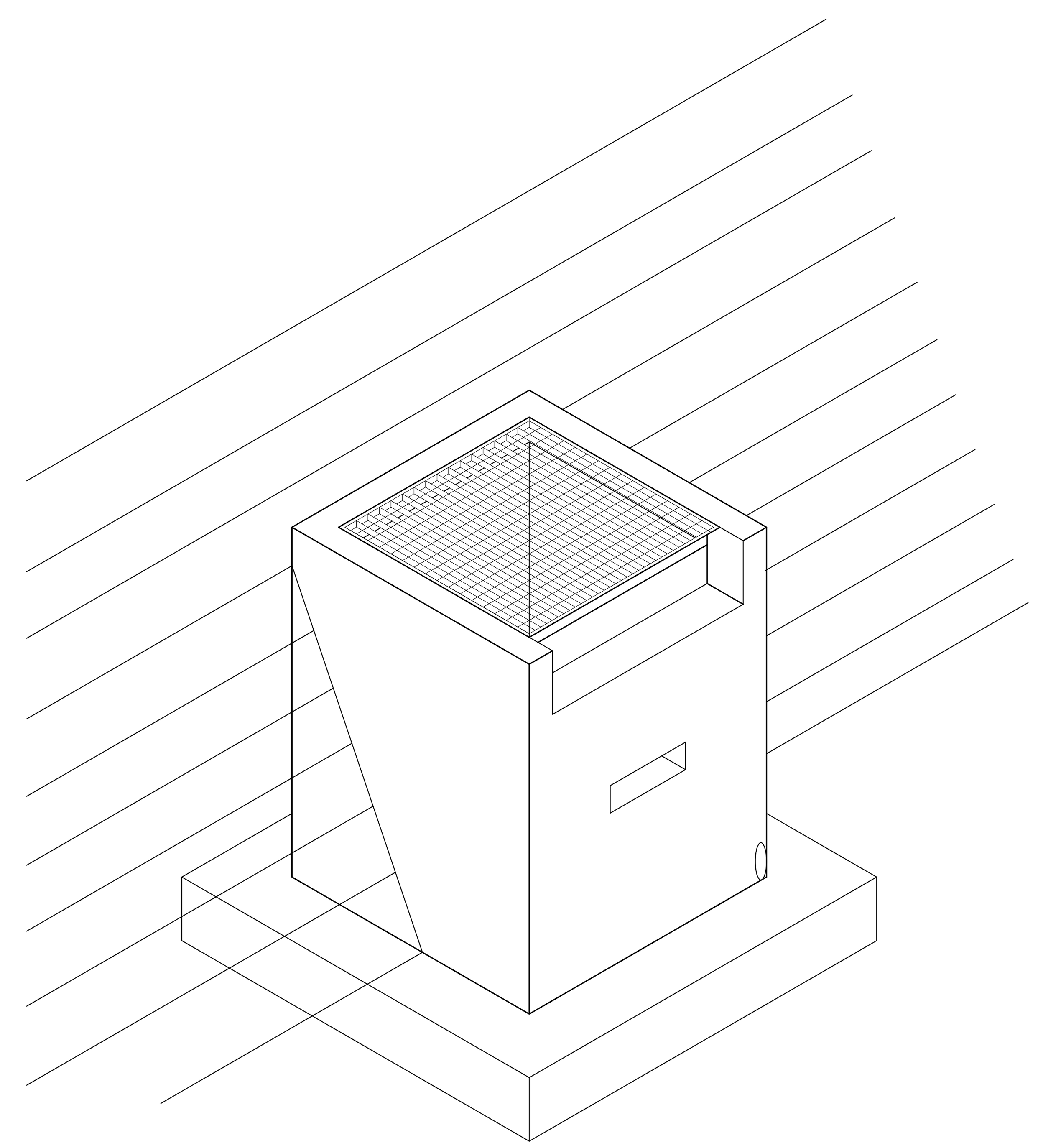


NOTES:
1. USE SAME NUMBER OF MATTES AS NORMAL WALL REINFORCING.
2. BAR SIZE TO BE SAME AS LARGEST DIAMETER BAR IN NORMAL REINFORCING.

EXTRA REINFORCING AT OPENINGS

1 NOT TO SCALE





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POND DETAILS (2 OF 2)

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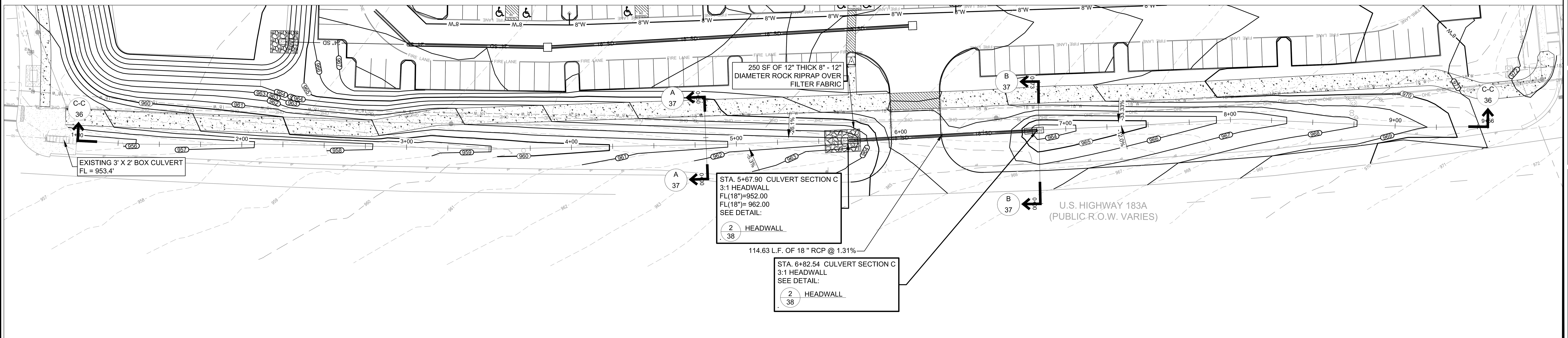
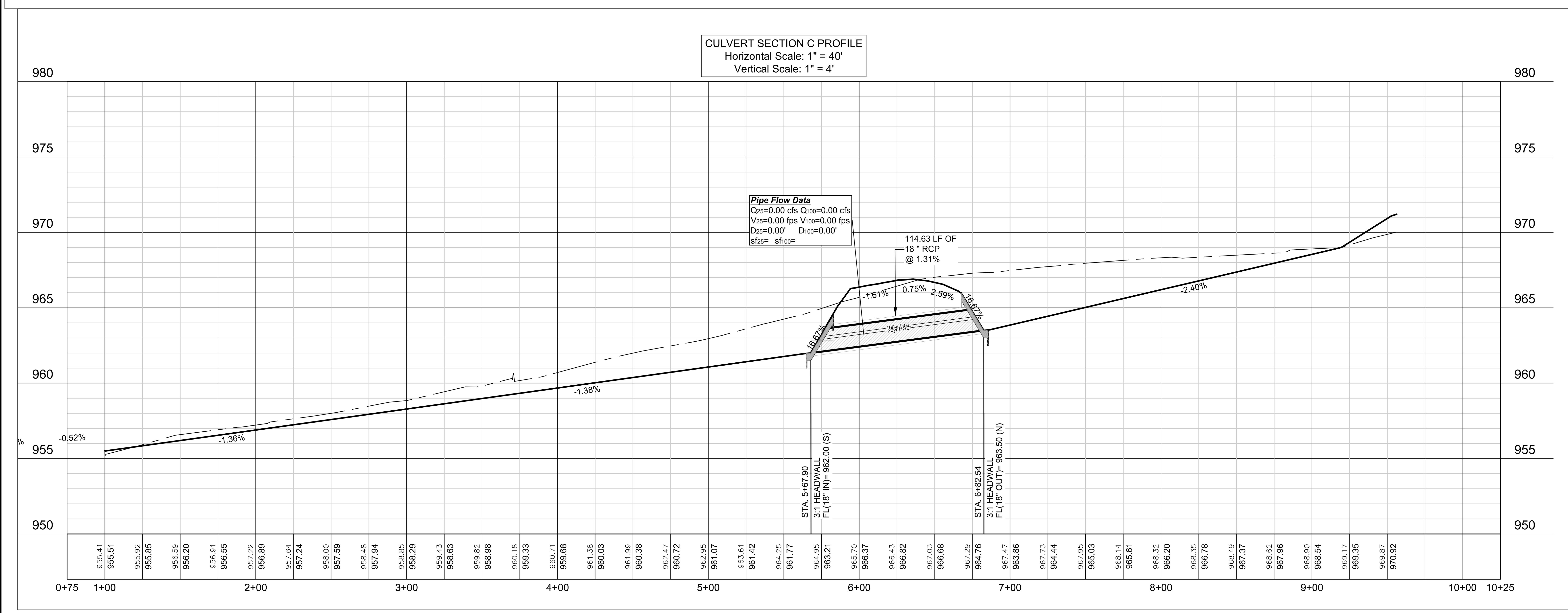
DETAIL NUMBER — # — DETAIL NAME
SHEET NUMBER WHERE DETAIL IS LOCATED — #
DETAIL REFERENCE CALLOUT





C-C SECTION
SCALE: 1" = 40'

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512-344-9664
TBPE FIRM #F-19351

DESIGNED: DO | DRAWN: CRS | REVIEWED: MEM

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NO.	DATE	REVISIONS	RECORD

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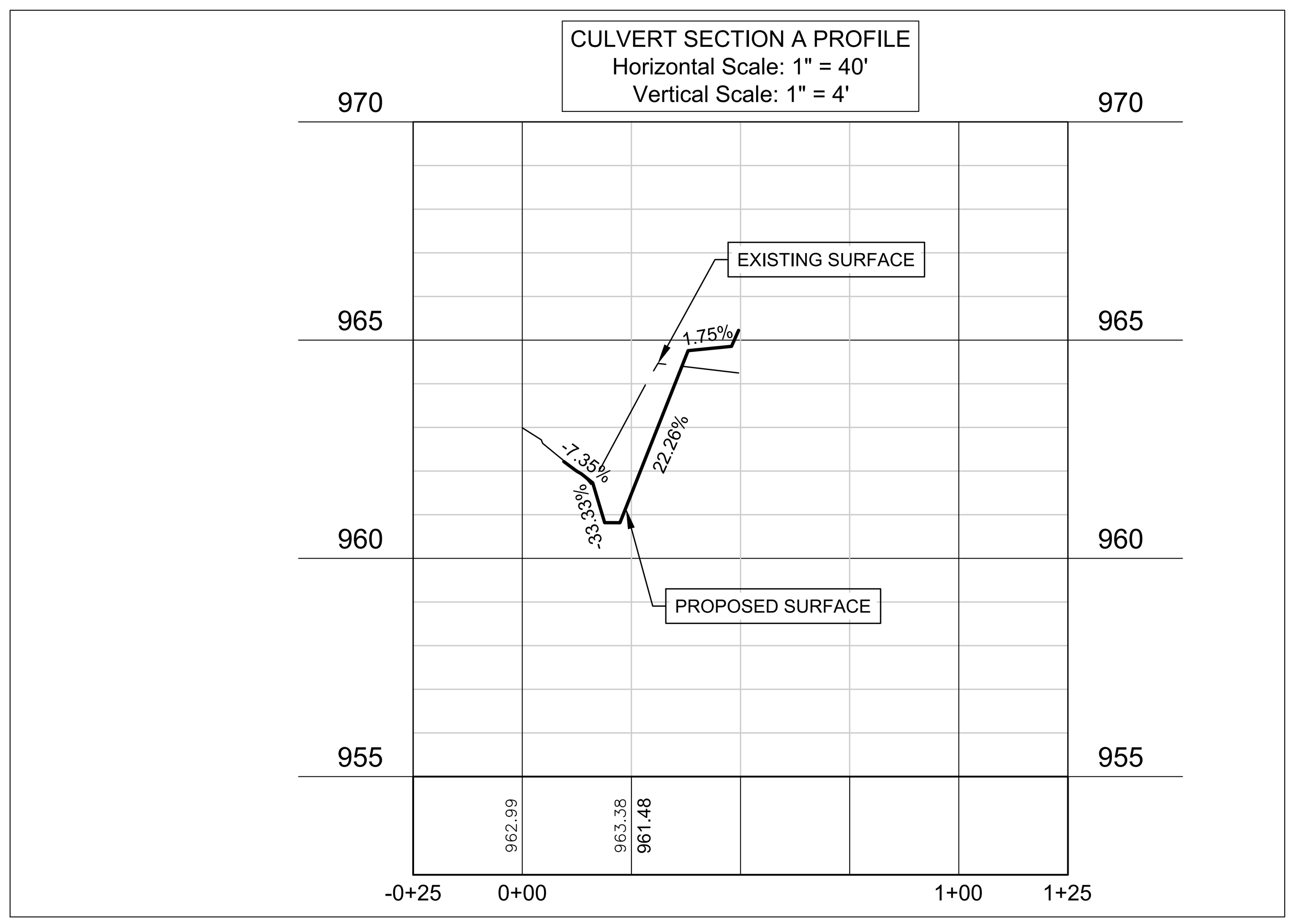
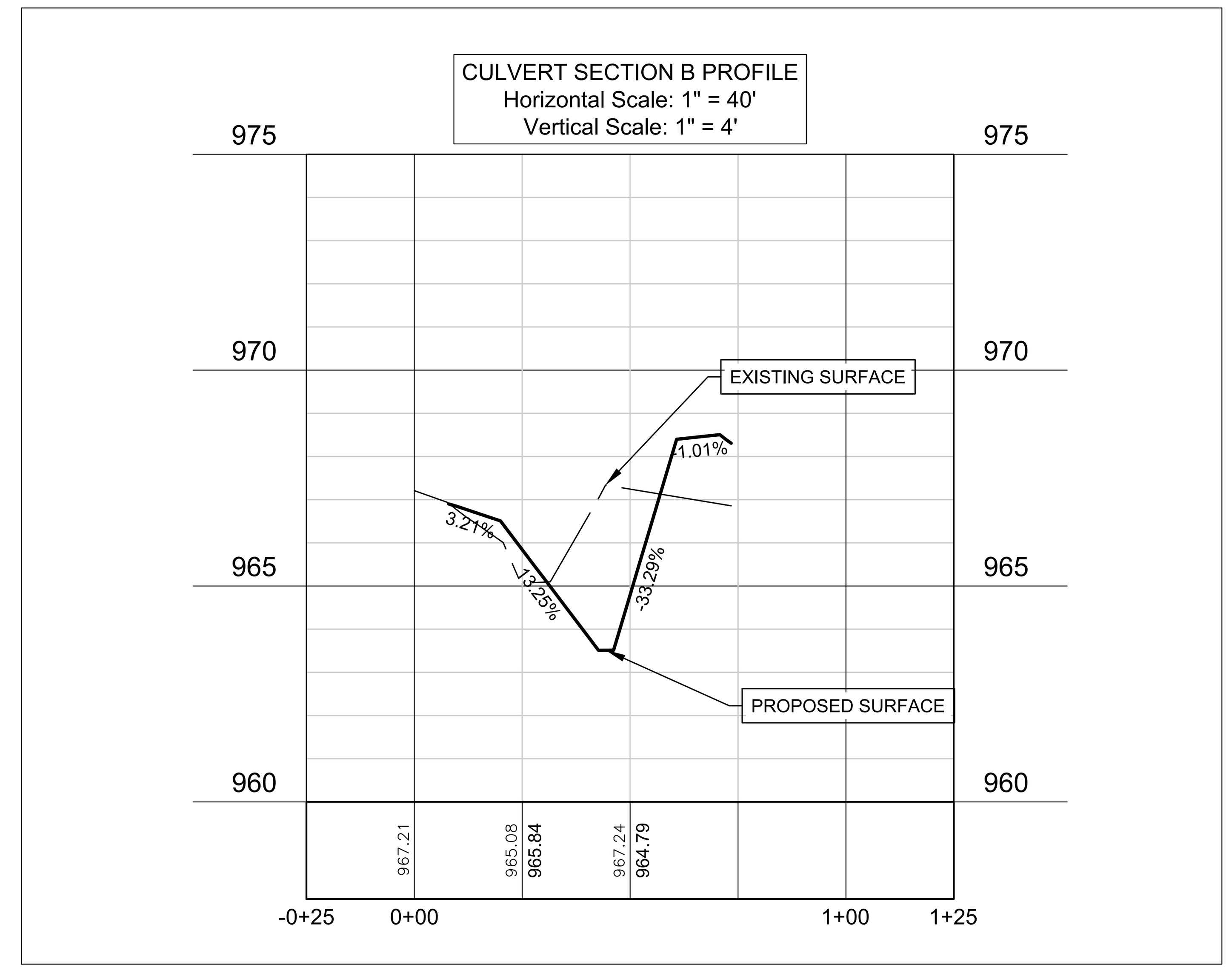
CULVERT PLAN

PERMIT No.
SD-24-0221

SHEET No.
36
OF 55



A-A SECTION
SCALE: 1" = 40'



B-B SECTION
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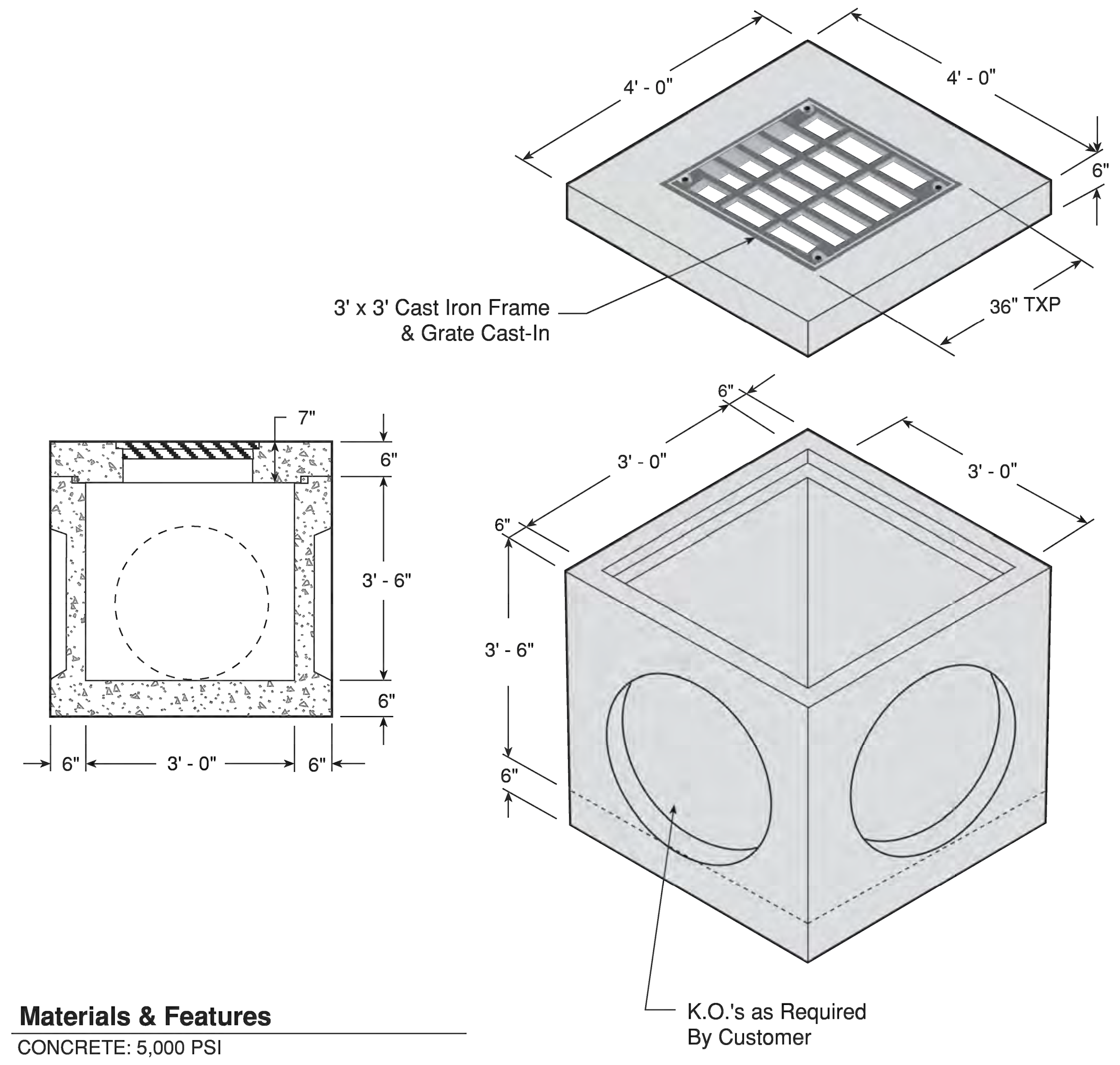
CULVERT PLAN AND PROFILE
A & B

PERMIT No.
SD-24-0221

SHEET No.
37
OF 55

Precast Drainage Structures



Materials & Features

CONCRETE: 5,000 PSI

REINFORCING: per ASTM A-615 or A-185

H-20 LOADING

MAXIMUM PIPE SIZE 30" I.D. R.C.P.

TOP SLAB WEIGHT: 1,180 Lbs.

JUNCTION BOX WEIGHT: 4,810 Lbs.

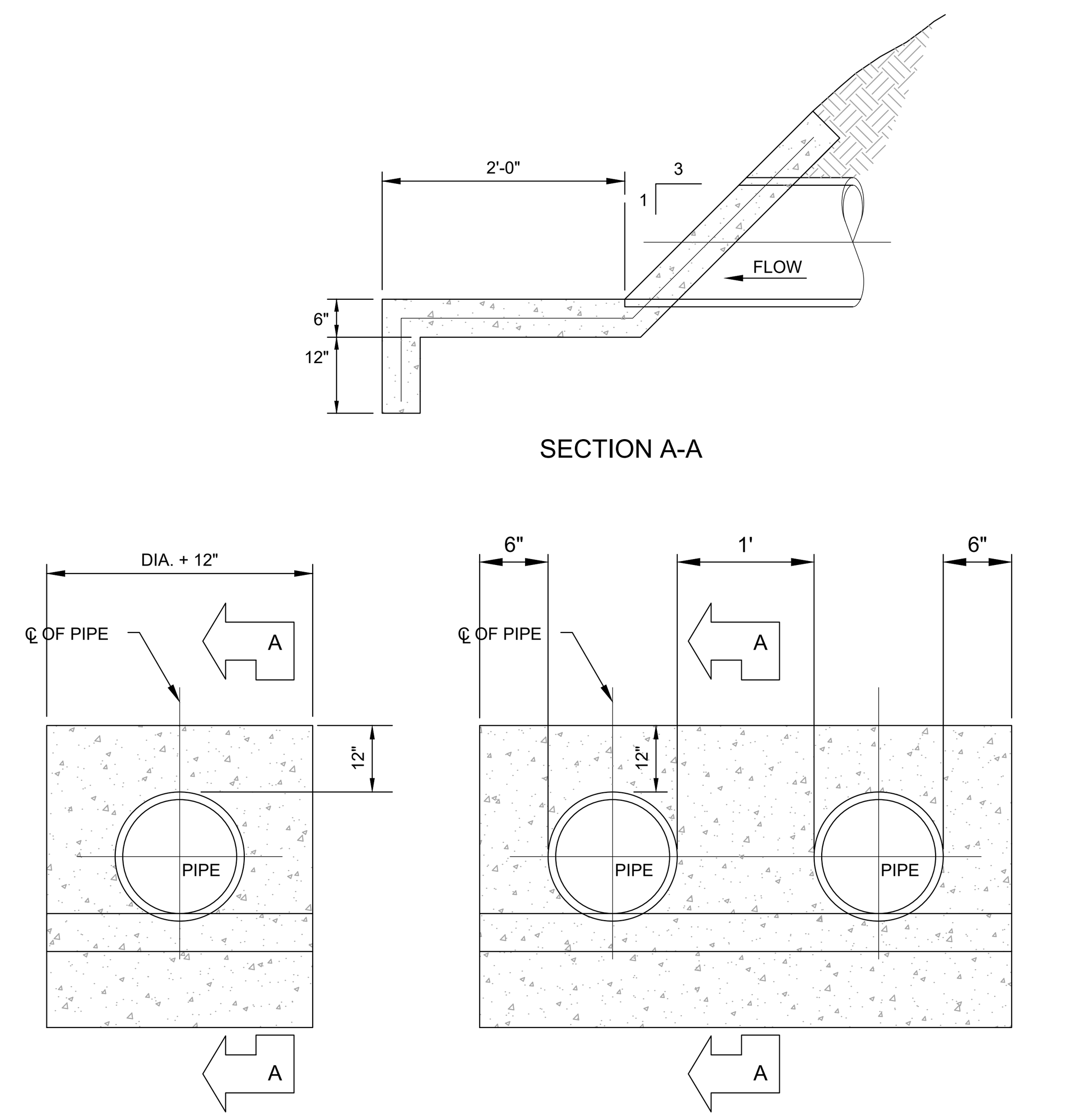
EXTENSION SECTIONS AVAILABLE

-No Scale-
All dimensions subject to allowable specification tolerances.

TITLE	PLANT	STATE	SECTION.PAGE	DATE	
3' x 3' Standard Catch Basin	Grand Prairie	TX	8.9	01-25-10	Hanson HEIDELBERGCEMENT Group

1

NOTES:
1. ALL REINFORCEMENT SHALL BE #10 x 6 x 6 W.W.F.
2. CONCRETE SHALL BE 3000 PSI STRENGTH @ 28 DAYS.



3:1 SLOPING HEADWALL

NOT TO SCALE

DET. 606

2

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DO | DRAWN: CRS | REVIEWED: MEM

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED
PROFESSIONAL ENGINEER

11/11/2024

NO.	DATE	REVISIONS	RECOM'D

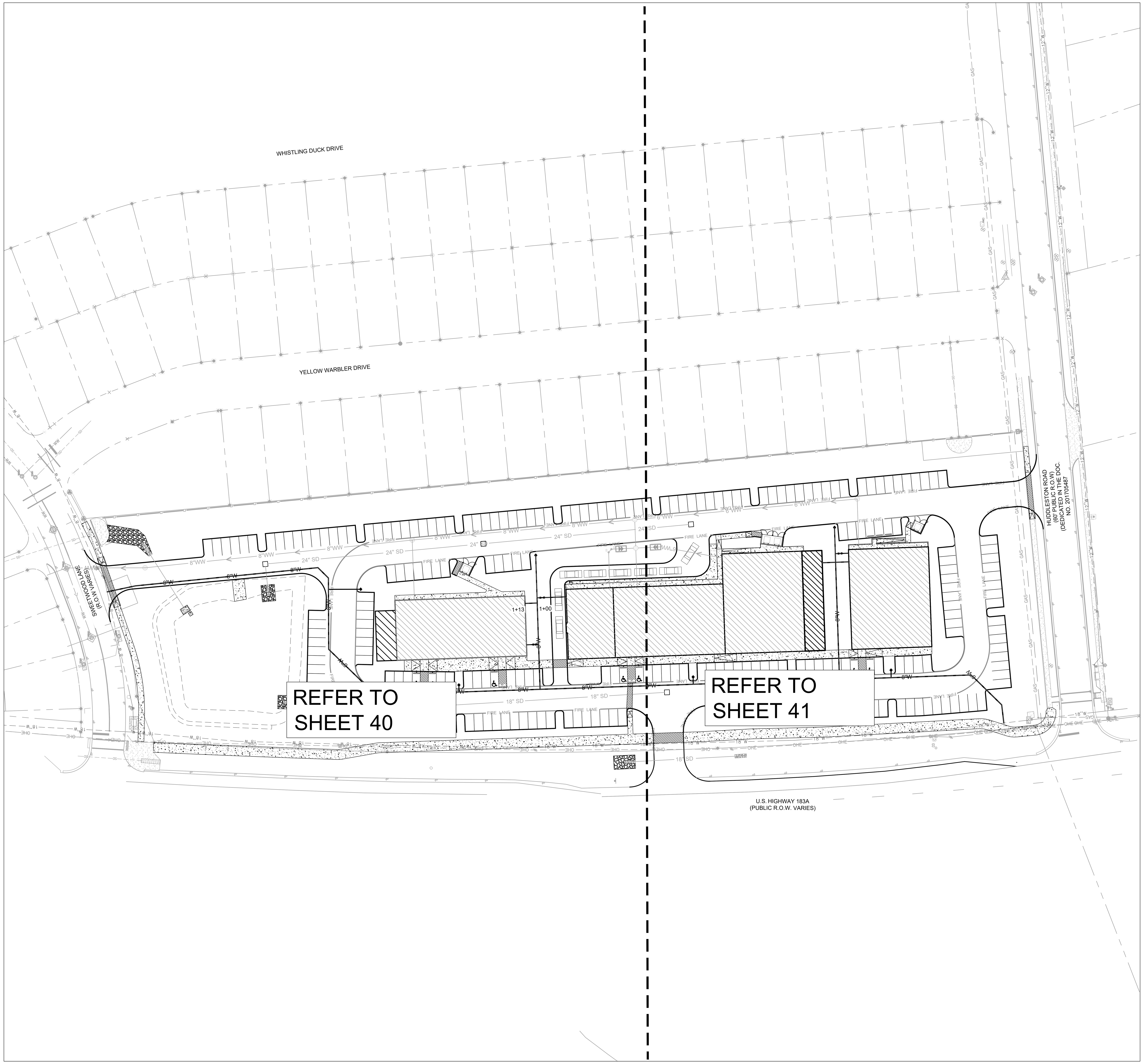
MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

STORM DETAIL SHEET

PERMIT No.
SD-24-0221

SHEET No.
38
OF 55



0 30 60
SCALE : 1" = 50'

LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CURB & GUTTER
- UGE — UNDERGROUND ELEC.
- OHE — OVERHEAD UTILITY
- TEL — UNDERGROUND TELE.
- GAS — UNDERGROUND GAS LINE
- W — WATER LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

WATER NOTES:

1. UNLESS OTHERWISE NOTED, ALL WATER LINES 4"-12" IN DIAMETER SHALL BE C900 DR14 PVC PIPE. WATERLINES LESS THAN 4" DIAMETER SHALL BE 200 PSI BLACK POLYETHYLENE DR9 TUBING.
2. DUCTILE IRON PIPE SHALL BE CLASS 350.
3. ALL FITTINGS 4" AND LARGER SHALL BE DUCTILE IRON.
4. ALL FIRE LINES TO BE COMPLIANT WITH NFPA OR CITY STANDARDS WHICHEVER IS MORE STRINGENT.
5. CONTRACTOR TO COORDINATE AND INSTALL NECESSARY IRRIGATION, ELECTRICAL AND TELECOMMUNICATIONS SLEEVES PRIOR TO PLACEMENT OF CONCRETE.
6. MINIMUM CLEARANCE BETWEEN WATER AND SANITARY SEWER LINES SHALL COMPLY WITH TCEQ REQUIREMENTS.
7. GATE VALVE OPERATOR NUTS SHALL BE BETWEEN 18" AND 36" BELOW GRADE. EXTENSIONS SHALL BE PROVIDED AS NECESSARY TO MEET THIS REQUIREMENT. EXTENSIONS SHALL NOT BE FIXED TO THE OPERATING NUT.
8. ALL WATERLINE VALVES AND FITTINGS SHALL BE JOINT-RESTRAINED AND THRUST-BLOCKED PER CITY STANDARDS.
9. FIRE SAFETY: THIS SITE SHALL BE COMPLIANT WITH CHAPTER 33 OF THE INTERNATIONAL FIRE CODE 2015, DURING CONSTRUCTION & DEMOLITION.

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

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DESIGNED: XXXXX DRAWN: VALUE REVIEWED:MEM

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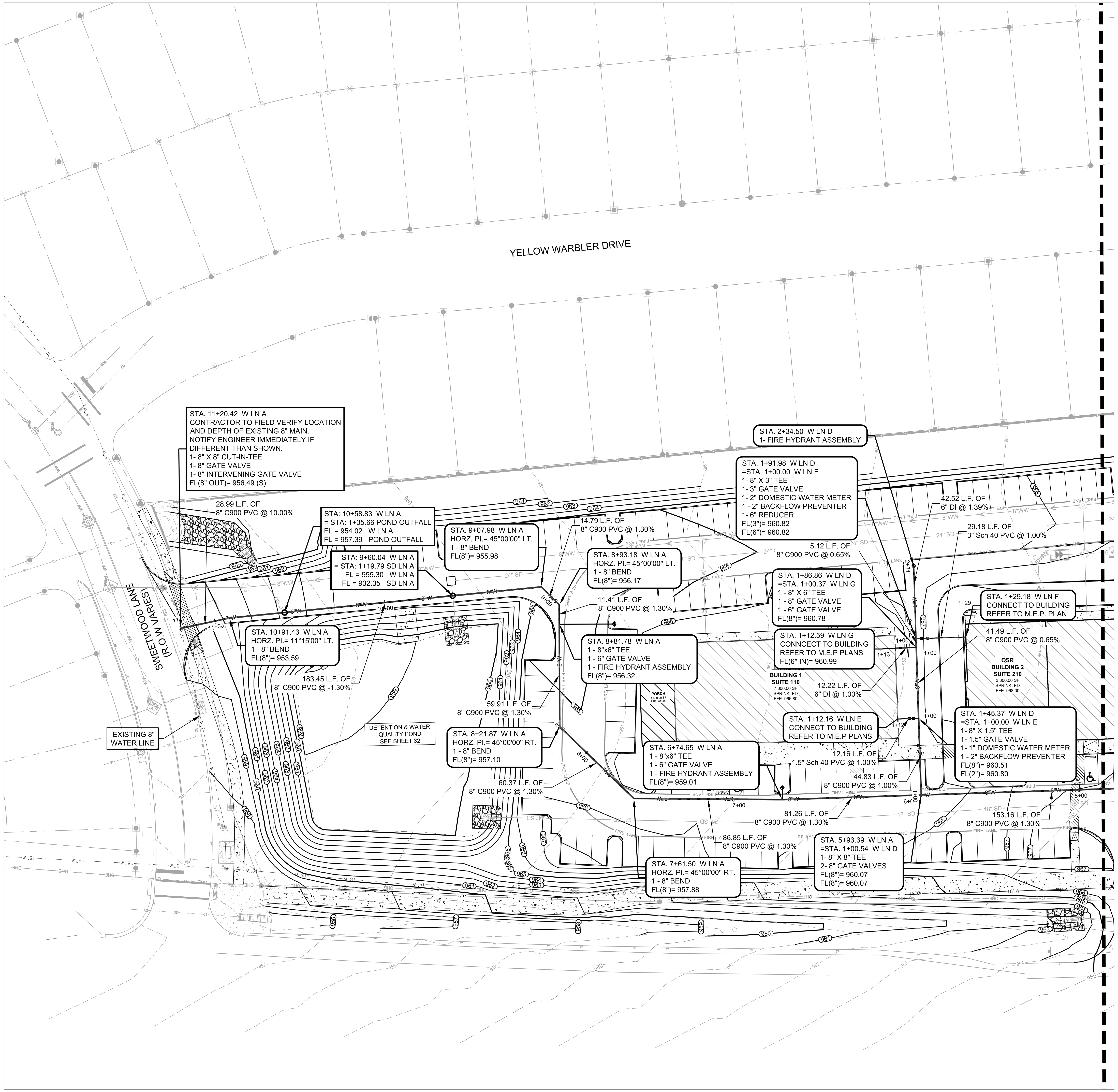
11460 US 183A LEANDER, TX 78641

OVERALL WATER PLAN

PERMIT No.
SD-24-0221

SHEET No.
39
OF 55



MATCH LINE SEE SHEET 41

N E S W

0 30 60
SCALE : 1" = 30'

LEGEND

SYMBOLS

WATER METER	WW SERVICE
WATER VALVE	WATER SERVICE
FIRE HYDRANT	STORMSEWER MANHOLE
BACKFLOW PREVENTER	SIGN
UTILITY POLE	CURB INLET
LIGHT POLE	GRATE INLET
WASTEWATER MANHOLE	TABLE TOP AREA INLET
CLEAN OUT	TREE TO BE SAVED
KEYNOTES	TREE TO BE REMOVED
PARKING COUNT	

LINETYPES

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REVIEWED MEM | DRAWN CRS | DESIGNED CRS

STATE OF TEXAS
MICHAEL EASTON MUNDINE
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NO.	DATE	REVISIONS	RECOM'D

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MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

WATER PLAN (1 OF 2)

PERMIT No.
SD-24-0221

IMAGES: * Addison Signature 2.png * DOU-SIGNATURE.gif * signature TP.png
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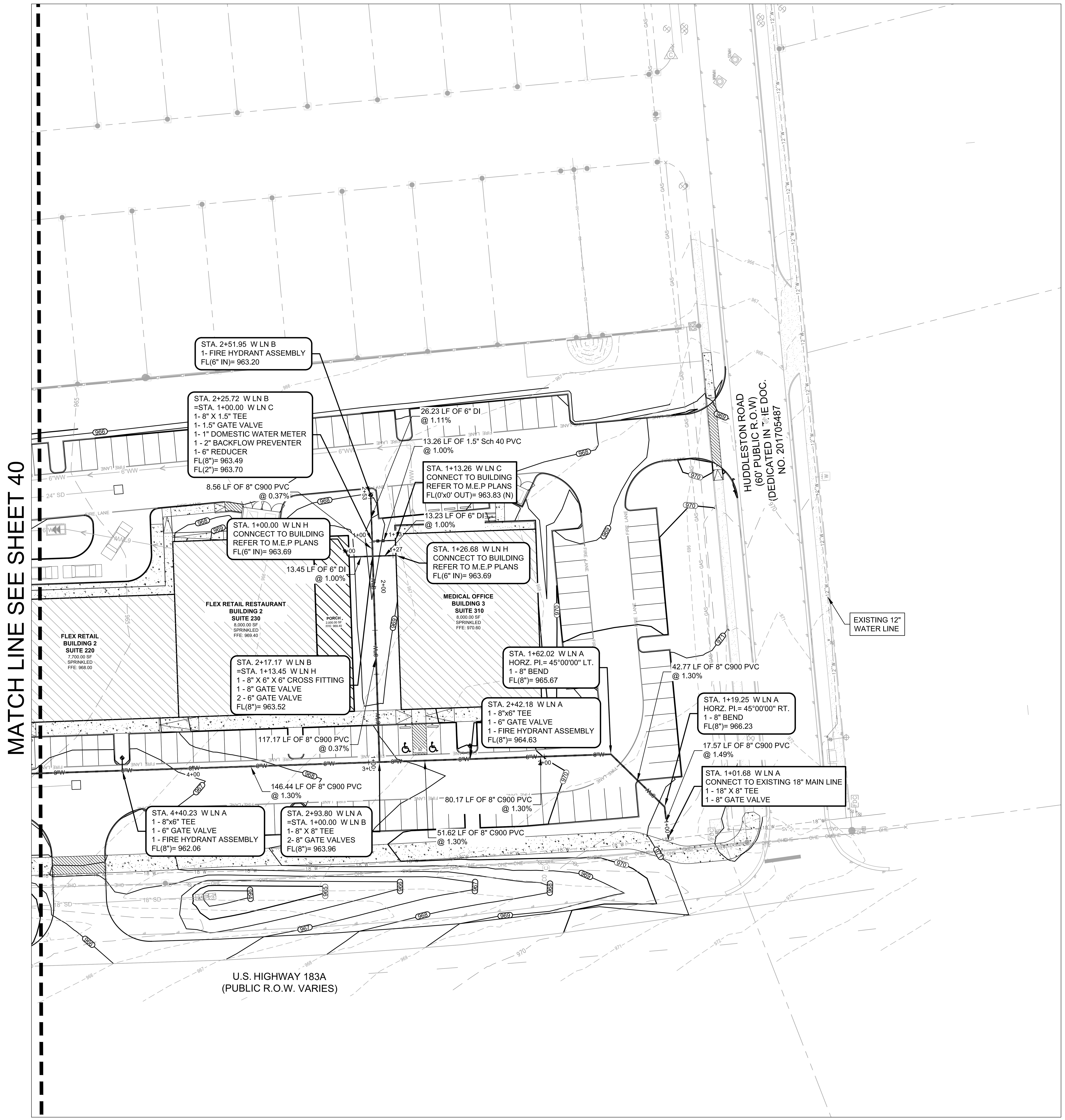
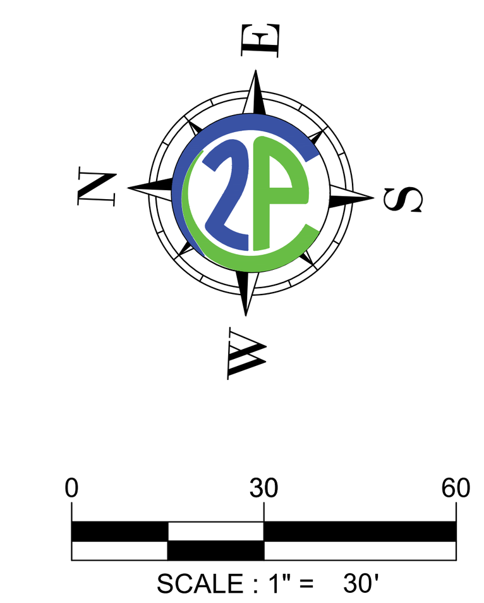
DWG: ...WATER PLAN.dwg
PLOT DATE: Monday, November 11, 2024
PLOTTED BY: COLT SCHOLL





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DESIGNED: CRS
DRAWN: CRS
REVIEWED: MEM

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED
PROFESSIONAL ENGINEER
11/11/2024

NO.	DATE	REVISIONS	RECOM'D

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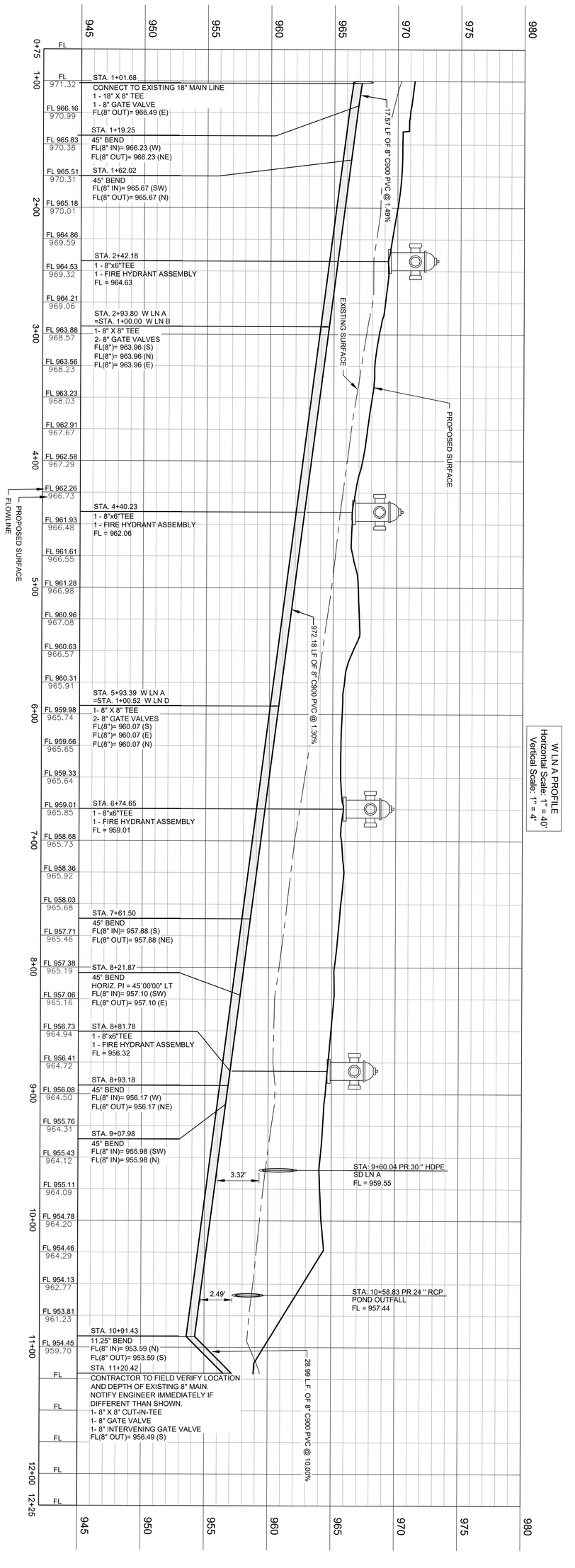
MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

WATER PLAN (2 OF 2)

PERMIT No.
SD-24-0221

IMAGES: * Addison Signature 2.png * DOU-SIGNATURE.gif * signature TP.png
XREFS: * 24x36 2PC TitleBlock.dwg * E-BASE.dwg * P-BASE.dwg * MEM SEAL.dwg
DWG: n:\Projects\ms capital - bryson 183\CAD\Sheets\WATER PLAN.dwg
PLOT DATE: Monday, November 11, 2024
PLOTTED BY: COLT SCHOLL



PERMIT No. SD-24-0221

SHEET No. 42 OF 55

WATER PROFILE

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

NO.	DATE	REVISIONS	RECOM'D

11/11/2024

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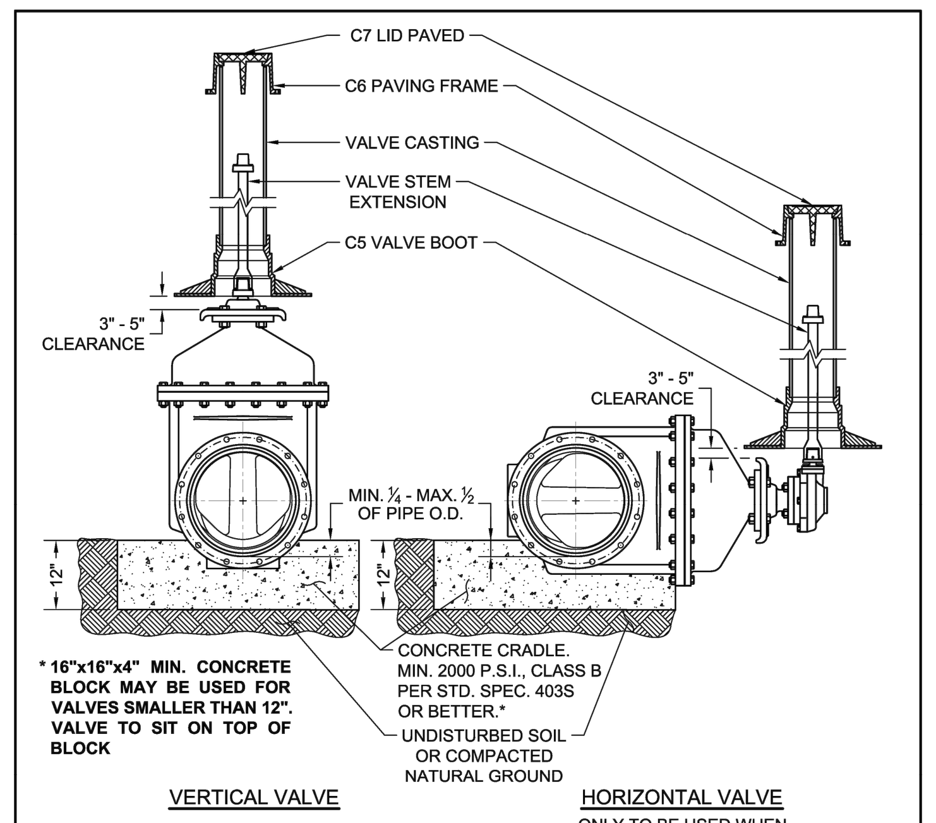
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED:CRS DRAWN:CRS REVIEWED:MEM



* 16"x16"x4" MIN. CONCRETE BLOCK MAY BE USED FOR VALVES SMALLER THAN 12". VALVE TO SIT ON TOP OF BLOCK

VERTICAL VALVE

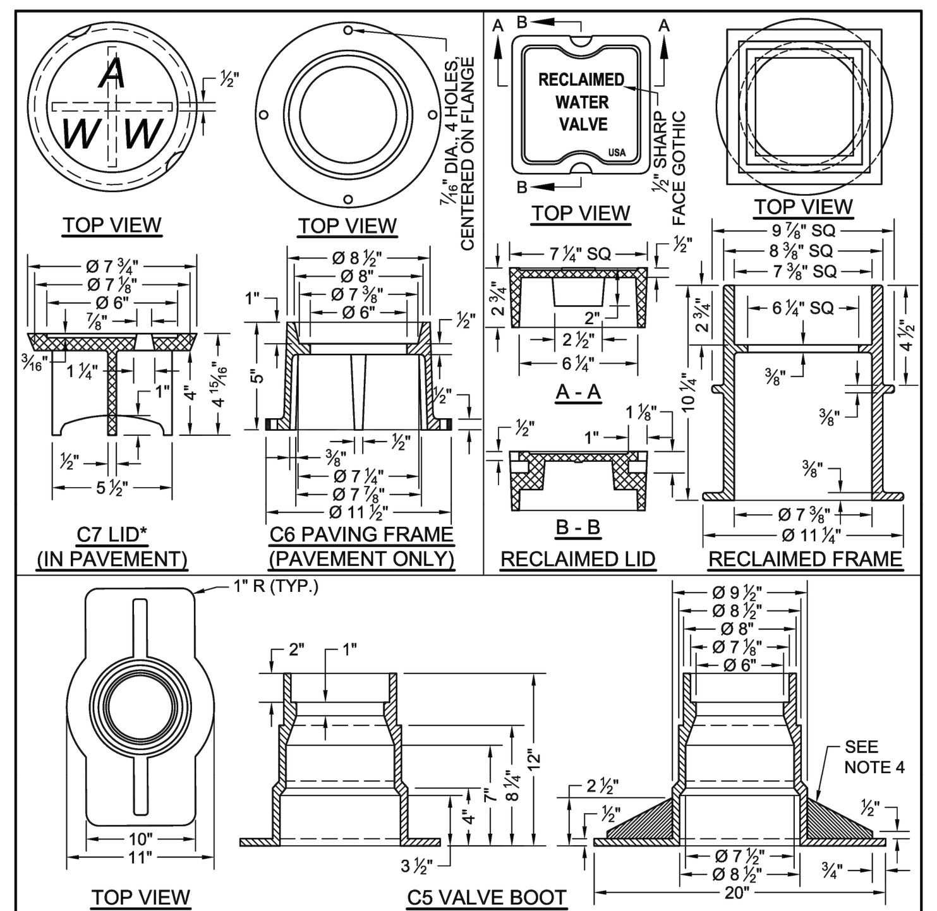
HORIZONTAL VALVE
ONLY TO BE USED WHEN CALLED OUT ON THE DRAWINGS.

NOTES:
1. WELD SOCKET 2½" x 2" DEEP TO 1" SCH. 40 CARBON STEEL ROUND STEM EXTENSION, FITTED ON OPERATING NUT, [SCH. 80 FOR LENGTHS OVER 10'.]
2. VALVE CASTING SHALL BE 6" DI PIPE WITH BELL OR COLLAR CENTERED OVER VALVE BOOT.
3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.
4. VALVE STEM EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 12" AND 18" FROM FINISHED GRADE.

RECLAIMED WATER: ALL RECLAIMED PVC PIPE SHALL BE MANUFACTURED PURPLE PIPE. HDPE PIPE SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER PIPE AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL PIPE AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE **"RECLAIMED WATER"** CAST INTO THEM.

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS — 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 1 OF 4

1



NOTES:
1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. THE MANUFACTURER'S IDENTIFICATION AND CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID, FRAME, COLLAR AND BASE.
3. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE.
4. CASTING FINISH BY MANUFACTURER SHALL INCLUDE REMOVAL OF FINS AND FLASHING, AND PAINT WITH BLACK ASPHALT COATING.

WEIGHTS:
C7 LID: 13 LBS
RECLAIMED LID: 15 LBS
C6 FRAME: 23 LBS
RECLAIMED FRAME: 33 LBS
C5 BASE: 78 LBS

* LETTERING SHALL BE 1½"
2 PICK BAR SLOTS REQUIRED

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
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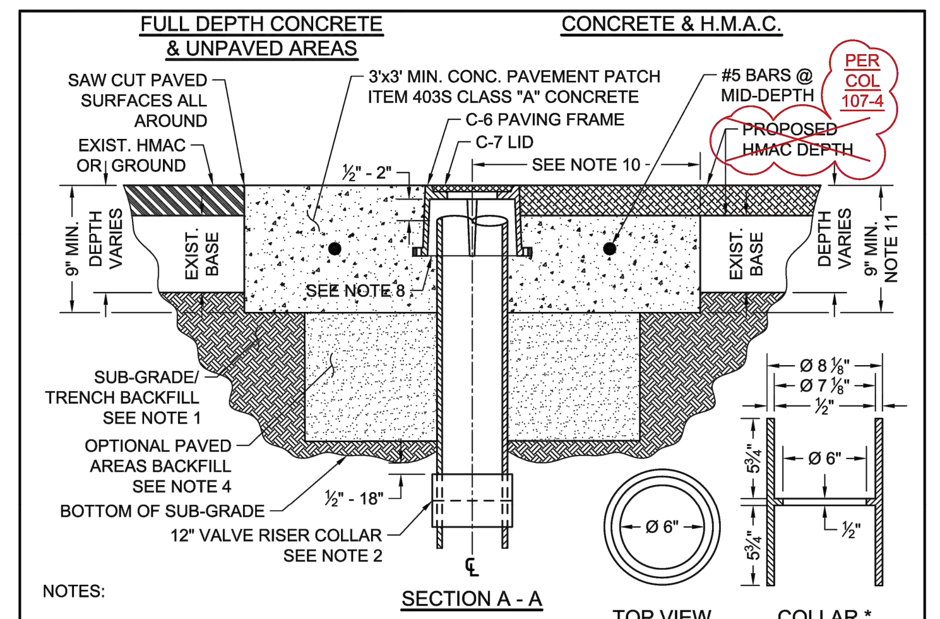
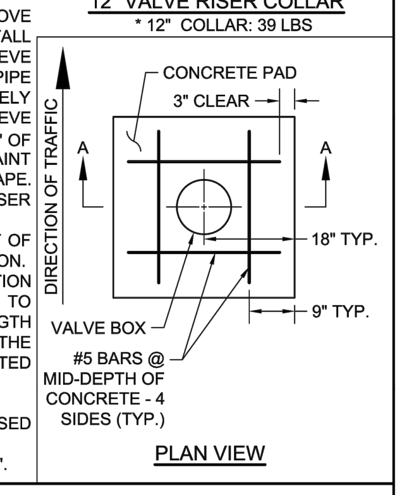
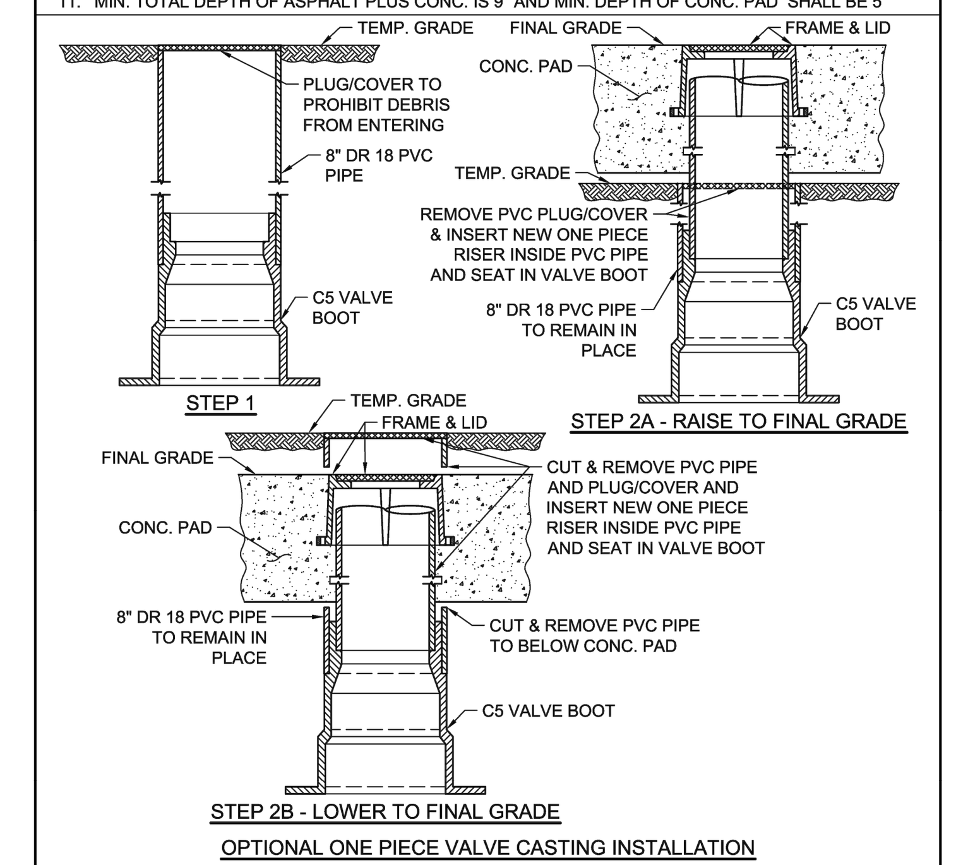


NOTES:
1. SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 201S, SUB-GRADE PREPARATION.
2. TO ADJUST VALVE CASTINGS TO FINAL GRADE, REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR MIN. 12" LENGTH APPROXIMATELY CENTERED ON THE JOINT WITH THE TOP OF SLEEVE LOCATED ½" - 18" BELOW SUB-GRADE. THE INSIDE "LIP" OF COLLAR TO BE PAINTED WITH FLUORESCENT WHITE PAINT OR COVERED WITH FLUORESCENT WHITE TAPE. ALTERNATE: FOR OPTIONAL SINGLE PIECE RISER INSTALLATION SEE SHEET 4 OF 4.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO THE NUT OF THE VALVE; NUT SHALL OPERATE WITH NO OBSTRUCTION.
4. WHERE CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL (SPEC. ITEM 402S) TO THE UNDERSIDE OF THE CONCRETE. PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
5. REINFORCING STEEL SHALL MEET SPEC. ITEM 406S.7.
6. NO MORE THAN 2 SECTIONS OF PIPE SHALL BE USED FROM VALVE TO FINAL GRADE.
7. BELL AND SPIGOT IS ACCEPTABLE FOR DEPTH OVER 18'.



CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS — 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 3 OF 4

NOTES (CON'T):
8. PAVING FRAME SHALL BE FLUSH WITH THE CONC. PAD AND PLACED ½" - 2" ABOVE RISER PIPE (FRAME SHALL NOT REST ON RISER.)
9. IN UNPAVED AREAS, INSTALL ONE DELINEATOR STAKE IMMEDIATELY ADJACENT TO THE EDGE OF THE CONCRETE PAD. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES.
10. VALVE SHALL TYPICALLY BE CENTERED IN CONCRETE DIAMOND BUT MAY BE OFFSET WITH A MIN. OF 12" FROM CENTER OF VALVE LID TO EDGE OF CONCRETE IN ALL DIRECTIONS.
11. MIN. TOTAL DEPTH OF ASPHALT PLUS CONC. IS 9" AND MIN. DEPTH OF CONC. PAD SHALL BE 5"



OPTIONAL ONE PIECE VALVE CASTING INSTALLATION

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
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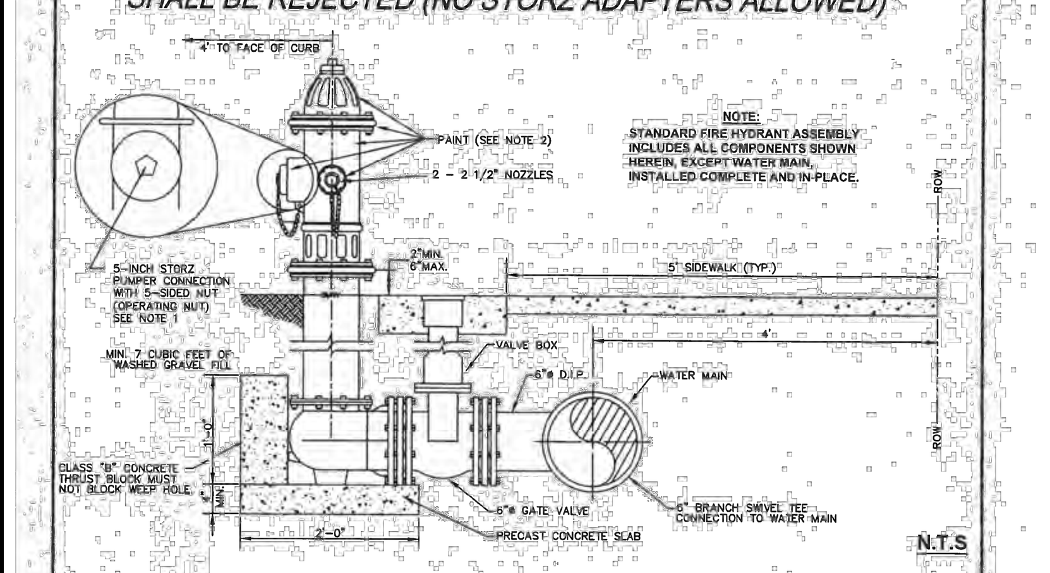
FIRE HYDRANTS LACKING INTEGRAL STORZ CONNECTOR SHALL BE REJECTED (NO STORZ ADAPTERS ALLOWED)



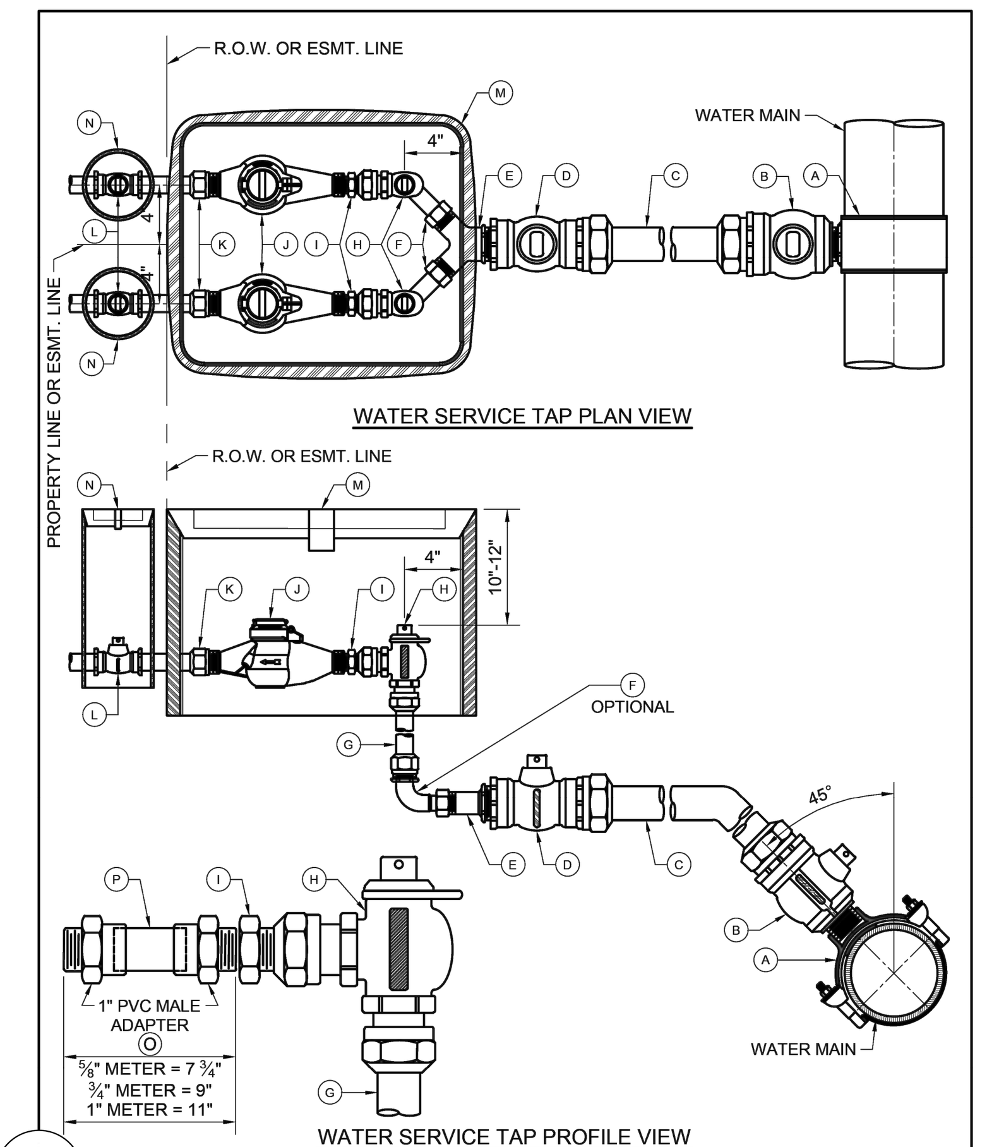
NOTES:
1. FIRE HYDRANT SHALL BE CLOW MEDALLION F2545, AMERICAN DARLING B-84-B-5, MUELLER SUPER CENTURION, EJ 5CD250 WATERMASTER, KENNEDY K81D GUARDIAN, AVK 2780, OR APPROVED EQUAL VIA SUBMITTAL PROCESS. THE PRIMARY FEATURES REQUIRED INCLUDE: FACTORY INSTALLED INTEGRAL 5-INCH STORZ PUMPER NOZZLE; 1.5-INCH PENT OPERATING NUT ON NOZZLE CAP; OPEN LEFT; FACTORY PAINTED.
2. HYDRANTS SHALL BE FACTORY PAINTED WITH FLYNT ALUMINUM SILVER PAINT OR SHERWIN WILLIAMS SILVER B59S11. HYDRANTS WILL NOT BE ACCEPTED IF PAINTED AFTER DELIVERY OR IF PAINT IS FLAT IN APPEARANCE.
3. ALL DUCTILE OR CAST IRON FITTINGS AND/OR PIPE SHALL BE POLYWRAPPED.
4. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL FITTINGS SHALL BE EQUIPPED WITH JOINT RESTRAINT "MEGALUG" OR APPROVED EQUAL. ALL ANCHOR FITTING TO BE CONCRETE THRUST BLOCKED.
5. BLUE, BI-DIRECTIONAL REFLECTIVE PAVEMENT MARKER, ULTIMATE WET NIGHT VISIBILITY SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AT THE CORRESPONDING ROADWAY STATION OFFSET 6" (SIX INCHES) FROM CENTER OF STREET TO THE SIDE HYDRANT IS LOCATED. AT INTERSECTIONS, MARKERS SHALL BE PLACED ON BOTH ROADWAYS ADJACENT TO HYDRANT.

LOCATION:
6. SET F.H. ON LOT LINE (EXTENDED WHEN POSSIBLE)
7. F.H. LOCATED AT STREET INTERSECTIONS SHALL BE PLACED A MINIMUM OF TEN FEET (10') FROM RADIUS TANGENT POINT
8. NO OBSTRUCTIONS SHALL BE PERMITTED WITHIN THREE FEET (3') IN ALL DIRECTIONS FROM F.H.
5-INCH STORZ PUMPER NOZZLE SHALL FACE THE FIRE LANE OR TRAVEL WAY UNLESS OTHERWISE NOTED.

2

STATE OF TEXAS — WAYNE S. WATTS — 86134 — LICENSED PROFESSIONAL ENGINEER — 02/05/19

City Of Leander, Texas
DETAIL #101-4
STANDARD FIRE HYDRANT ASSEMBLY



3

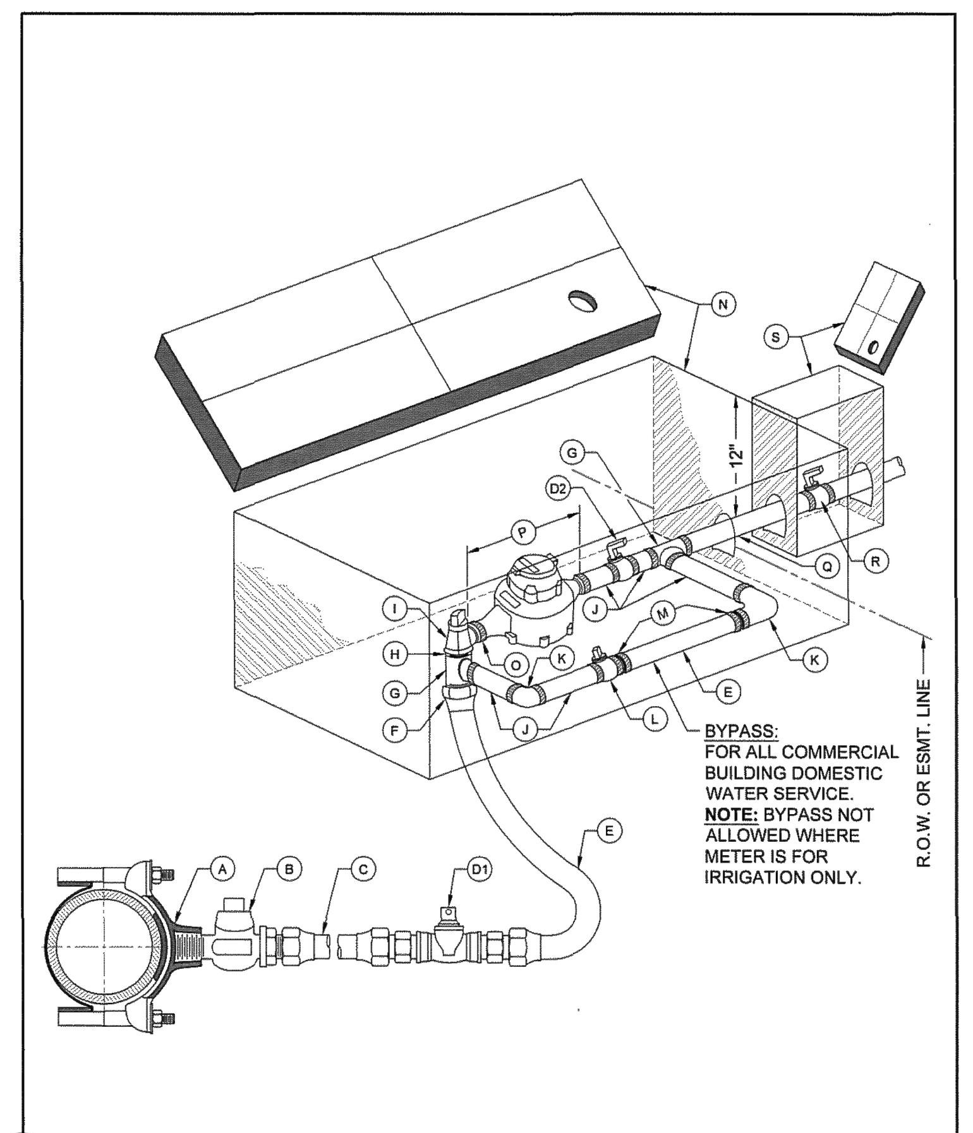
CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	
RECORD COPY SIGNED JEFF A. KYLE — 11/07/2018 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-01B 1 OF 2

MATERIALS LIST:
A. 2" SERVICE CLAMP, SPL WW-264
B. 2" CORPORATION STOP, SPL WW-68
C. 2" HDPE WATER SERVICE TUBING, SPL WW-65
D. 2" BALL VALVE, SPL WW-68
E. HDPE FLARE SINGLE SERVICE FITTING, SPL WW-68
HDPE FLARE DOUBLE SERVICE WYE, SPL WW-68
F. 1" SWIVEL NUT x 1" COMPRESSION 90° BEND, SPL WW-68 (OPTIONAL - NOT NEEDED IF MOUNTING BALL VALVE VERTICALLY UNDER ANGLE METER STOP)
G. 1" HDPE WATER SERVICE TUBING, SPL WW-65
H. ANGLE METER STOP, SPL WW-68

MATERIALS TO BE INSTALLED BY PLUMBER:
I. BRASS METER BUSHING - SIZE AS NEEDED TO CONNECT ANGLE STOP TO METER
J. WATER METER PURCHASED FROM AUSTIN WATER
K. BRASS WATER METER COUPLING MALE IPT x SWIVEL COUPLING NUT:
⅝" AND ¾" METERS: 8½" LONG x ¾" DIA.
1" METERS: 8½" LONG x 1" DIA.
L. PROPERTY OWNER'S CUT-OFF VALVE, SPL WW-276
M. METER BOX AND COVER, SPL WW-145A;
FOR DUAL 1" METERS: USE TWO SINGLE METER BOXES
N. PROPERTY OWNER'S VALVE BOX AND PO CUTOFF LID
O. TEMPORARY METER SPACER (REQUIRED TO ASSURE METER WILL FIT APPROPRIATELY)
P. 1" WOODEN DOWEL (SHOW ADDRESS ON DOWEL USING WATERPROOF MARKER)

NOTES:
1. SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM, SPL WW-27D.
2. BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
3. TOP OF METER BOXES SHOULD BE 4" ABOVE GROUND.
4. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS; BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
5. METER BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
6. BALL VALVE "D" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 36" BELOW FINAL GRADE.
7. METER SIZES TO BE SHOWN ON PLANS.
8. METER BOX CUT OUTS SHALL NOT EXCEED TWO TIMES THE PIPE DIAMETER.
9. INSTALL METALLIC WARNING TAPE, SPL WW-597, MINIMUM 1' ABOVE TUBING FROM SERVICE SADDLE TO BALL VALVE "D".
10. TUBING SHALL BE PLACED IN A STRAIGHT ALIGNMENT AND ALLOWED TO RELAX AND "SNAKE" LOOSELY IN THE TRENCH. TUBING BEHIND CURB AND GUTTER SHALL BE INSTALLED WITH A MINIMUM 2' DEPTH OF COVER.
11. 1" TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN 3'. 2" TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN 5'. BRASS FITTINGS SHALL NOT BE CONNECTED TO A BENT SECTION OF TUBING.
12. INSERT STIFFENERS FOR HDPE TUBING (PER SPL WW-65B) TO BE INSTALLED INSIDE TUBING AT ALL COMPRESSION FITTINGS.
13. FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED SOLID PURPLE, SPL WW-65A. ALL APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL METER BOX COVERS SHALL BE PURPLE AND HAVE **"RECLAIMED WATER"** CAST INTO THEM, SPL WW-145A.

CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	
RECORD COPY SIGNED JEFF A. KYLE — 11/07/2018 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-01B 2 OF 2



4

CITY OF AUSTIN AUSTIN WATER	1½" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS	
Kathi L. Flowers — 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-04 1 OF 2

MATERIALS LIST:
A. 2" SERVICE CLAMP
B. 2" HDPE ATION STOP MALE THREAD INLET BY COMPRESSION OUTLET
C. 2" HDPE WATER SERVICE TUBING EXTENDED BEYOND PAVEMENT
D1. 2" BALL VALVE, SPL WW-275
D2. 2" BALL VALVE, SPL WW-275

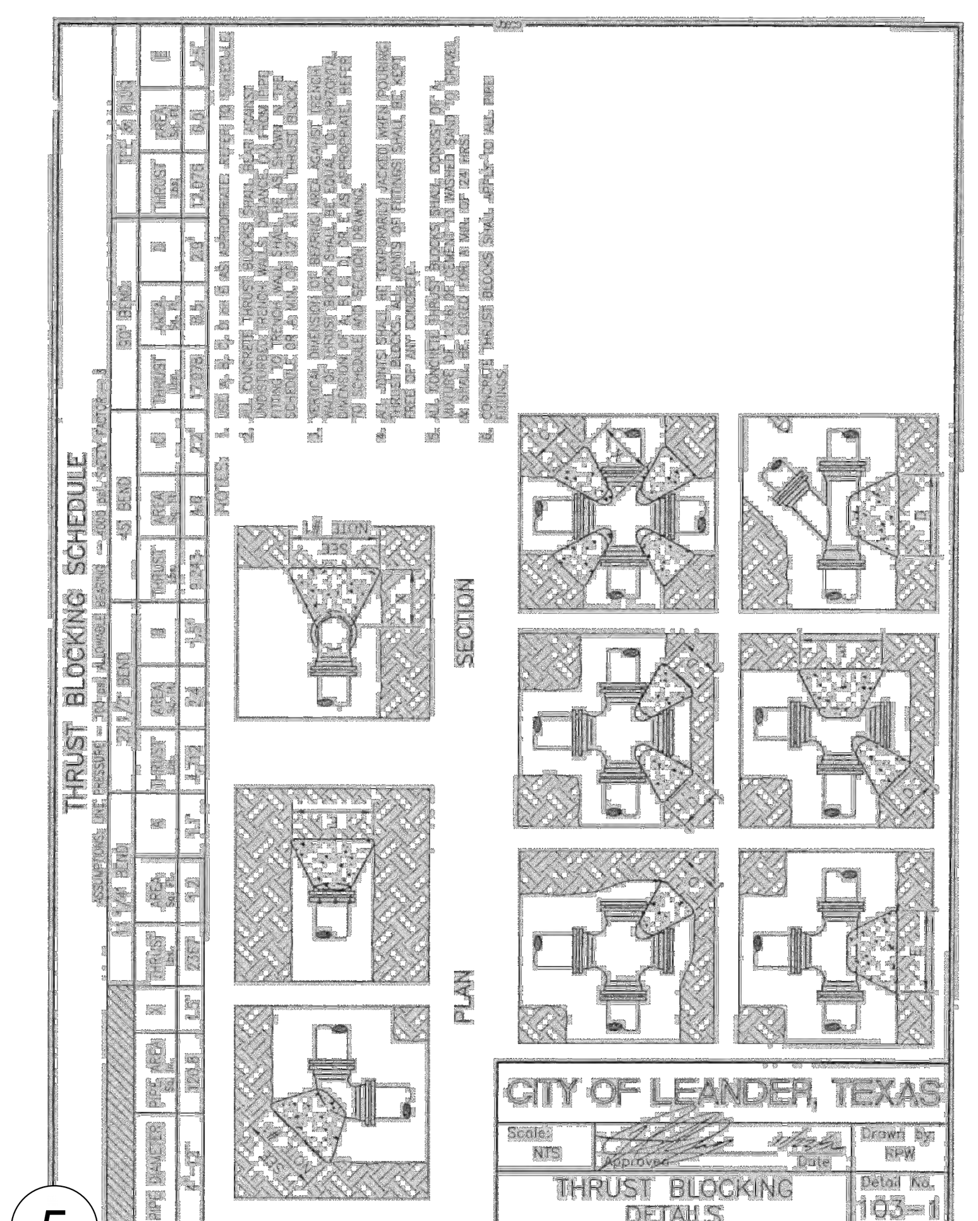
F. 2" BRASS COUPLING - COMPRESSION TO MALE IPT
G. 2" BRASS TEE
H. 2" BRASS CLOSE-NIPPLE
I. 2" ANGLE METER STOP; SERVICE TUBING INLET x FLANGED OUTLET
J. 2" BRASS NIPPLE
K. 2" BRASS ELBOW
L. 2" LOCKABLE CURB STOP - FEMALE IPT INLET BY COMPRESSION OUTLET
M. 2" BRASS COUPLING - SERVICE TUBING TO MALE IPT
N. RECTANGULAR METER BOX AND COVER, SPL WW-145A
O. BRASS ADAPTER (2" x 1½") FOR 1½" METER ONLY
P. WATER METER. LENGTH 13", (PURCHASED FROM AUSTIN WATER)
Q. 2" COPPER SERVICE TUBING (PRIVATE PLUMBING PER CODE)
R. CUSTOMER CUT-OFF VALVE
S. CUSTOMER VALVE BOX AND LID

NOTES:
1. SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
2. BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
3. TOP OF BOXES SHOULD BE 1" ABOVE GROUND.
4. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS; BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
5. BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
6. BALL VALVE "D1" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 24" HORIZONTALLY FROM METER BOX OR 36" BELOW FINAL GRADE.
7. COPPER SERVICE SHALL BE COPPER TUBING SIZE ANNEALED SEAMLESS TYPE "K" MEETING ASTM B88 WITH NO SWEAT OR SOLDERED JOINTS.

RECLAIMED WATER:

FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED PURPLE TUBING. ALL OTHER TUBING AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL TUBING AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE "RECLAIMED WATER" CAST INTO THEM.

CITY OF AUSTIN AUSTIN WATER	1½" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS	
Kathi L. Flowers — 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-04 2 OF 2



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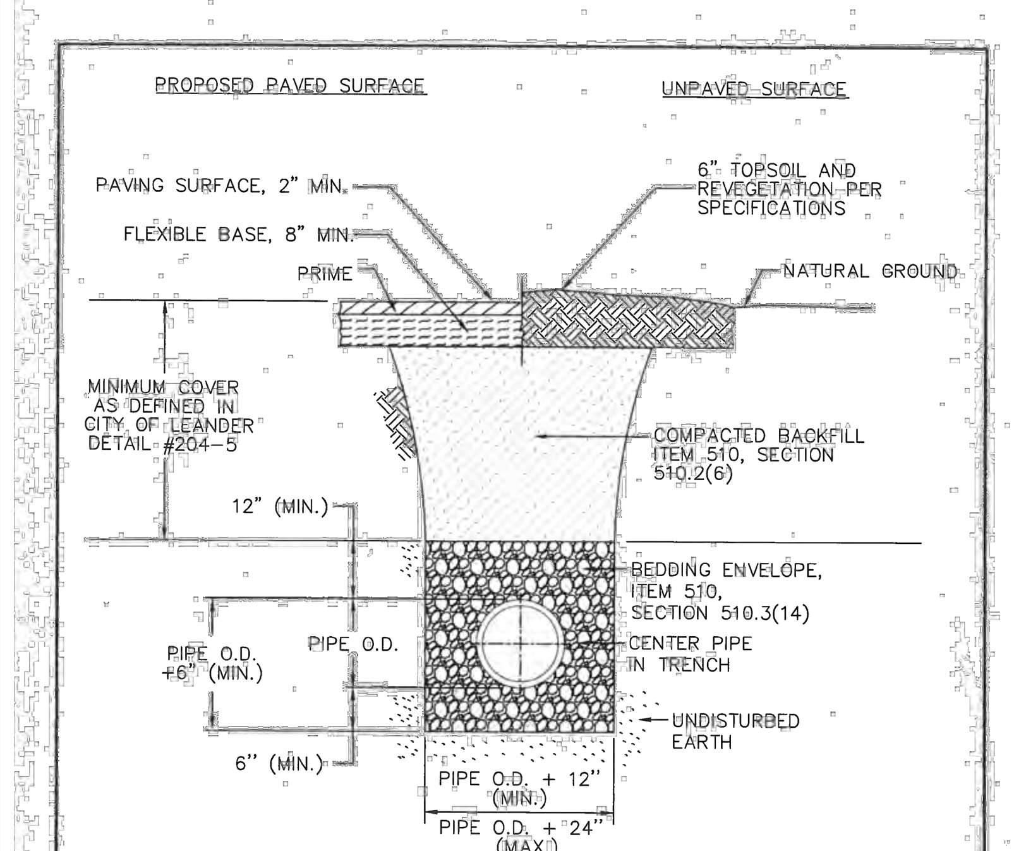


NOTES:
1. SEE CITY OF LEANDER DETAIL #104-2 FOR TYPICAL PIPE TRENCH AND EMBEDMENT IN EXISTING PAVED SURFACES.

REFERENCES:
1. CITY OF AUSTIN STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

STATE OF TEXAS — MICHAEL LAFFERTY — 118708 — LICENSED PROFESSIONAL ENGINEER — 2019-05-23

City Of Leander, Texas
DETAIL #104-1
TYPICAL PIPE TRENCH AND EMBEDMENT

6

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DO | DRAWN: CRS | REVIEWED: MEM

STATE OF TEXAS — MICHAEL EASTON MUNDINE — 143266 — LICENSED PROFESSIONAL ENGINEER
11/11/2024

NO.	DATE	REVISIONS	RECORD

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

WATER DETAIL SHEET

PERMIT No.
SD-24-0221

SHEET No.
43
OF 55

ARCHITECTURAL ELEVATIONS:

MANUFACTURE, COLORS, MATERIALS or TEXTURES. THESE MATERIALS AND STYLES ARE CONDITIONAL UPON FINAL APPROVAL BY OWNER, ARCHITECT AND CITY OF LEANDER:

A. LUEDERS LIMESTONE, VENEER, MATCH TEXTURE & COLOR ON ALL BUILDINGS: ARCHITECTURAL CUT, DIMENSIONED TO ELEVATIONS AS SHOWN IN CONCEPT. COLOR, HICKORY

B. STUCCO STYLE "A": HEAVY STONE TEXTURE, DASH FINISH, COLOR, MEDIUM GRAY (BASE)

C. STUCCO STYLE "B": LIGHT STONE TEXTURE, SAND FINISH, COLOR, LIGHT WARM GRAY.

D. GLASS STOREFRONT ASSEMBLY: DARK BRONZE FRAMES AND MULLIONS WITH SMOKE GRAY GLASS

E. METAL CANOPIES: MBCI PANEL, SUPERLOK HORIZONTAL, COLOR, MIDNIGHT BRONZE.(ACCENT)

F. DOORS: EXTERIOR UNITS, METAL CLAD SOLID CORE W/ 3 HINGES, PAINT TO MATCH SURROUNDING COLOR OF MATERIALS.

G. MODULAR BRICK ACCENT WALLS: ACME BRICK, GARNET, SMOOTH TEXTURE, TUP002 OR EQUAL.

H. METAL TRIM, CLOSURES AND ACCENTS: COLOR, MIDNIGHT BRONZE TO MATCH CANOPY MATERAILS.

I. LIGHT FIXTURES, EXTERIOR: WALL MOUNTED, HINKLEY 1325BK, DARK SKY CERTIFIED, TRIM AND FINISHES TO MATCH METAL MATERIALS ON PROJECT.

GENERAL STANDARDS Applicability:

All Districts; Nonresidential development

Total Facade Areas: BLDG "A" WEST 2468 square feet
BLDG "A" SOUTH 3585 square feet
BLDG "B" WEST 4707 square feet
BLDG "B" SOUTH 1617 square feet

These areas are identified as facing major arterials and intersections with known traffic patterans. See Civil Engineered plans for additional information. The south and west elevations are the only facings considered; however, additional consideration has been developed to enhance the appearance and set future concepts for this particular corner.

BUILDING MATERIALS TOTALS	NORTH		SOUTH		EAST		WEST	
	SF	%	SF	%	SF	%	SF	%
SF %								
MASONRY A, (Stone)	1,304	67.3	1,280	51.8	NA		NA	
GLASS (Fixed WDW + DR WDW)	636	32.7	1,188	48.2	NA		NA	

TOTALS

BUILDING TOTAL PRIMARY FACADE AREA 4,408 square feet. Glass exceeds 15%, glass total is 41.3%.

COMPOSITE ZONING ORDINANCE
ARTICLE VII – ARCHITECTURAL COMPONENTS

SECTION 3: TYPE C

(a) Statement of Intent
(1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, HC and HI use components for intermediate quality development.
(2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
(3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.
(4) Compliance with Type A or B architectural component standards shall also be deemed as compliance with Type C standards.

(b) Exterior Wall Standards:
(1) All building materials for primary buildings / structures shall comply with the permitted building materials approved by the International Building Code from one of the past three code cycles. A minimum of fifteen percent (15%) of the front primary building façade for buildings in commercial or residential districts shall consist of window or door openings.
(2) All building fronts shall have at least three different design features to break the wall plane, buildings over 50,000 square feet of gross floor area shall have at least five different design features, and buildings over 100,000 square feet shall have at least six different design features. The following are examples of design features that shall be utilized: horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, courtyards, awnings, canopies, alcoves, recessed entries, ornamental cornices, display or other ornamental windows, vertical ©elevation"off-sets, peaked roof forms, arches, outdoor patios, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, premium roofing materials such as tile or standing seam metal, or similar design features approved by the Director of Planning.
(3) Windows shall have a maximum exterior reflectivity of twenty percent (20%).

MASTER ARCHITECTURAL PLAN:

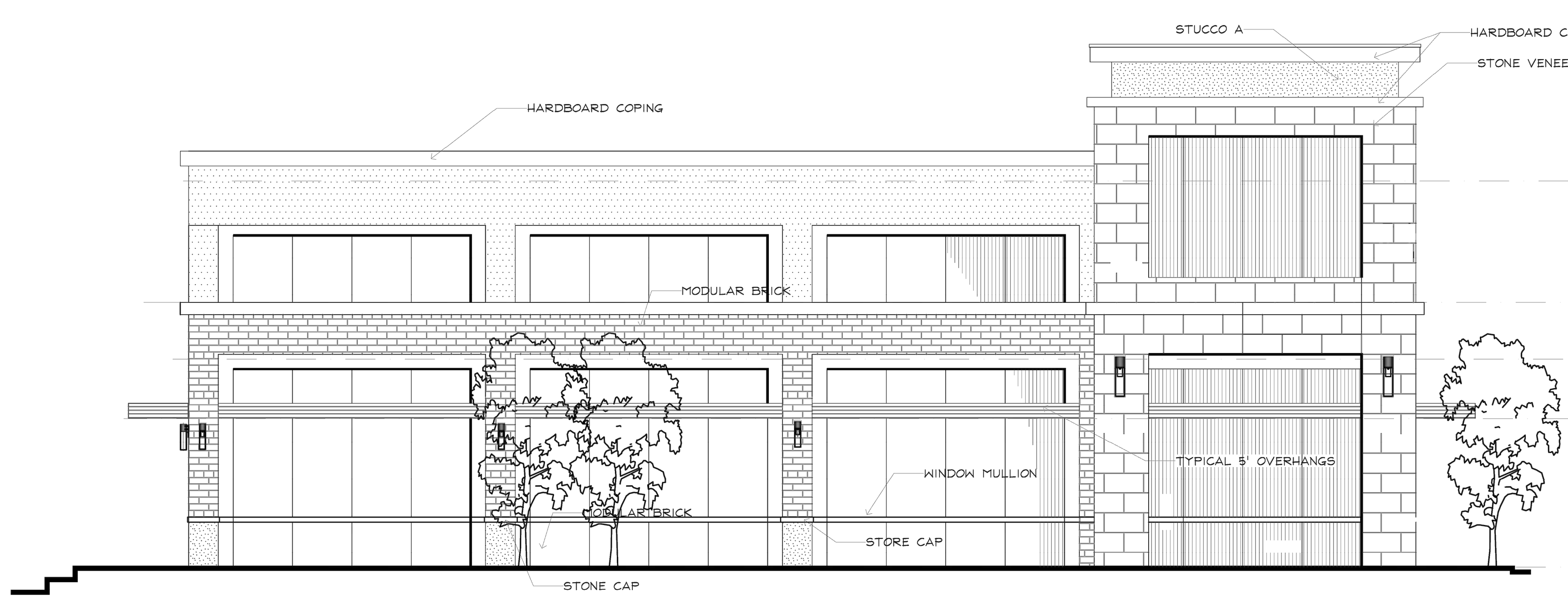
MASTER ARCHITECTURAL PLAN:
1. Master Architectural Plan:

□The intent of the Master Architectural Plan is to provide for a cohesive development on all four corners at the intersections of arterials and collectors. This plan should incorporate common elements that evoke a sense of place and have elements that contribute to cohesive identity.

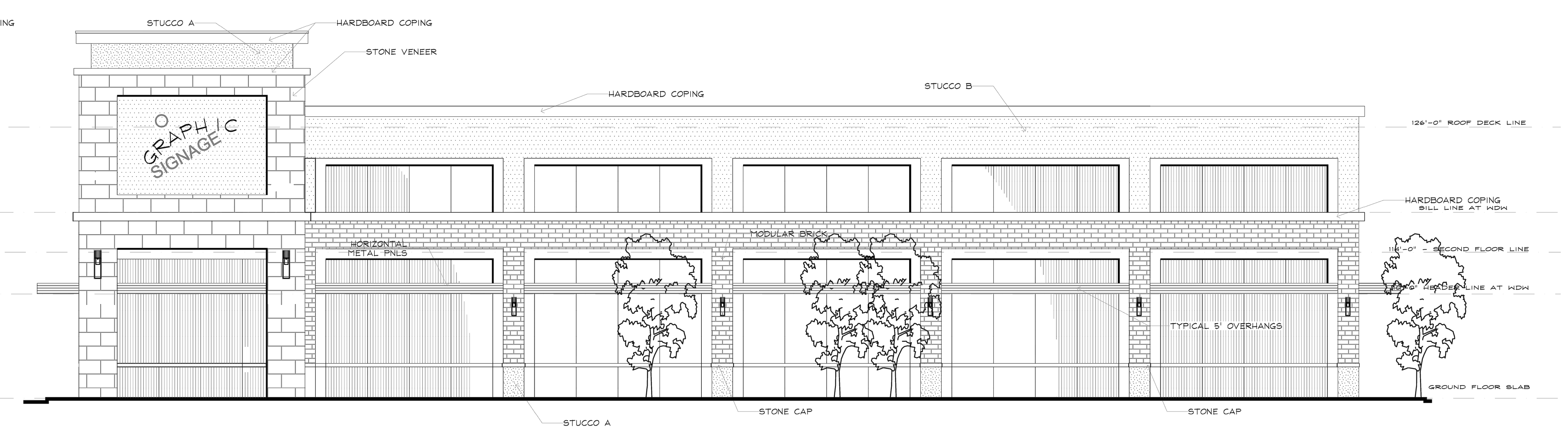
□Development on all four corners of intersections of arterials and collectors shall provide and comply with a Master Architectural Plan that incorporates the following:
- -Exterior building materials used on the exterior of each structure
- -Exterior building color palettes
- -Exterior elements of building facades such as wall accents, covered entries, columns, or other features
- -Other elements as approved by the Director of Planning.

□Development at these intersections shall comply with the plan after the date of the initial submittal of a Master Architectural Plan.

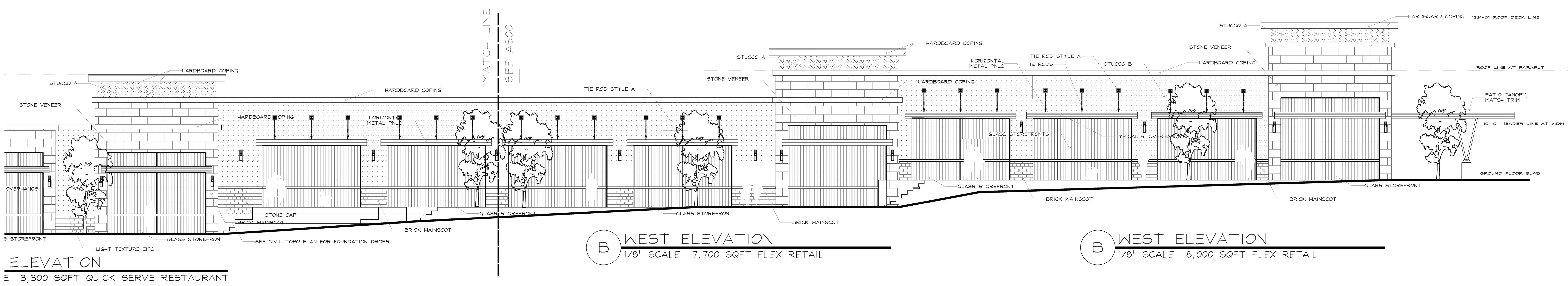
□This plan shall be submitted with the site development permit for the project. The plan may be amended as the intersection develops to incorporate additional standards.



A WEST ELEVATION
1/8" SCALE 8,000 SQFT / FLR M.O.B.



A SOUTH ELEVATION
1/8" SCALE 8,000 SQFT / FLR M.O.B.



ELEVATION
3,300 SQFT QUICK SERVE RESTAURANT

B WEST ELEVATION
1/8" SCALE 7,700 SQFT FLEX RETAIL

B WEST ELEVATION
1/8" SCALE 8,000 SQFT FLEX RETAIL

3508 FAR WEST, SUITE 175
AUSTIN, TEXAS 78731
512.699.1906 V
512.692.1940 eF

WL PERKINS ARCHITECTURE, LLC
REVIEWED AND APPROVED AS NOTED
DATE:

MS CAPITAL VENTURES, LLC
MESSINA COMMERCIAL

SHELL BUILDINGS
MEDICAL OFFICE BLDG
FLEX RETAIL BLDG

MESSINA COMMERCIAL

183A TOLL
LEANDER, TX 78641

REVISION

ISSUE FOR REVIEW 4/11/2024

SHEET TITLE

ARCHITECTURAL PROPOSED STYLES

DR.BY. WLP
DATE 4/11/2024
SHEET: **A100** OF
ARCH_BRYSONA_PRO1_41524.DWG

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED:CRS DRAWN:CRS REVIEWED:MEM

NO.	DATE	REVISIONS	RECOM'D

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

A100

PERMIT No.
SD-24-0221

ARCHITECTURAL ELEVATIONS:

MANUFACTURE, COLORS, MATERIALS or TEXTURES. THESE MATERIALS AND STYLES ARE CONDITIONAL UPON FINAL APPROVAL BY OWNER, ARCHITECT AND CITY OF LEANDER:

A. LUEDERS LIMESTONE, VENEER, MATCH TEXTURE & COLOR ON ALL BUILDINGS: ARCHITECTURAL CUT, DIMENSIONED TO ELEVATIONS AS SHOWN IN CONCEPT. COLOR, HICKORY
B. STUCCO STYLE "A": HEAVY STONE TEXTURE, DASH FINISH, COLOR, MEDIUM GRAY (BASE)
C. STUCCO STYLE "B": LIGHT STONE TEXTURE, SAND FINISH, COLOR, LIGHT WARM GRAY.
D. GLASS STOREFRONT ASSEMBLY: DARK BRONZE FRAMES AND MULLIONS WITH SMOKE GRAY GLASS
E. METAL CANOPIES: MBCI PANEL, SUPERLOK HORIZONTAL, COLOR, MIDNIGHT BRONZE.(ACCENT)
F. DOORS: EXTERIOR UNITS, METAL CLAD SOLID CORE W/ 3 HINGES, PAINT TO MATCH SURROUNDING COLOR OF MATERIALS.
G. MODULAR BRICK ACCENT WALLS: ACME BRICK, GARNET, SMOOTH TEXTURE, TUP002 OR EQUAL.
H. METAL TRIM, CLOSURES AND ACCENTS: COLOR, MIDNIGHT BRONZE TO MATCH CANOPY MATERAILS.
I. LIGHT FIXTURES, EXTERIOR: WALL MOUNTED, HINKLEY 1325BK, DARK SKY CERTIFIED, TRIM AND FINISHES TO MATCH METAL MATERIALS ON PROJECT.

GENERAL STANDARDS Applicability:

All Districts; Nonresidential development
Total Facade Areas: BLDG "A" WEST 2468 square feet
BLDG "A" SOUTH 3585 square feet
BLDG "B" WEST 4707 square feet
BLDG "B" SOUTH 1617 square feet

These areas are identified as facing major arterials and intersections with known traffic patterans. See Civil Engineered plans for additional information. The south and west elevations are the only facings considered; however, additional consideration has been developed to enhance the appearance and set future concepts for this particular corner.

BUILDING MATERIALS TOTALS	NORTH		SOUTH		EAST		WEST	
SF %	SF	%	SF	%	SF	%	SF	%
MASONRY A, (Stone)	1,304	67.3	1,280	51.8	NA		NA	
GLASS (Fixed WDW + DR WDW)	636	32.7	1,188	48.2	NA		NA	
TOTALS								

BUILDING TOTAL PRIMARY FACADE AREA 4,408 square feet. Glass exceeds 15%, glass total is 41.3%.

COMPOSITE ZONING ORDINANCE
ARTICLE VII – ARCHITECTURAL COMPONENTS

SECTION 3: TYPE C

(a) Statement of Intent
(1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, HC and HI use components for intermediate quality development.
(2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
(3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.
(4) Compliance with Type A or B architectural component standards shall also be deemed as compliance with Type C standards.

(b) Exterior Wall Standards:
(1) All building materials for primary buildings / structures shall comply with the permitted building materials approved by the International Building Code from one of the past three code cycles. A minimum of fifteen percent (15%) of the front primary building façade for buildings in commercial or residential districts shall consist of window or door openings.
(2) All building fronts shall have at least three different design features to break the wall plane, buildings over 50,000 square feet of gross floor area shall have at least five different design features, and buildings over 100,000 square feet shall have at least six different design features. The following are examples of design features that shall be utilized: horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, courtyards, awnings, canopies, alcoves, recessed entries, ornamental cornices, display or other ornamental windows, vertical ©elevation"off-sets, peaked roof forms, arches, outdoor patios, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, premium roofing materials such as tile or standing seam metal, or similar design features approved by the Director of Planning.
(3) Windows shall have a maximum exterior reflectivity of twenty percent (20%).

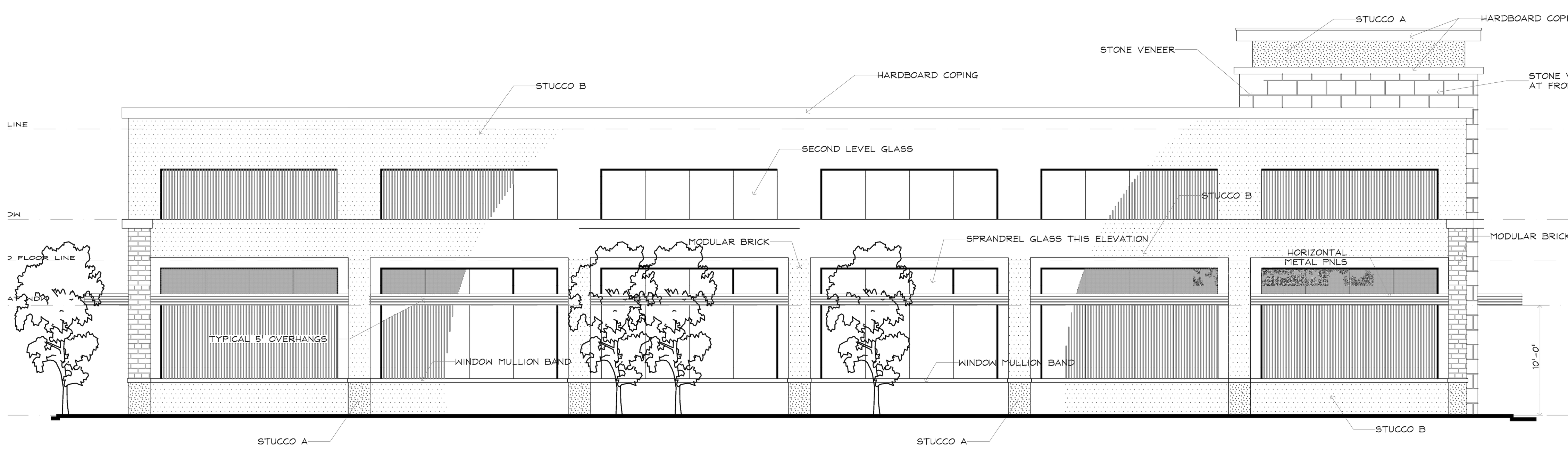
MASTER ARCHITECTURAL PLAN:

MASTER ARCHITECTURAL PLAN:
1. Master Architectural Plan:
The intent of the Master Architectural Plan is to provide for a cohesive development on all four corners at the intersections of arterials and collectors. This plan should incorporate common elements that evoke a sense of place and have elements that contribute to cohesive identity.

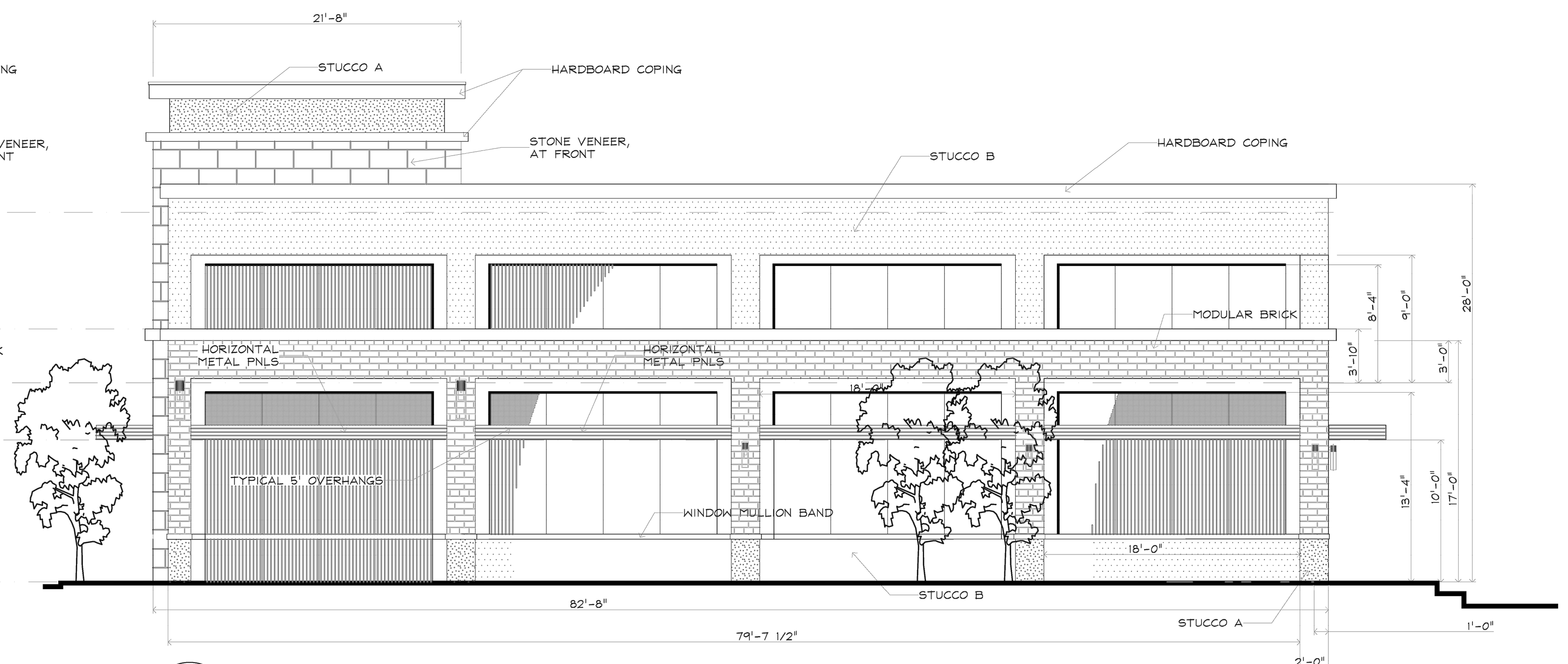
Development on all four corners of intersections of arterials and collectors shall provide and comply with a Master Architectural Plan that incorporates the following:
- Exterior building materials used on the exterior of each structure
- Exterior building color palettes
- Exterior elements of building facades such as wall accents, covered entries, columns, or other features
- Other elements as approved by the Director of Planning.

Development at these intersections shall comply with the plan after the date of the initial submittal of a Master Architectural Plan.

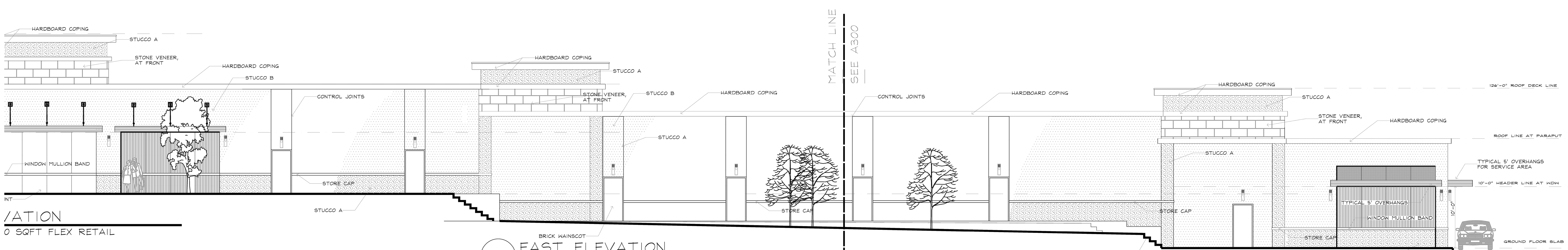
This plan shall be submitted with the site development permit for the project. The plan may be amended as the intersection develops to incorporate additional standards.



A NORTH ELEVATION
1/8" SCALE 8,000 SQFT / FLR M.O.B.



A EAST ELEVATION
1/8" SCALE 8,000 SQFT / FLR M.O.B.



/ATION
0 SQFT FLEX RETAIL

B EAST ELEVATION
1/8" SCALE 7,700 SQFT FLEX RETAIL

B EAST ELEVATION
1/8" SCALE 3,300 SQFT QUICK SERVE

3508 FAR WEST, SUITE 175
AUSTIN, TEXAS 78731
512.699.1906 V
512.692.1940 eF

WL PERKINS ARCHITECTURE, LLC
REVIEWED AND APPROVED AS NOTED
DATE:

MS CAPITAL VENTURES, LLC
MESSINA COMMERCIAL

SHELL BUILDINGS
MEDICAL OFFICE BLDG
FLEX RETAIL BLDG

MESSINA COMMERCIAL

183A TOLL
LEANDER, TX 78641

REVISION

ISSUE FOR REVIEW 4/11/2024

SHEET TITLE

ARCHITECTURAL PROPOSED STYLES

DR.BY. WLP
DATE 4/11/2024
SHEET:
A200 OF

ARCH_BRYSONA_PRO1_32124.DWG

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

REVIEWED:MEM
DRAWN:CRS
DESIGNED:CRS

NO.	DATE	REVISIONS	RECOM'D

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

A200

PERMIT No.
SD-24-0221
SHEET No.

ARCHITECTURAL ELEVATIONS:

MANUFACTURE, COLORS, MATERIALS or TEXTURES. THESE MATERIALS AND STYLES ARE CONDITIONAL UPON FINAL APPROVAL BY OWNER, ARCHITECT AND CITY OF LEANDER:

A. LUEDERS LIMESTONE, VENEER, MATCH TEXTURE & COLOR ON ALL BUILDINGS: ARCHITECTURAL CUT, DIMENSIONED TO ELEVATIONS AS SHOWN IN CONCEPT. COLOR, HICKORY

B. STUCCO STYLE "A": HEAVY STONE TEXTURE, DASH FINISH, COLOR, MEDIUM GRAY (BASE)

C. STUCCO STYLE "B": LIGHT STONE TEXTURE, SAND FINISH, COLOR, LIGHT WARM GRAY.

D. GLASS STOREFRONT ASSEMBLY: DARK BRONZE FRAMES AND MULLIONS WITH SMOKE GRAY GLASS

E. METAL CANOPIES: MBCI PANEL, SUPERLOK HORIZONTAL, COLOR, MIDNIGHT BRONZE.(ACCENT)

F. DOORS: EXTERIOR UNITS, METAL CLAD SOLID CORE W/ 3 HINGES, PAINT TO MATCH SURROUNDING COLOR OF MATERIALS.

G. MODULAR BRICK ACCENT WALLS: ACME BRICK, GARNET, SMOOTH TEXTURE, TUP002 OR EQUAL.

H. METAL TRIM, CLOSURES AND ACCENTS: COLOR, MIDNIGHT BRONZE TO MATCH CANOPY MATERAILS.

I. LIGHT FIXTURES, EXTERIOR: WALL MOUNTED, HINKLEY 1325BK, DARK SKY CERTIFIED, TRIM AND FINISHES TO MATCH METAL MATERIALS ON PROJECT.

GENERAL STANDARDS Applicability:

All Districts; Nonresidential development
Total Facade Areas: BLDG "A" WEST 2468 square feet
BLDG "A" SOUTH 3585 square feet
BLDG "B" WEST 4707 square feet
BLDG "B" SOUTH 1617 square feet

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BUILDING MATERIALS TOTALS	NORTH		SOUTH		EAST		WEST	
	SF	%	SF	%	SF	%	SF	%
SF %								
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GLASS (Fixed WDW + DR WDW)	636	32.7	1,188	48.2	NA		NA	

TOTALS

BUILDING TOTAL PRIMARY FACADE AREA 4,408 square feet. Glass exceeds 15%, glass total is 41.3%.

COMPOSITE ZONING ORDINANCE
ARTICLE VII – ARCHITECTURAL COMPONENTS

SECTION 3: TYPE C

(a) Statement of Intent
(1) The Type C architectural component is intended to be utilized only in the LO, LC, GC, HC and HI use components for intermediate quality development.
(2) Combined with appropriate use and site components, this component can help to provide for harmonious land use transitions from districts that are less restricted to districts that are more restricted.
(3) This component is not intended for the majority of the LO and LC use components except those that may be adjacent to less restricted districts.
(4) Compliance with Type A or B architectural component standards shall also be deemed as compliance with Type C standards.

(b) Exterior Wall Standards:
(1) All building materials for primary buildings / structures shall comply with the permitted building materials approved by the International Building Code from one of the past three code cycles. A minimum of fifteen percent (15%) of the front primary building façade for buildings in commercial or residential districts shall consist of window or door openings.
(2) All building fronts shall have at least three different design features to break the wall plane, buildings over 50,000 square feet of gross floor area shall have at least five different design features, and buildings over 100,000 square feet shall have at least six different design features. The following are examples of design features that shall be utilized: horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, courtyards, awnings, canopies, alcoves, recessed entries, ornamental cornices, display or other ornamental windows, vertical ©elevation"off-sets, peaked roof forms, arches, outdoor patios, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, premium roofing materials such as tile or standing seam metal, or similar design features approved by the Director of Planning.
(3) Windows shall have a maximum exterior reflectivity of twenty percent (20%).

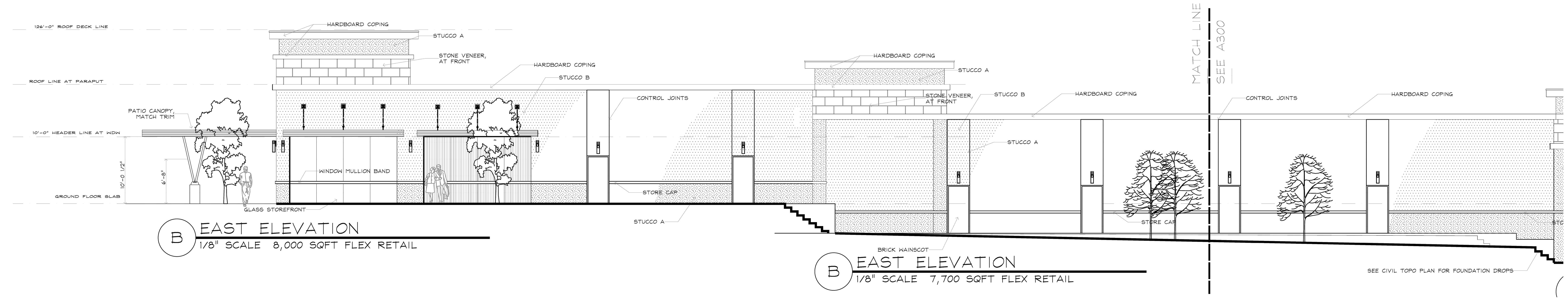
MASTER ARCHITECTURAL PLAN:

MASTER ARCHITECTURAL PLAN:
1. Master Architectural Plan:
The intent of the Master Architectural Plan is to provide for a cohesive development on all four corners at the intersections of arterials and collectors. This plan should incorporate common elements that evoke a sense of place and have elements that contribute to cohesive identity.

Development on all four corners of intersections of arterials and collectors shall provide and comply with a Master Architectural Plan that incorporates the following:
- Exterior building materials used on the exterior of each structure
- Exterior building color palettes
- Exterior elements of building facades such as wall accents, covered entries, columns, or other features
- Other elements as approved by the Director of Planning.

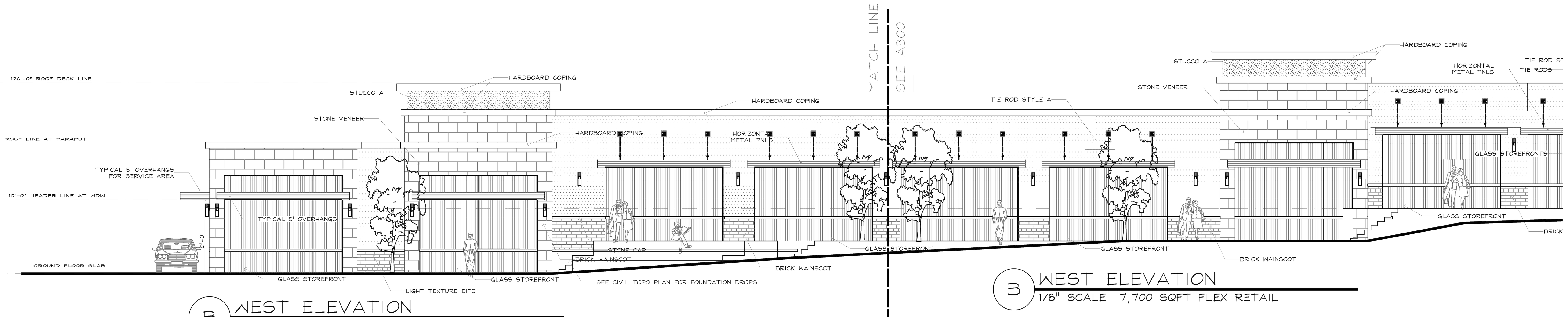
Development at these intersections shall comply with the plan after the date of the initial submittal of a Master Architectural Plan.

This plan shall be submitted with the site development permit for the project. The plan may be amended as the intersection develops to incorporate additional standards.



B EAST ELEVATION
1/8" SCALE 8,000 SQFT FLEX RETAIL

B EAST ELEVATION
1/8" SCALE 7,700 SQFT FLEX RETAIL



B WEST ELEVATION
1/8" SCALE 3,300 SQFT QUICK SERVE RESTAURANT

B WEST ELEVATION
1/8" SCALE 7,700 SQFT FLEX RETAIL

3508 FAR WEST, SUITE 175
AUSTIN, TEXAS 78731
512.699.1906 V
512.692.1940 eF

WL PERKINS ARCHITECTURE, LLC
REVIEWED AND APPROVED AS NOTED
DATE:

MS CAPITAL VENTURES, LLC
MESSINA COMMERCIAL

SHELL BUILDINGS
MEDICAL OFFICE BLDG
FLEX RETAIL BLDG

MESSINA COMMERCIAL

183A TOLL
LEANDER, TX 78641

REVISION

ISSUE FOR REVIEW 4/11/2024

SHEET TITLE

ARCHITECTURAL PROPOSED STYLES

DR.BY. WLP
DATE 4/11/2024
SHEET:
A300
OF
ARCH_BRYSONA_PRO1_41524.DWG

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

REVIEWED:MEM
DRAWN CRS
DESIGNED CRS

NO.	DATE	REVISIONS	RECOM'D

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

A300

PERMIT No.
SD-24-0221
SHEET No.
51
OF 55

MESSINA COMMERCIAL SITE DEVELOPMENT

183A TOLL ROAD NORTH
LEANDER, TX 78641

Project address:

MESSINA COMMERCIAL SITE DEVELOPMENT ARCHITECTURAL CONCEPTS
183 A TOLL ROAD NORTH
LEANDER TEXAS 78641

Project Information:

OCCUPANCY TYPE / LOAD: GROUP B / 100 SF PER OCCUPANT
CONSTRUCTION TYPE: TYPE II-B -SPRINKLED, 1 & 2 STORY
BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE
2015 IBC, TABLES 1004.1.2 & 1004.5 @ SEC 2902.2
2015 INTERNATIONAL PLUMBING / MECHANICAL
2017 ICC / ANSI A117.1 ACCESSIBILITY STANDARDS
2014 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL FIRE CODE
AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
TEXAS ACCESSIBILITY STANDARDS 2012 ADDITION

BUILDING FLOOR AREA: PROPOSED SF = 143,206, SEE CIVIL FOR COVERAGE

Tenant:

TO BE DETERMINED

Sheet Index:

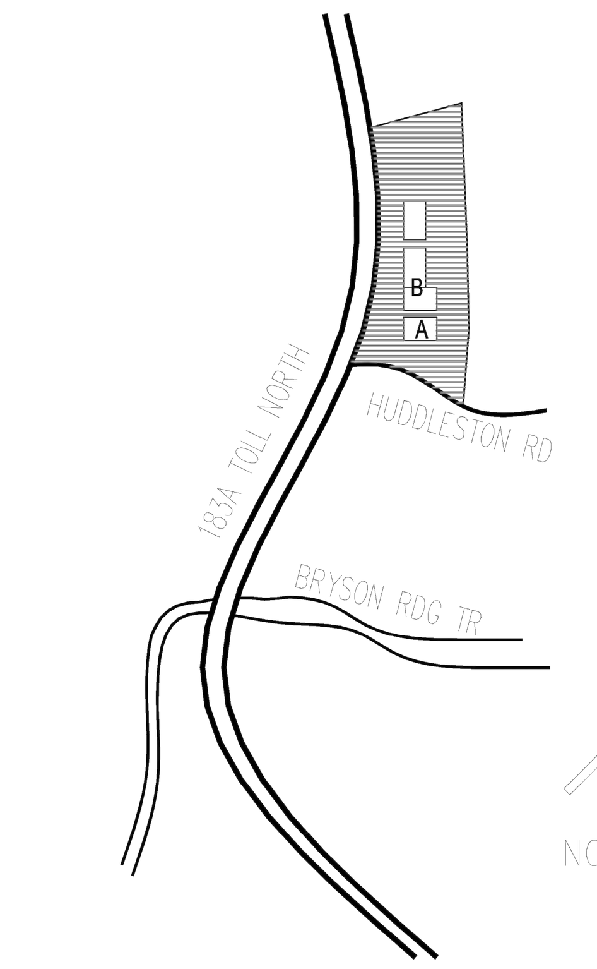
Note: Construction permit set to be issued prior to development of buildings. Construction sets to include all Architectural, Structural, Mechanical, Plumbing, and Electrical information for construction / IBC.

Bid Set No:

Construction Set No:

Permit Set No:

Location Map:



Project Consultants:

Architect:
WL Perkins Architecture, LLC
3508 FAR WEST BLVD, # 175
AUSTIN, TEXAS 78731
CONTACT: BILL PERKINS, AIA
PHONE: (512) 699-1906
FAX: (512) 692-1940

Mechanical/Plumbing Engineer:
BACORN BROTHERS
PO BOX 341621
LAKEWAY, TX. 78734
CONTACT: DAVID BACORN, PE
PHONE: (512) 512-953-3474

Structural Engineer:
KSS ENGINEERS
1211 HERITAGE PARK DR
CEDAR PARK, TEXAS 78613
CONTACT: KEN SU
PHONE: (512)503-858-3340

General Notes:

1. WORK SHALL PROCEED BY THE CONTRACT DOCUMENTS, WHICH INCLUDE THE OWNER/CONTRACTOR AGREEMENT, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT AND APPROVED BY THE OWNER.
2. THE GENERAL CONDITIONS OF THE CONTRACT IS THE AMERICAN INSTITUTE OF ARCHITECTS' AIA DOCUMENT A201-2017, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, WHICH IS MADE A PART OF THE CONTRACT DOCUMENTS AS IF BOUND HEREIN. THE ARCHITECT WILL PROVIDE A SINGLE COPY OF DOCUMENT UPON REQUEST. CONTRACTED WORK SHALL BE BASED UPON AIA DOCUMENT A-101-2017, "OWNER-CONTRACTOR AGREEMENT FORM- STIPULATED SUM WITH INSTRUCTION SHEET".
3. THE CONTRACTOR SHALL REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS. ANY CONFLICTS/OMISSIONS OR DISCREPANCIES SHALL BE REPORTED IN WRITING BEFORE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR WARRANTS, THAT WORK IS BUILDABLE AS SHOWN.
4. DRAWINGS OF BASE BUILDING CONDITIONS ARE BASED ON EXISTING BUILDING DRAWINGS AND ON LIMITED FIELD OBSERVATION BY THE ARCHITECT. ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN.
5. THE CONTRACTOR SHALL INCLUDE IN HIS PRICING AND SHALL ARRANGE FOR HOISTING, CARTING, AND TRANSPORTATION OF BUILDING MATERIALS FROM POINT OF DELIVERY TO FINAL INSTALLATION.
6. THE ARCHITECT SHALL FILE, OBTAIN, AND PAY FEES FOR BUILDING DEPARTMENT AND OTHER AGENCY APPROVALS AND PERMITS. GC TO CONTROL INSPECTIONS, AND FINAL WALK-THRU FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO THE ARCHITECT AND BUILDING OWNER PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL ARRANGE FOR INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
8. WORK SHALL CONFORM TO LOCAL BUILDING CODES AND ORDINANCES AND OTHER AGENCIES HAVING JURISDICTION. THE RULES AND REGULATIONS OF OSHA SHALL BE ADHERED TO FOR THIS PROJECT.
9. THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE LENGTH OF HIS CONTRACT EXISTS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION, AND/OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS, LOCAL CONDITIONS, OSHA, AND ALL CONDITIONS OF GOOD CONSTRUCTION PRACTICE.
11. WORK AND/OR CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING.
12. THE CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION.
13. IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS OF MATERIALS / EQUIPMENT, THE CONTRACTOR SHALL CLARIFY DRAWINGS WITH ARCHITECT PRIOR TO PERFORMING WORK.
14. THE CONTRACTOR SHALL NOT PROCEED WITH WORK FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE CLIENT PROJECT MANAGER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE A CLAIM FOR EXTRA COMPENSATION.
15. THE CONTRACTOR SHALL REVIEW AND COORDINATE THE SCHEDULING OF CONSTRUCTION AND SHALL SUBMIT TO THE PROJECT OWNER A SCHEDULE OR WORK FOR CONSTRUCTION. THE SCHEDULE SHALL INTEGRATE "WORK BY OTHERS" AND SHALL BE REISSUED TO THE PROJECT TENANT UPON MODIFICATION. THE SCHEDULE SHALL INDICATE THE PHASE DURING WHICH WORK BY OTHERS SHALL BE PERFORMED AND SHALL ALLOW SUFFICIENT TIME FOR THE WORK TO BE DONE EFFICIENTLY. CONTRACTOR ONLY CONTROLS HIS WORK.
16. WORK SHALL BE PERFORMED DURING REGULAR BUSINESS HOURS WHENEVER POSSIBLE. WORK INVOLVING OVERTIME, NON-REGULAR BUSINESS HOURS SHALL BE COORDINATED WITH ARCHITECT / CLIENT.
17. CONTRACTOR TO COORDINATE "WORK BY OTHERS" TO ASSURE NO SCHEDULE CHANGE DUE TO THEIR PERFORMANCE.
18. WORK AREAS SHALL REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE, WHERE NECESSARY, TEMPORARY LOCKABLE DOORS TO PROVIDE THE TENANT CONSTANT ACCESS TO SPACES NOT UNDER CONSTRUCTION. CONTRACTOR SHALL PROVIDE CLIENT WITH KEYS FOR TEMPORARY DOORS SO LONG AS CLIENT IS ACCOMPANIED WITH CONTRACTOR REPRESENTATIVE .SCHEDULE OF MATERIALS NEEDED FOR THE COMPLETION OF THE WORK. CONTRACTOR SHALL PROCURE, AND STORE MATERIALS AND PROVIDE LABOR IN SUFFICIENT QUANTITY AND ON A TIMELY BASIS SO AS NOT TO IMPEDE THE COMPLETION OF THE WORK. CONTRACTOR SHALL SUBMIT CONFIRMATIONS WITH DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT AND FOR LONG LEAD ITEMS. IF THE DELIVERY TIME OR ANY PRODUCT IMPEDES THE CONSTRUCTION SCHEDULE, THE CONTRACTOR SHALL NOTIFY THE PROJECT CLIENT AND ARCHITECT WITH SUGGESTED SUBSTITUTIONS.
19. REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING TO ARCHITECT PRIOR TO COMPLETION OF THE BIDDING PROCESS AND WILL BE CONSIDERED ONLY IF THEY PROVIDE EQUAL OR BETTER PRODUCTS, ADVANTAGEOUS DELIVERY DATE, OR A LOWER PRICE PROVIDING A CREDIT TO THE CLIENT AND WILL NOT BE NOT BE ACCEPTED UNTIL AUTHORIZES CHANGES.
20. THE CONTRACTOR SHALL PROVIDE A FULL-TIME SUPERINTENDENT OR REPRESENTATIVE AT THE JOB SITE AT ALL SCHEDULED TIMES WHO SHALL SUPERVISE AND DIRECT THE WORK ACCORDING TO QUALITY STANDARDS.
21. THE CONTRACTOR SHALL APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS, AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
22. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR THE COORDINATION OR WORK AND FOR THE WORK PERFORMED BY HIS SUBCONTRACTORS.
23. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OTHERS INCLUDING BUT NOT LIMITED TO TELEPHONE/DATA, SECURITY, FURNITURE SYSTEMS AND EQUIPMENT PROVIDED AND INSTALLED BY OWNER. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO MAKE THE PARTS THAT RECEIVE THE WORK OF OTHERS ARE LOCATED CORRECTLY AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS, IF IDENTIFIED BY OWNER IN WRITING.
24. WOOD MATERIALS SHALL MEET APPLICABLE CODES. THEY SHALL BE FIRE RETARDANT TREATED WOOD IN ACCORDANCE WITH LOCAL BUILDING CODES, APPROVED FOR THE LOCATION TO BE USED
25. THE CONTRACTOR SHALL PATCH AND REPAIR MATERIALS ADJACENT TO NEW CONSTRUCTION, TO PROVIDE MATCHING AND CLEAN SURFACE SUITABLE FOR APPLICATION OF NEW FINISHES WHERE REPAIR IS NECESSARY.
26. THE CONTRACTOR SHALL PROTECT THE BUILDING PREMISES AND OCCUPANTS ON THE PROJECT SITE FROM DAMAGE. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN NECESSARY COVERINGS, BOARDS, TEMPORARY PARTITIONS, AND DOORS AS REQUIRED TO PROTECT EXISTING WORK, MATERIALS, AND FINISHES TO REMAIN AT THE JOB SITE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES ATTRIBUTABLE TO HIS OPERATION, REPAIRS, OR REPLACEMENT WITHOUT ADDITIONAL CHARGE TO THE PARTY AFFECTED.
27. IMMEDIATELY PRIOR TO OWNER OCCUPANCY OF ANY PHASE, THE CONTRACTOR SHALL CLEAN SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL AND EQUIPMENT AND SHALL LEAVE FLOORS VACUUMED AND CLEAN. REMAINING CONSTRUCTION MATERIAL AND EQUIPMENT, IF ANY, SHALL BE MOVED AND TEMPORARILY SECURED IN AN AREA DIRECTED BY THE TENANTS REPRESENTATIVE.
28. THE CONTRACTOR SHALL CLEAN WINDOWS AND WINDOW COVERINGS IMMEDIATELY PRIOR TO OCCUPANCY.
29. SUBMIT MANUFACTURER'S LITERATURE (OPERATIONAL AND MAINTENANCE) TO TENANTS REPRESENTATIVE UPON COMPLETION AND PRIOR TO CLOSE OUT FOR EACH APPLIANCE OR PIECE OF EQUIPMENT. SUBMIT MANUFACTURER'S WRITTEN WARRANTY FOR EACH, IF APPLICABLE.
30. CLARIFICATION OF INFORMATION REQUIRED BY THE CONTRACTOR, WILL BE FURNISHED, UPON WRITTEN REQUEST, BY THE ARCHITECT.
31. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" WHEN THE FIRST OCCUR.
32. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
33. DIMENSIONS AND NOTES FOR A GIVEN CONDITION ARE TYPICAL FOR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES

1. DIMENSIONS MARKED "CLEAR" ARE TO BE WITHIN 1/8" ALONG FULL HEIGHT AND FULL WIDTH OF WALLS, DIMENSIONS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE:
   A. TO FINISHED FACE OF GYPSUM BOARD
   B. TO INSIDE FACE OF JAMB AT DOORS AND OTHER OPENINGS
   C. TO TOP OF FINISHED FLOORS
   D. TO BOTTOM OF FINISHED CEILINGS.
2. WHERE A WALL IS SHOWN IN ALIGNMENT WITH MORE THAN ONE COLUMN OR CORE ELEMENT WHICH ARE NOT ALIGNED, THE CONTRACTOR SHALL LAYOUT PARTITIONS ALONG THE ENTIRE LENGTH ALIGNING WITH THE FURTHES'T PROJECTION. UNLESS OTHERWISE NOTED OTHER SURFACES ALONG THE ALIGNMENT SHALL BE FURRED TO THIS LINE AND ARCHITECT NOTIFIED.
3. PARTITIONS PERPENDICULAR TO BUILDING PERIMETER SHALL BE CENTERED ON CENTER LINE OF COLUMN OR WINDOW MULLION, UNLESS OTHERWISE NOTED. PARTITIONS AGAINST AND PARALLEL TO THE TILT WALL PANELS SHALL BE RUN PLUMB AND TRUE OFFSET FROM SURFACE PROJECTIONS AS REQUIRED.
4. BASE BUILDING COLUMN CENTER LINES (OR GRID LINES) ARE SHOWN FOR DIMENSIONING, VERIFY EXACT LOCATIONS IN FIELD. COLUMN FURRING SHOWN AT COLUMNS WITHIN FINISHED OFFICE AREAS ARE TO BE SQUARE FACE TO FACE, CENTERED ON COLUMN GRID LINES AND ACROSS BUILDING. WALLS RUNNING THROUGH OR TO FURRING ARE GENERALLY INTENDED TO BE CENTERED ON PERPENDICULAR FACE UNLESS DIMENSIONED OTHERWISE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
5. CONTRACTOR SHALL LAYOUT PARTITIONS FOR ARCHITECT TO REVIEW FOR DESIGN INTENT. DO NOT PROCEED WITH INSTALLATION OF STUDS WITHOUT THIS REVIEW APPROVAL. BE PREPARED TO MAKE ADJUSTMENTS. CONTRACTOR SHALL COORDINATE AND VERIFY CONDITIONS TO ENSURE PROPER FIT. REVIEW FOR DESIGN INTENT DOES NOT RELEASE CONTRACTOR FROM THE RESPONSIBILITY TO MAINTAIN CRITICAL DIMENSIONS AND CLEARANCES.
6. DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD BY LAYING OUT THE PARTITIONS. CONTRACTOR SHALL NOTIFY ARCHITECT OR ANY DISCREPANCY IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
7. NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINTS UNLESS OTHERWISE NOTED. THIS APPLIES TO SHELL SPACE ADJOINING TENANT SPACE.
8. CONTRACTOR SHALL INSTALL DRYWALL FURRING TO ACCOMMODATE DEPTH OR FIRE EXTINGUISHER CABINETS/HOSE CABINETS, ELEC. PANEL BOARDS AND OTHER ITEMS INDICATED ON DRAWING BUILT INTO DRYWALL CONSTRUCTION. CONTRACTOR SHALL COORDINATE DEPTH AND SIZES OF RECESS REQUIRED WITH SPECIFIED EQUIPMENT.
9. DRYWALL FINISHING: COMPLY WITH MANUFACTURER'S PRINTED INSTRUCTIONS AND SPECIFICATIONS, EXCEPTION: COMPLY WITH MORE STRINGENT REQUIREMENTS OF GYPSUM ASSOCIATION GA-216 RECOMMENDED SPECIFICATION FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD.
10. EXPOSED GYPSUM BOARD EDGES SHALL HAVE METAL TRIM. PROVIDE CORNER BEADS ALONG FULL LENGTH OF OUTSIDE CORNERS AND J BEADS ALONG ENDS OF GYPSUM BOARD, UNLESS OTHERWISE SPECIFICALLY NOTED. TAPE, SPACKLE AND SAND JOINTS. PARTITIONS SHALL HAVE A SMOOTH FINISH CONDITION READY FOR PAINT AND FINISH MATERIAL APPLICATION, UNLESS OTHERWISE NOTED.
11. EXPOSED WOOD SHALL BE FINISH GRADE HARDWOOD - FILLED, SANDED, PRIMED AND READY FOR SCHEDULED FINISH.
12. FOR BUILT-IN WORK SURROUNDED BY PARTITION, INCLUDING BUT NOT LIMITED TO APPLIANCES AND MILLWORK, CONTRACTOR SHALL CONFIRM THAT FLOOR SLAB DOES NOT VARY BY MORE THAN 1/4" IN 20'-0" NON-CUMULATIVE. NOTIFY ARCHITECT IF THIS TOLERANCE IS EXCEEDED.
13. CONTRACTOR SHALL COORDINATE PLACEMENT OF BLOCKING FOR MILLWORK PRIOR TO CLOSE-IN OF WALLS.
14. CONTRACTOR SHALL FRAME DUCTWORK AT PARTITION LOCATIONS AND BRACE STUDS AS REQUIRED FOR RIGID CONSTRUCTION.
15. REVIEW OUTLINE SPECIFICATIONS AND GENERAL NOTES BEFORE COMMENCING WORK.
16. SOUND INSULATED AND FIRE-RATED PARTITIONING SHALL BE CAULKED AT PERIMETER WITH CAULK APPROPORATE FOR CORRECT APPLICATION.
17. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. PARTITION LOCATIONS, DIMENSIONS AND TYPES, FIRE-RATED SEALANT AS APPLICABLE. PLACE SEALANT BETWEEN GYPSUM BOARD AND ADJACENT AS DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY APPLICABLE. PLACE SEALANT BETWEEN GYPSUM BOARD AND ADJACENT SUBSTRATE. PROVIDE WITH BUILDING ARCHITECT FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. CONSTRUCTION PLAN STANDARD SOUND-ATTENUATING INSULATION, TENANT ONLY, SECURELY FASTENED TO STUD FRAMING. AT THESE PARTITIONS, BY ARCHITECT SUPERSEDES OTHER PLANS FOR LAYOUT. BASE TO BACK ELECTRICAL JUNCTION BOXES ARE NOT PERMITTED.
18. INSTALL TEMPERED GLASS AT EXTERIOR WINDOW WALL PER CODE. LOCATIONS SHOWN ON PLANS IS FOR PRICING AND GRAPHIC DIMENSION SYMBOLS. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR INSTALLATION. ACTUAL DOOR LOCATION TO BE DETERMINED AT TIME OF TENANT CONTRACT. CONTRACTOR TO PROVIDE ONE THICKNESS OF FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, ETC. CONTRACTOR SHALL NOT ADJUST TEMPERED DOOR FOR EACH STOREFRONT ASSEMBLY ON PLANS AND WILL ADJUST COST IF ADDITIONAL UNITS ARE ADDED, DIMENSIONS WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT. INCLUDING BUT NOT LIMITED TO SIDE GLAZING UNITS, ADDITIONAL WINDOW GLASS OR TYPE OF FINISH INCLUDING COLOR, SIZE, ADDITIONAL MULLIONS, HARDWARE, CLOSURES OR SPECIAL ASSEMBLIES.
19. WITH FULL HT R-8 SOUND BATTS AT ALL 4 WALLS. INSTALL SOUND BLANKETS ABOVE CEILING OF ALL WORK AREAS INSULATED PER PLAN REQUIREMENT.

HAZARDOUS MATERIALS NOTE

IN THE EVENT OF ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE OR THE SUBSTANTIAL RISK THEREOF, OWNER, TENANT, AND CONTRACTOR WILL HAVE THE DUTY TO INFORM ARCHITECT OF SUCH RISKS KNOWN OR REASONABLY KNOWABLE TO OWNER, TENANT, AND CONTRACTOR. IF ASBESTOS, OR ANY OTHER TOXIC SUBSTANCE, OR RISKS TO EXPOSURE THERETO IS DISCOVERED BY ARCHITECT DURING WORK ON THE PROJECT, ARCHITECT SHALL, IN ITS SOLE DISCRETION, HAVE THE RIGHT TO SUSPEND WORK ON THE PROJECT. OWNER, TENANT, AND CONTRACTOR SHALL HAVE THE DUTY PROMPTLY TO RETAIN A QUALIFIED EXPERT TO EVALUATE AND REMOVE OR SUPERVISE THE REMOVAL OF SUCH ASBESTOS OR OTHER TOXIC SUBSTANCE. OWNER, TENANT, AND CONTRACTOR SHALL INDEMNIFY AND HOLD ARCHITECT, ITS AFFILIATES AND SUBCONTRACTORS, AND THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY ON THE PART OF OR DAMAGE TO SUCH ENTITIES OR PERSONS, INCLUDING THE COST OF LEGAL FEES AND EXPENSES, AS SUCH FEES AND EXPENSES ARE INCURRED, WHICH MAY RESULT FROM ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE ON THE PROJECT.

CONTRACTORS GENERAL NOTE:

BIDDING AND NEGOTIATION PROCESS IS ESTABLISHED TO ALLOW CONTRACTORS TIME TO EVALUATE THE PROJECT AND REVIEW THE BUILDING SYSTEMS. SHOULD ALTERNATIVE SYSTEMS BE SUGGESTED WHICH WOULD OFFER EQUAL VALUE AND WORK PRODUCT, IT IS TO BE SUBMITTED FOR REVIEW AND APPROVED BY BOTH OWNER'S REPRESENTATIVE AND ARCHITECT PRIOR TO SUBMITTING FINAL PRICING. CONTRACTOR IS TO SUBMIT BIDS WHICH INCLUDE COMPLETE SYSTEMS. ADDITIONAL COST ASSOCIATED WITH THE PROJECT THAT ARE NOT IDENTIFIED PRIOR TO THE ACCEPTANCE OF THE BID WILL NOT BE APPROVED AND CONTRACTOR WILL BE RESPONSIBLE FOR THE COMPLETE SYSTEMS. IF INFORMATION IS NOT CLEAR AS TO MATERIALS OR FINISH SPECIFIED, CONTRACTOR IS TO REQUEST CLARIFICATION PRIOR TO SUBMITTING BID FOR CONSTRUCTION. IF EXCLUSIONS ARE IDENTIFIED IN THE BIDDING PROCESS, CONTRACTOR WILL BE ASKED TO SUBMIT ALTERNATIVE PRICING BASED ON INSTRUCTIONS FROM THE OWNER OR ARCHITECT.

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MS CAPITAL VENTURES, LLC
MESSINA COMMERCIAL

SHELL BUILDINGS
MEDICAL OFFICE BLDG
FLEX RETAIL BLDG

MESSINA COMMERCIAL

183A TOLL
LEANDER, TX 78641

REGISTERED ARCHITECT
WILLERD PERKINS
5818
STATE OF TEXAS

REVISION

ISSUE FOR REVIEW 4/11/2024

SHEET TITLE

ARCHITECTURAL
PROPOSED STYLES
TITLE SHEET

DR.BY. WLP
DATE 4/11/2024
SHEET:
T000 OF
BRYSONTIT_41124.DWG

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
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512-344-9664
TBPE FIRM #F-19351

DESIGNED:CRS
DRAWN:CRS
REVIEWED:MEM

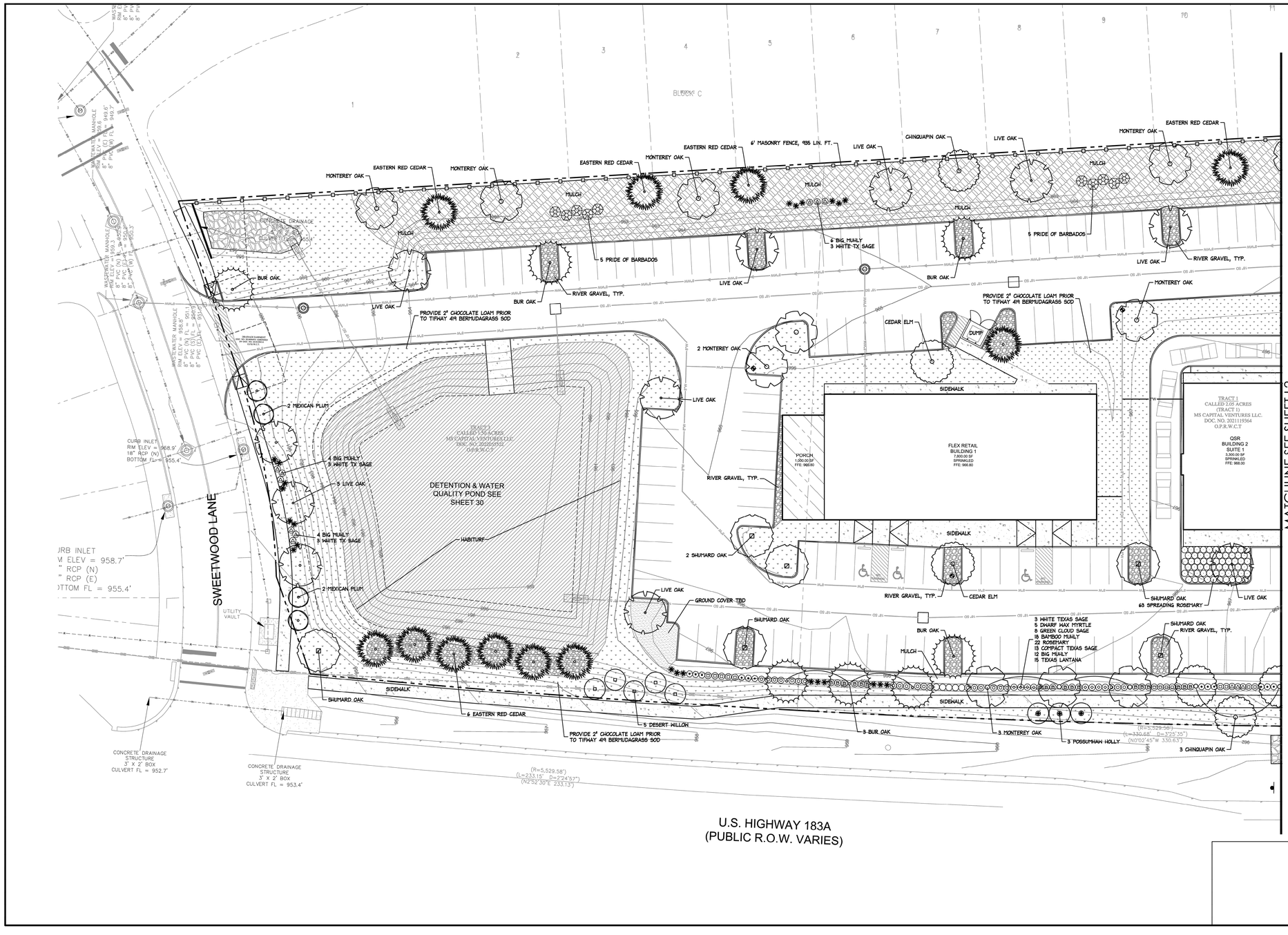
NO.	DATE	REVISIONS	RECOM'D

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

T000

PERMIT No.
SD-24-0221



NO.	DATE	REVISIONS

LANDSCAPE ARCHITECT
TODD MELONCON
2045
STATE OF TEXAS
5/30/24

MELONCON DESIGN GROUP, INC.
LAND PLANNING & LANDSCAPE ARCHITECTURE
1004 GREAT OAKS COVE ROUND ROCK, TEXAS 78681
PHONE (512) 940-1185 FAX (512) 310-2386
todd@meloncondesigngroup.com www.meloncondesigngroup.com

183 BRYSON / MESSINA COMMERCIAL
Leander, Texas

landscape plan

SCALE: 1"=20'

Drawn: JTM
Checked: JTM
Approved: JTM
Date: May 30, 2024
Project #: 409-2403

SHEET NO. L1
OF L3

24-SD-0000

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
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TBPE FIRM #F-19351

DESIGNED: CRS
DRAWN: CRS
REVIEWED: MEM

NO.	DATE	REVISIONS

RECOM'D

MS CAPITAL

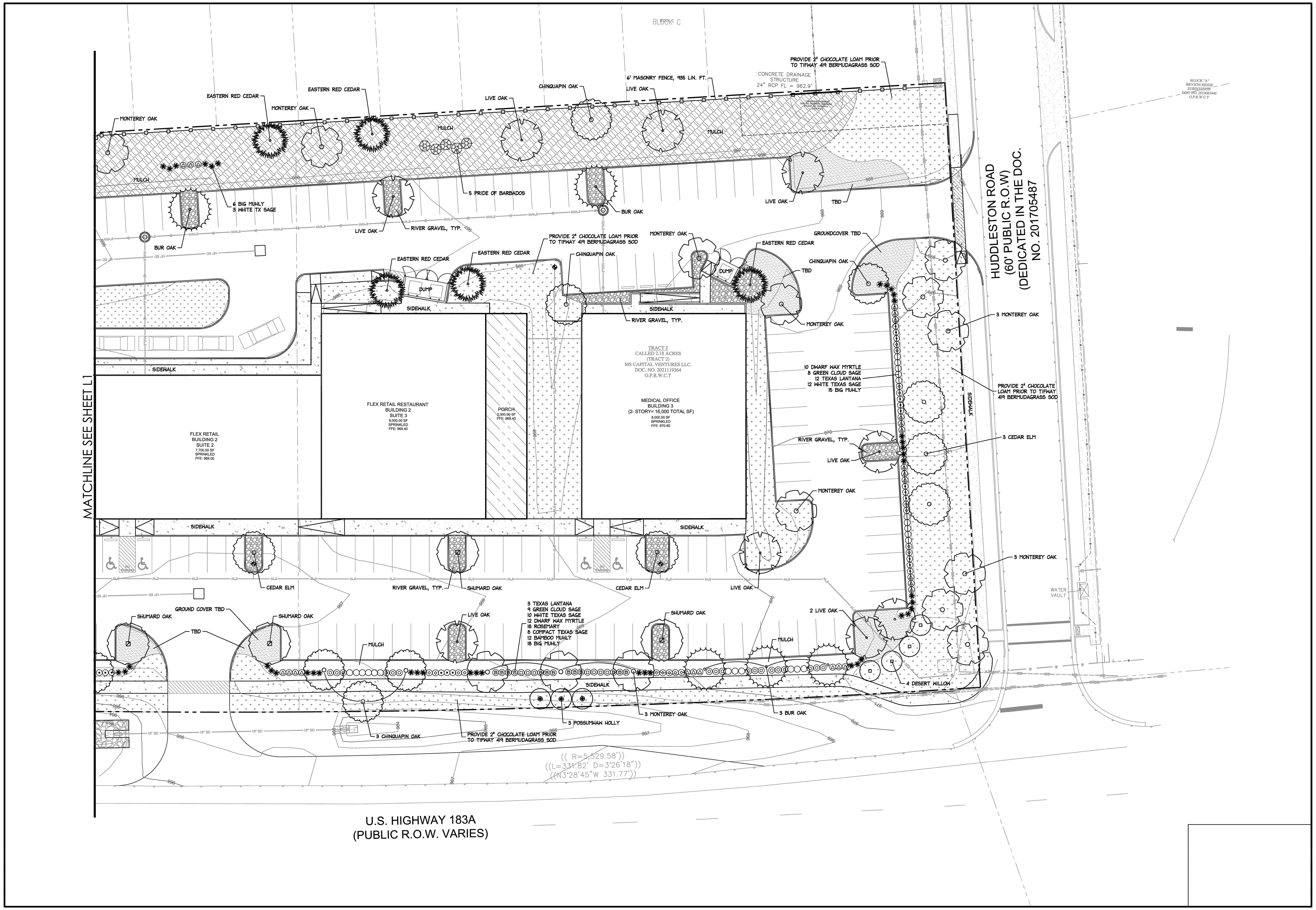
MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

L1

PERMIT No.
SD-24-0221

SHEET No.
53
OF 55

IMAGES:
XREFS: 24x36 2PC TitleBlock.dwg
PLOT DATE: Thursday, November 21, 2024
PLOTTED BY: COLT SCHOLL



183 BRYSON / MESSINA COMMERCIAL
Leander, Texas

landscape plan

MELONCON DESIGN GROUP, INC.
LAND PLANNING & LANDSCAPE ARCHITECTURE
1004 GREAT OAKS COVE ROUND ROCK TEXAS 78681

SCALE: 1"=20'

Drawn: JTM
Checked: JTM
Approved: JTM
Date: May 30, 2024
Project #: 409-2403

SHEET NO. L2
OF L3

24-SD-0000

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

NO.	DATE	REVISIONS	RECORD

DESIGNED: CRS | DRAWN: CRS | REVIEWED: MEM

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

L2

PERMIT No.
SD-24-0221

SHEET No.
54
OF 55

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NEEDED FOR CONSTRUCTION OF PROPOSED LANDSCAPE MATERIAL.
2. ANY CONFLICTS OF TREE LOCATION AND UTILITY LINES, UNDERGROUND OR OVERHEAD WILL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY AND ALL EXISTING EASEMENTS LOCATED WITHIN THE PROPOSED WORK AREA. ANY DISCREPANCIES FOUND ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS AS PUBLISHED BY THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN.
5. NO PLANTING SHALL TAKE PLACE BEFORE ROUGH GRADING HAS BEEN FINISHED AND BED LAYOUTS HAVE BEEN APPROVED BY THE LANDSCAPE ARCHITECT.
6. THE OWNER RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DUE TO UNSATISFACTORY CONDITIONS OF THE PLANT MATERIAL. ALL PLANTS SHALL BE CONTAINER GROWN OR B & B. ALL CONTAINERS, PLASTIC AND BURLAP SHALL BE REMOVED PRIOR TO PLANTING.
7. ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY AT THE TIME OF PLANTING AND EVERY OTHER DAY FOR THE FIRST WEEK THEN ONCE PER WEEK WITH THE IRRIGATION SYSTEM PROVIDED.
8. TREE PLANTING SHALL HAVE A BACKFILL MIX OF 1/3 PLANTING MIX AND 2/3 EXISTING SOIL AND BE PACKED TO REMOVE AIR POCKETS.
9. TREES ARE TO BE PLANTED 6'0" MIN. FROM WALLS, BUILDING OVERHANGS, STREETS AND PARKING EXCEPT TREES PLANTED IN PARKING LOT ISLANDS.
10. ALL PLANTINGS SHALL HAVE A MINIMUM OF 3" HARDWOOD MULCH COVERING.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING BERMUDAGRASS SOD OR HYDROMULCH ON ALL DISTURBED AREA INDICATED ON THE PLANS AFTER AN UNDERGROUND IRRIGATION SYSTEM HAS BEEN INSTALLED AND TESTED.
12. THE CONTRACTOR SHALL FINISH GRADE TOP SOIL TO A SMOOTH SURFACE AND REMOVE ALL CLODS PRIOR TO LAYING SOD OR HYDROMULCH.
13. HYDROMULCH SEEDING
    FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE A COMBINATION OF 1 POUND PER 1000 SF OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SF OF WINTER RYE WITH A PURITY OF 95% AND 90% GERMINATION.

    FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% AND 85% GERMINATION.

    A. FERTILIZER SHALL BE A PELLETED OR GRANULAR SLOW RELEASE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1.5 POUND PER 1000 SF.

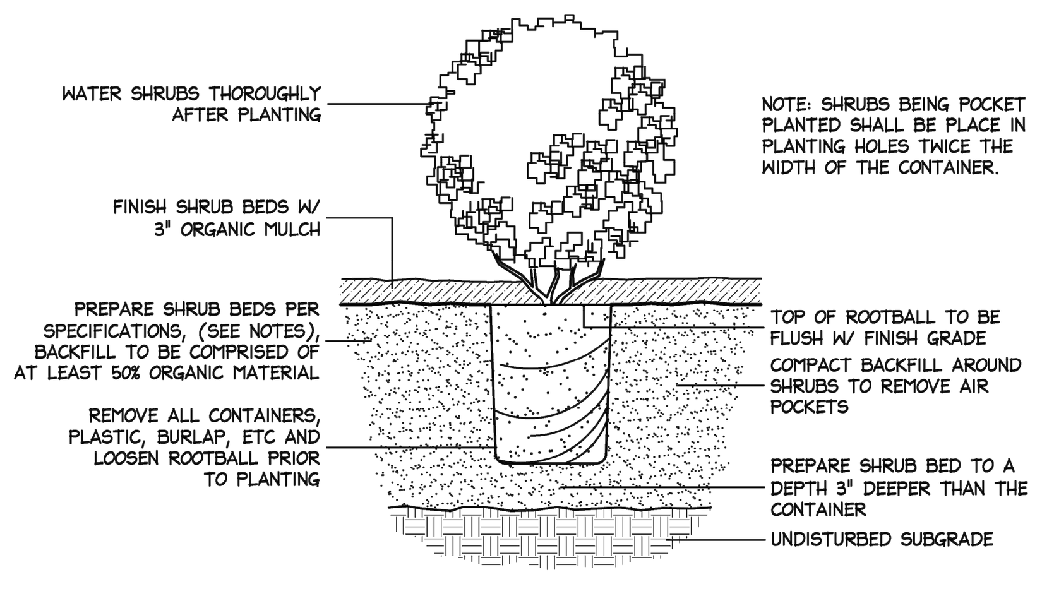
    B. MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF, WITH SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1000 SF.

    C. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.

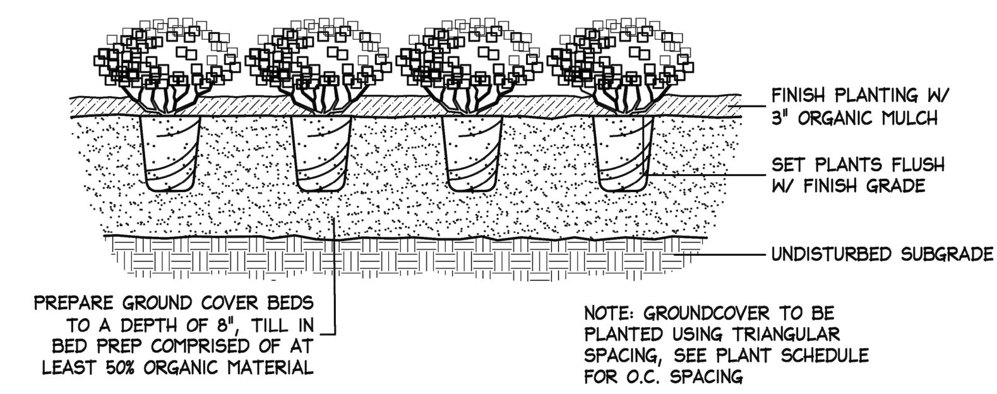
    E. WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
14.. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF 6 INCHES. THE IRRIGATION SHALL OCCUR AT 7 DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER SHALL POSTPONE THE WATERING SCHEDULE ONE WEEK.
15. THE CONTRACTOR SHALL PROVIDE A ONE YEAR GUARANTEE ON ALL LANDSCAPE MATERIAL FROM THE DATE OF COMPLETION.
16. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE SCHEDULE TO INCLUDE FERTILIZATION, PRUNING, MOWING, MULCHING ETC. UPON COMPLETION OF WORK.
17. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS CREATED DURING CONSTRUCTION IE. BURLAP, CONTAINERS, PLANT TAGS, ETC.
18. MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF AT LEAST SIXTY (60%) PERCENT OF STREET OR PUBLIC RIGHT-OF-WAY.
19. GARBAGE DUMPSTERS ARE TO BE 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.

CITY OF LEANDER LANDSCAPE NOTES

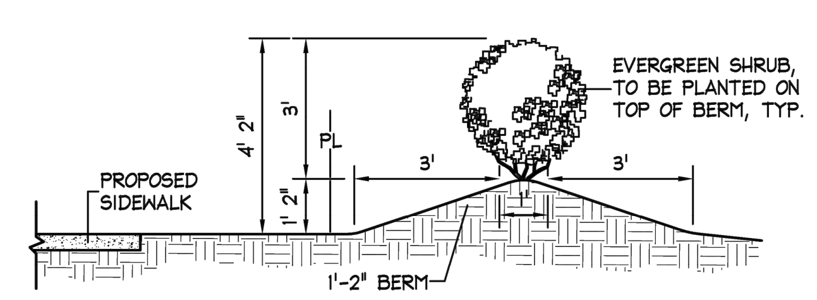
1. THE DEVELOPER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR THE MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREAS. SAID AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. ALL PLANTED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM AND WATERED AS NECESSARY TO ENSURE CONTINUOUS HEALTHY GROWTH AND DEVELOPMENT. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE.
2. TREE CALIPER IS THE TRUNK DIAMETER OF A TREE AT ONE 1 FOOT ABOVE NATURAL GRADE PER THE COMPOSITE ZONING ORDINANCE.
3. ALL NEW LANDSCAPES (NON-RESIDENTIAL AND RESIDENTIAL) ARE REQUIRED TO HAVE A MINIMUM OF SIX INCHES (6") OF SOIL DEPTH IN AREAS PLANTED WITH TURFGRASS. THIS SIX-INCH (6") MINIMUM SOIL DEPTH WILL CONSIST OF 75 PERCENT SOIL BLENDED WITH 25 PERCENT COMPOST. THE SOIL/COMPOST BLEND SHALL BE INCORPORATED INTO THE TOP TWO INCHES OF THE NATIVE SOIL. THE SIX-INCH (6") DEPTH REQUIREMENT DOES NOT APPLY TO THE AREA BETWEEN THE DRIP LINE AND TRUNK OF EXISTING TREES, SHRUB BEDS OR WILDSCAPE AREAS. AREAS WITH EXISTING NATIVE VEGETATION THAT REMAIN UNDISTURBED SHALL BE EXEMPT FROM THE SOIL DEPTH PROVISION; PROVIDED THAT NATIVE SOIL AND VEGETATION IN SUCH AREA IS FENCED DURING CONSTRUCTION AND PROTECTED FROM DISTURBANCE AND COMPACTION DURING THE CONSTRUCTION PROCESS.
4. ALL DISTURBED AREAS AND ROW WILL BE RE-VEGETATED BY THE DEVELOPER.
5. ALL INVASIVE SPECIES SHALL BE REMOVED FROM THE PROPERTY.
6. NO MORE THAN 50% OF THE SAME SPECIES MAY BE PLANTED TO MEET THE TREE PLANTING REQUIREMENTS.
7. ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY AT THE TIME OF PLANTING AND EVERY OTHER DAY FOR THE FIRST WEEK THEN ONCE PER WEEK WITH THE IRRIGATION SYSTEM PROVIDED.



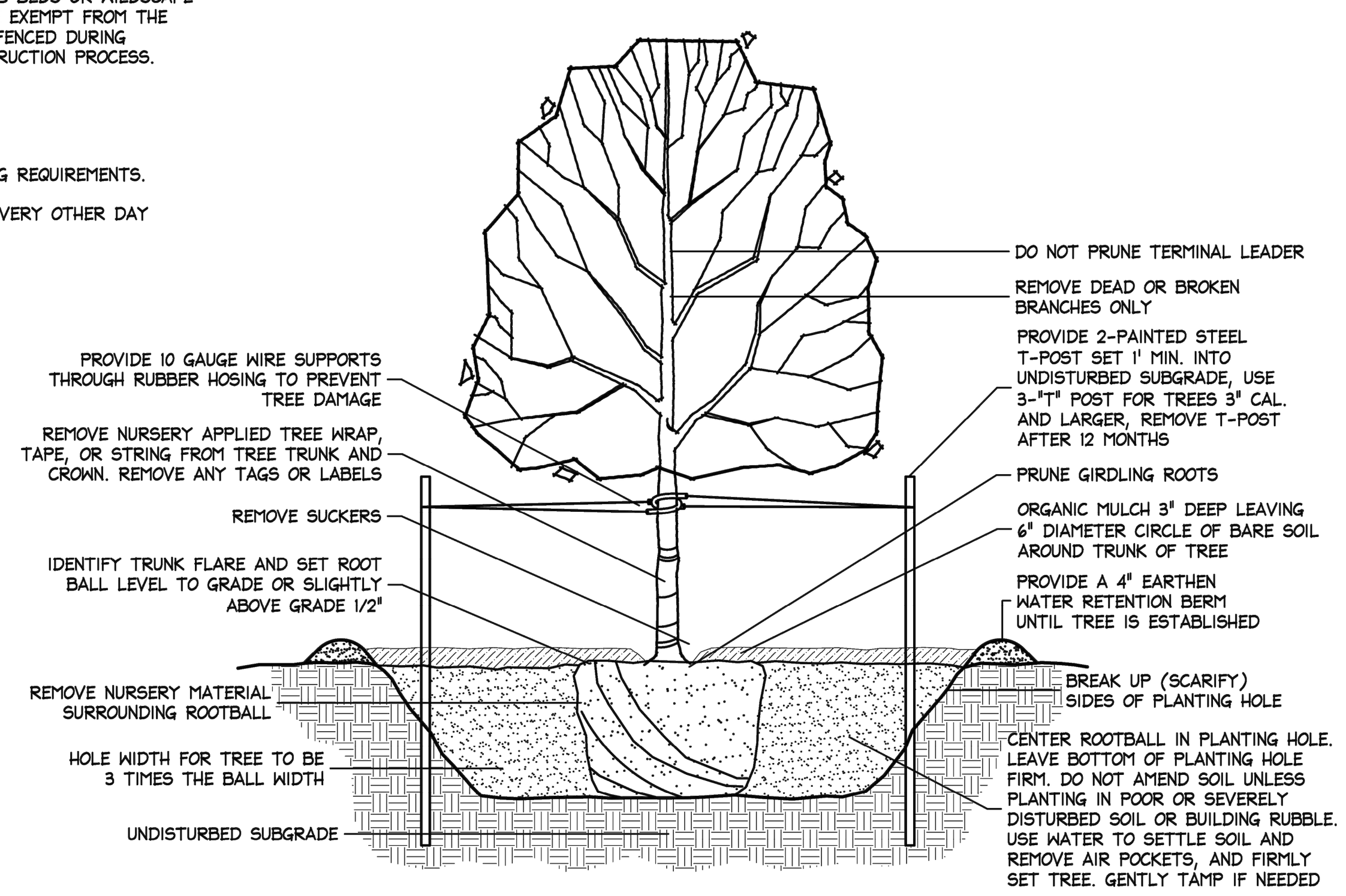
SHRUB PLANTING DETAIL
N.T.S.



GROUNDCOVER PLANTING DETAIL
N.T.S.



Section A-A
Major Corridoer Shrub Berm Detail
Scale: 1/2" = 1'



TREE PLANTING DETAIL
N.T.S.

PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
CANOPY TREES				
12		Bur Oak	Quercus macrocarpa	3" caliper, container grown or B&B, spacing as shown
10		Chinquapin Oak	Quercus muehlenbergii	3" caliper, container grown or B&B, spacing as shown
24		Monterey Oak	Quercus polymorpha	3" caliper, container grown or B&B, spacing as shown
10		Shumard Red Oak	Quercus shumardii	3" caliper, container grown or B&B, spacing as shown
20		Live Oak	Quercus virginiana	3" caliper, container grown or B&B, spacing as shown
7		Cedar Elm	Ulmus crassifolia	3" caliper, container grown or B&B, spacing as shown
16		Eastern Red Cedar	Juniperus virginiana	3" caliper, container grown, 16' o.c.
ORNAMENTAL TREES				
6		Possumhaw Holly	Ilex decidua	20 gal., container grown, female plant only, 10' o.c.
4		Mexican Plum	Prunus mexicana	20 gal., container grown, 10' o.c.
9		Desert Willow	Chilopsis linearis "Regal"	15 gal., multi-trunk, container grown, 10' o.c.
SHRUBS				
21		Compact Texas sage	Leucophyllum frutescens "Compactum"	5 gallon, container grown, 3' o.c.
25		Green Cloud Sage	Leucophyllum frutescens "Green Cloud"	5 gallon, container grown, 3' o.c.
37		White Texas Sage	Leucophyllum frutescens "Alba"	5 gallon, container grown, 3' o.c.
63		Rosemary	Rosemarinus officinalis "Prostratus"	5 gallon, container grown spreading variety, 3' o.c.
40		Rosemary	Rosemarinus officinalis	5 gallon, container grown upright variety, 3' o.c.
30		Texas Lantana	Lantana horrida	2 gallon, container grown 3' o.c.
27		Dwarf Wax Myrtle	Myrica pusilla	5 gallon, container grown 3' o.c.
15		Pride of Barbados	Caesalpinia pulcherrima	5 gallon, container grown 5' o.c.
GRASSES & YUCCAS				
65		Big Muhly	Muhlenbergia lindheimeri	5 gallon, container grown 3' o.c.
30		Bamboo Muhly	Muhlenbergia dumosa	5 gallon, container grown 3' o.c.

TURF GRASSES, GROUNDCOVER & MATERIALS

See Plan		Groundcover	To Be Determined	
See Plan		Bermudagrass 'Tifway 419'	Cynadon dactylon 'Tifway 419'	Hydromulch 2 lbs. per 1000 s.f.
See Plan		Habiturf	Buffalograss (Buchloe dactyloides) Blue Gramma (Bouteloua gracilis) Curly Mesquite (Hilaria belangeri)	Hydromulch or broadcast 3 lbs. per 1000 s.f.
See Plan		Decomposed Granite		3" deep on filter fabric set flush to top of curb
SEE PLAN		2" Washed River Gravel		3" deep on filter fabric set flush to top of curb
SEE PLAN		Hardwood Mulch		3" Deep
All Shrub Beds		Steel Edging		4" steel edging with 12" stakes, all shrub beds, color by owner

LANDSCAPE WORKSHEET

Overall Required Landscape Area

	%	SQFT		Total
Office/Professional	15%	X 249,806	=	37,471

Provided Landscape Area

	SQFT	%
Total Provided	101,865	41%

Turf Area Calculations

			Total Turf Allowed	Total Turf Provided	
Total landscape area	101,865	50%	50,932	43,436	43%

Required Building Frontage Planting

	Total Plantings	Total Provided	%
Tree Plantings	60	77	78%
Shrub Plantings	120	306	256%

Setback Areas

	SQFT						REQUIRED Trees	REQUIRED Inches	REQUIRED Shrubs	PROVIDED Trees	PROVIDED Inches	PROVIDED Shrubs	DIFFERENCE Inches	DIFFERENCE Shrubs
North	1,960	÷	600	=	3.27	Units	7	13	13	7	21	14	8	1
South	2,634	÷	600	=	4.39	Units	9	18	18	9	27	57	9	39
East	4,394	÷	600	=	7.32	Units	15	29	29	18	54	33	25	4
West	8,950	÷	600	=	14.92	Units	30	60	60	30	90	186	30	126

REVISIONS
NO. DATE

REGISTERED LANDSCAPE ARCHITECT TODD MELONCON 2045 STATE OF TEXAS 5/30/24

MELONÇON DESIGN GROUP, INC.
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183 BRYSON / MESSINA COMMERCIAL
Leander, Texas

landscape notes, details, calculations, and planting schedule

Drawn: JTM
Checked: JTM
Approved: JTM
Date: May 30, 2024
Project #: 409-2403

SHEET NO. L3
OF L3
24-SD-0000

2P CONSULTANTS, LLC
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TBPE FIRM #F-19351

DESIGNED:CRS DRAWN:CRS REVIEWED:MEM

NO. DATE REVISIONS RECOMD

MS CAPITAL

MESSINA COMMERCIAL
SITE DEVELOPMENT PLANS
11460 US 183A LEANDER, TX 78641

L3

PERMIT No.
SD-24-0221

SHEET No.
55
OF 55