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: CEDAR PARK BUSINESS CENTER						**2. Regulated Entity No.:**			
3. Customer Name: CEDAR PARK SAN MART LLC						**4. Customer No.:605580133**			
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):**			5.132
9. Application Fee:	$5,000		**10. Permanent BMP(s):**			EXTENDED DETENTION			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	WILLIAMSON		**14. Watershed:**			BRUSHY CREEK			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	___
Region (1 req.)	___	___	___
County(ies)	___	___	___
Groundwater Conservation District(s)	___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 ___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.	
DIANE BERNAL / ENCON LLC	
Print Name of Customer/Authorized Agent	DECEMBER 6, 2024
Signature of Customer/Authorized Agent	Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Diane Bernal / ENCON LLC

Date: 1/10/2025

Signature of Customer/Agent:

Regulated Entity Name: CEDAR PARK BUSINESS CENTER

Project Information

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

   Contact Person: NAVEED MAHMOOD
   Entity: CEDAR PARK SAN MART LLC
   Mailing Address: 14420 RONALD REAGAN BLVD
   City, State: CEDAR PARK Zip: 78641
   Telephone: 512-925-3152 Fax: N/A
   Email Address: NM4986@outlook.com

5. Agent/Representative (If any):

Contact Person: Diane Bernal
Entity: ENCON LLC
Mailing Address: 11917 Oak Knoll Dr., Ste. C
City, State: Austin, Texas Zip: 78759
Telephone: 512-215-1433 Fax: N/A
Email Address: diane@enconllc.com

6. Project Location:

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

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

TCEQ Austin Office to Parmer Lane (approx 1.2 miles), turn left (North) and travel 12.9 miles, Parmer Lane turns into Ronald Reagan Blvd., destination is on the right approximately 1.3 miles north of FM 1431

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): 5.124 Acres

    Total disturbed area: 3.377 Acres

14. Estimated projected population: 15

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	43,085	÷ 43,560 =	0.989
Parking	21,811.5	÷ 43,560 =	0.500
Other paved surfaces	82,237.5	÷ 43,560 =	1.888
Total Impervious Cover	147,134	÷ 43,560 =	3.377

Total Impervious Cover 3.377 **÷ Total Acreage** 5.124 **X 100 =** 65.90**% 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 Brushy Creek Regional Wastewater (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" = 30'.

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): 48491CO470F dated 12/20/2019.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

☒ N/A

43. ☒ Locations where stormwater discharges to surface water.

☐ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

☐ **Attachment I - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.

☒ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.

☐ The site will not be used for multi-family residential developments, schools, or small business sites.

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

☒ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.

☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.

☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

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

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

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

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

☒ N/A

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

dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☐ N/A

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

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

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a

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

Administrative Information

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

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

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

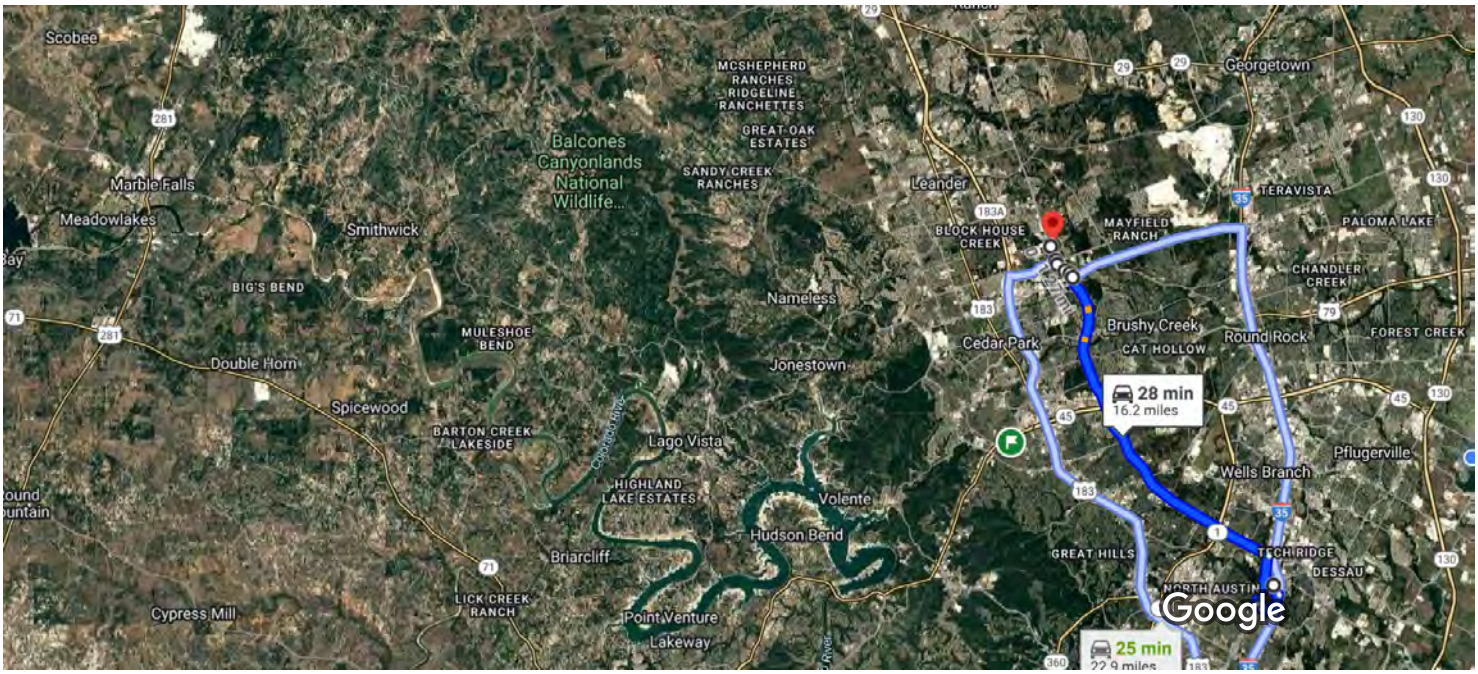
☐ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ATTACHMENT A

Google Maps

12100 Park 35 Circle, Austin, TX to 14420 Ronald Reagan Blvd, Leander, TX 78641

Drive 16.2 miles, 28 min



Imagery ©2025 TerraMetrics, Map data ©2025 Google 2 mi

12100 Park 35 Circle, Austin, TX

Take Park 35 Cir to S I-35 Frontage Rd

2 min (0.4 mi)

1. Head west toward Park 35 Cir

466 ft

2. Turn right onto Park 35 Cir

0.3 mi

Drive from W Parmer Ln to Cedar Park

28 min (15.8 mi)

3. Turn right onto S I-35 Frontage Rd

0.6 mi

4. Turn right onto Covington Dr E

0.5 mi

5. Turn right onto Hornsby St

0.1 mi

6. Continue straight onto W Caddo St

0.2 mi

7. Turn right onto TX-275 Loop N/N Lamar Blvd

1.6 mi

8. Use the left 2 lanes to turn left onto W Parmer Ln

Pass by Taco Bell (on the right in 8.1 mi)

11.6 mi

9. Continue onto Ronald Reagan Blvd

1.3 mi

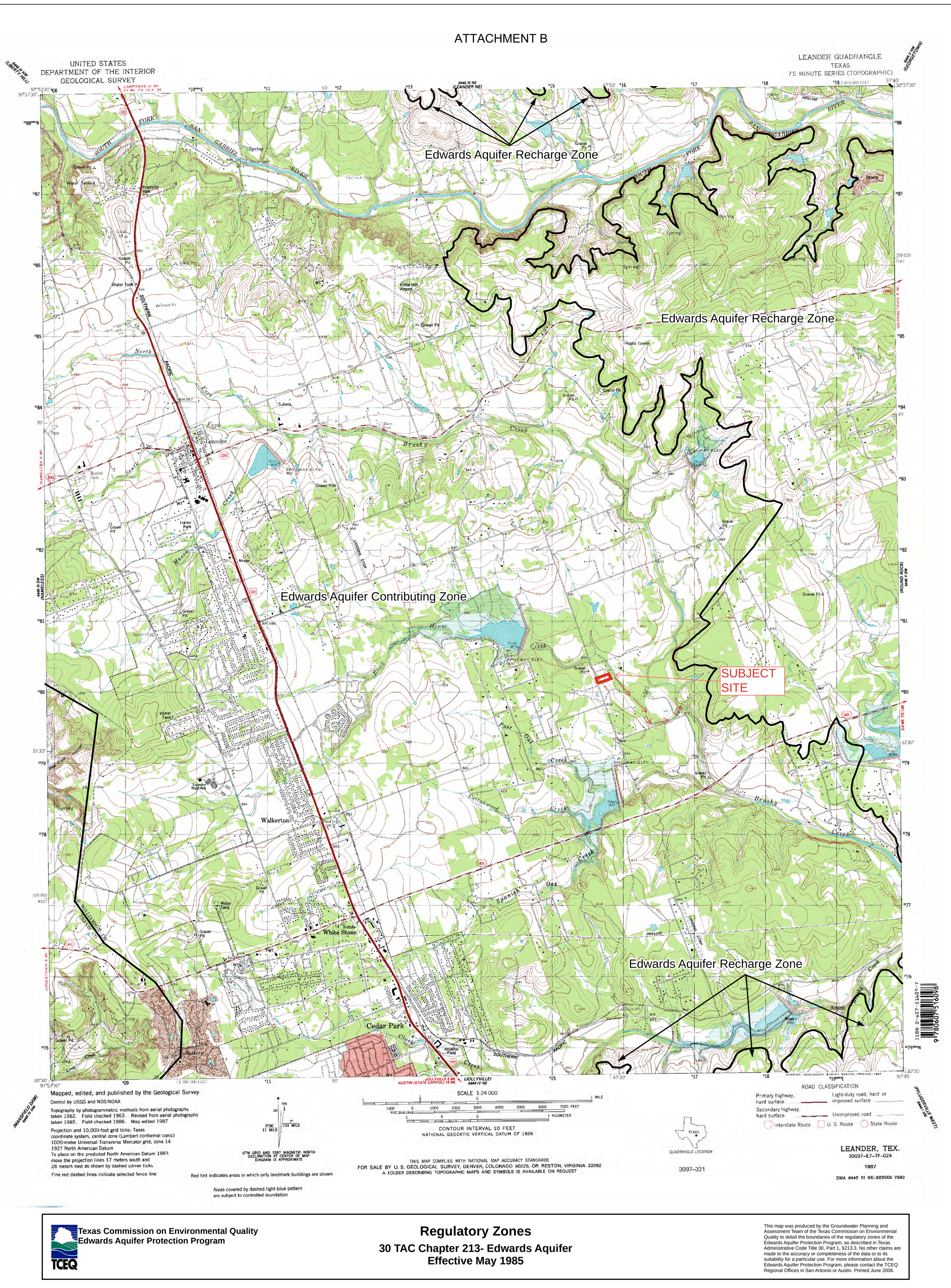
10. Turn right

49 sec (253 ft)

14420 Ronald Reagan Blvd
Leander, TX 78641

Measure distance
Total distance: 1.27 mi (2.05 km)

ATTACHMENT B



Texas Commission on Environmental Quality
Edwards Aquifer Protection Program

Regulatory Zones

30 TAC Chapter 213- Edwards Aquifer
Effective May 1985

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

Project Information
Attachment C
(TCEQ-10257)

Project Description

History / Existing Development

The proposed project, known as the Cedar Park Business Center is located on the East side of Ronald W. Reagan Boulevard, 1.3 miles North of FM 1431 (Whitestone Blvd). The project is addressed as 14420 Ronald W Reagan Blvd in Cedar Park, Williamson County, Texas as shown in attachment A of this application.

Current development includes a gas station in an existing 1.554-acre area located near the frontage of Ronald Reagan Blvd. The existing development contains a 9,335 SF retail building and fuel pumps with associated drive aisles and parking areas. No modification to the completed gas station is proposed with this application. The total site area for consideration is 223,210 SF (5.124 Acres) and the existing development accounts for 67,730 SF of development or 30.34% of the total site area.

Proposed Development

A proposed development of five (5) flex office / warehouse buildings are currently being pursued by the applicant on behalf of the property owner within the local City of Cedar Park jurisdiction.

Total “new” Impervious cover amounts to 79,404.87 SF for the flex office / warehouses and includes parking areas, drive aisles and connectivity to the gas station development.

Based on the new development and existing development, the total Site Impervious cover with the proposed development will amount to 147,134 SF (3.377 acres) or 65.90% impervious cover of the entire site.

Types of erosion controls will be in accordance with the City of Cedar Park Development Code and their adoption of the Austin Environmental Criteria Manuel. Erosion control details are found on the construction details sheet 11 and the erosion control plan is found on sheet 6.

An extended detention pond is proposed to treat stormwater before it flows into Block Creek located at the rear of the property. Calculations to support this development can be found in the construction plan sheet 22 submitted with this project for review. Capture volume required is 5,107 Cubic Feet and the provided capture volume for this development is 5,107 Cubic Feet.

CONTRIBUTING ZONE PLAN
Attachments
(TQEQ-10257)

ATTACHMENT D – FACTORS AFFECTING SURFACE WATER QUALITY

The proposed development may include factors that could affect storm and ground water quality:

- Disturbance of vegetated areas.
- Construction spoils
- Leaking oil from parked vehicles.
- Loss of vegetative ground cover due to inadequate watering or mismanagement.
- Over fertilizing vegetative areas.
- The use of roads by automotive traffic and subsequent oil / grease pollutants from normal use.
- The accidental or improper discharge of the following:
  a. Concrete
  b. Cleaning solvents
  c. Detergents
  d. Petroleum based products
  e. Paints
  f. Paint solvents
  g. Acids
  h. Concrete additives
  i. Portable restrooms

ATTACHMENT E – VOLUME AND CHARACTER OF STORMWATER

For the character and volume of the stormwater run-off, please see the accompanying Engineer's analysis.

Engineer’s Report

Project Site: 14420 Ronald Reagan Blvd.
Cedar Park, Williamson County, Texas 78641

Prepared by: Encon, LLC

January 2025

ENCON LLC

Registered Firm F-22302
11917 OAK KNOLL DR. , AUSTIN, Texas 78759

www.enconllc.com
Email: encon@enconllc.com
Phone: 512-806-3451

January 22, 2025

Development Services Department
City of Cedar Park
450 Cypress Creek Road
Building 1
Cedar Park, Texas 78613

Reference: Cedar Park Business Center – Cedar Park San Mart

The proposed project, known as the Ronald Reagan Flex Warehouse project, locally addressed as 14420 Ronald W. Reagan Boulevard, in Cedar Park, Williamson County, Texas proposes a build out of the site introducing flex warehousing at the rear of the property. The site is located in the Brushy Creek Watershed and within the City of Cedar Park's full jurisdiction.

Site Summary

Currently, this property is zoned Heavy Commercial (HC) over the entire tract. An existing commercial business is found within the front portion of the property which was approved as Phase-I under permit #SD-17-00014 and is not to be modified during this submission. This submission is for proposed new development only.

The total area of the lot is 223,210 SF (5.124 Acre) with existing development of the commercial business occurring within 67,730 SF (1.554 ACR). Proposed development of the flex warehouses is 79,404.87 SF (1.82 Acres) of impervious cover. Total impervious cover, including both existing and newly proposed development, is 65.90% of the total lot area.

Driveway access exists and is found along Ronald Reagan Boulevard. The access serves the established commercial business. Interior lot access is proposed between the existing commercial business and the new flex office warehouse development.

Drainage Summary

The site generally drains from West to East.

The Detention time study for Blockhouse Creek, submitted for Cedar Park Gas Station (Existing Commercial Development) considers a total drainage area of 5.12 Acres, the entire tract at an assumed impervious cover of 80%. The study concluded that the development of the tract will not increase the Peak-Flows at the discharge point of analysis for any of the specified design storms. As such, the water detention requirement for the development has been waived.

According to the approved detention time study, the modeled results of the HEC-HMS analysis indicate the proposed improvements will be adequately contained.

ENCON LLC

Registered Firm F-22302
11917 OAK KNOLL DR. , AUSTIN, Texas 78759

www.enconllc.com
Email: encon@enconllc.com
Phone: 512-806-3451

The total area of Disturbance (Limit of Construction) area of the tract including existing development will be 3.377 acres. For development, TCEQ initially issued a waiver for Water Quality requirements due to the development disturbing less than 5 acres, a copy of this communication is found as an attachment to this summary.

Due to the changes in TCEQ regulatory requirements the project is required to provide a Water Quality facility under a Contributing Zone Permit application.

Utilizing TCEQ Guidance Manual RG-348 and TSS removal calculation required an extended detention basin system of 4,741 cu-ft capacity. The proposed design provides a detention facility with 15,857.73 cu-ft capacity. Post-development Runoff flows for 2yrs,10yrs and 25yrs storm events are controlled below the pre-developed conditions.

The design of the site minimizes any effects on the natural and traditional character of the land and waterways. Hence, no adverse effects to the environment are anticipated due to the development. To the best of my knowledge, the submitted engineering plans are complete, correct, and in compliance with the City of Cedar Park's Code of Ordinances pertaining to commercial Development.

Please call if there are any questions concerning this submittal.

Sincerely, 01/22/2025
ENCON, LLC
Amir Tughral, P.E.

Principal Firm F-22302

ENCON LLC

Registered Firm F-22302
11917 OAK KNOLL DR. , AUSTIN, Texas 78759

www.enconllc.com
Email: encon@enconllc.com
Phone: 512-806-3451

CEDAR PARK SAN MART SUBDIVISION

1.0 GENERAL

The proposed project, known as the CEDAR PARK SAN MART SUBDIVISION – Cedar Park Business Center, located on Ronald Reagan Blvd. in the City of Cedar Park, Williamson County, Texas will propose a one lot subdivision.

Watershed	Brushy Creek
Jurisdiction	Full
Classification	N/A
Zoning	HC – Heavy Commercial
FEMA	48491C0470F
FEMA MAP ID	Dec. 20, 2019

.

2.0 ORDINANCE STATUS

This project is located in the Brushy Creek watershed and within the City of Cedar Park's full jurisdiction and the proposed platting is subject to the City's Code of Ordinances for subdivision. This property also lies within Edwards Aquifer Contributing Zone.

3.0 ACCESS

Access is already provided with the existing commercial business at this location. Interior drive aisles and connections are proposed.

4.0 WATER AND WASTEWATER

Water service is provided by the City of Cedar Park via an 8" water line. A 2" meter is proposed for this development. Irrigation is also proposed to support landscaping at this site. A ¾" meter is proposed for irrigation.

Wastewater currently is served the City of Cedar Park via Ronald Reagan Blvd. at the front of the property. Connection is proposed at an existing 48" manhole within the property on the north side of the lot to serve the new development.

5.0 CRITICAL ENVIRONMENTAL FEATURES

The subject site portion of this project has creek frontage along Block House Creek at the rear of the property.

6.0 DRAINAGE / DETENTION

On-site detention is provided with this development to comply with TCEQ CZP requirements.

7.0 FISCAL REQUIREMENTS

Fiscal requirements will be requested for this project and will be submitted for review and approval.

UST Phone Question

Arturo Maldonado Jr <Arturo.Maldonado@tceq.texas.gov>

Thu 5/25/2023 4:58 PM

To:Diane Bernal <diane@enconllc.com>

Following up about the UST CZP application question, after discussion with my team, its been concluded that this site does not require a CZP application.

The site is located on the Contributing Zone and since it is CZ, then applicability rule comes into play. The UST itself is not regulated over the CZ, so that is outside of our concern.

§213.21(b) - This subchapter applies only to regulated activities disturbing at least five acres, or regulated activities disturbing less than five acres which are part of a larger common plan of development or sale with the potential to disturb cumulatively five or more acres.

So first part of the rule: regulated activities disturbing at least five acres

The site is barely over 5 acres total. Based on the County Appraisal District (CAD) info, there was a residential mobile home and access drive built there previously in 1998, so that impervious cover and any disturbance associated with it would be considered pre-rule. Going through satellite photos it doesn't appear much of anything happened on the site until the gas station was built; once again CAD is showing that was done in 2018. From what I can tell, it doesn't look like the back portion of the lot was even messed with when they built the gas station, so I don't believe they disturbed 5 acres when they built it. So the first part of a the rule hasn't appear to have been triggered by them building the gas station.

Second part of the rule: regulated activities disturbing less than five acres which are part of a larger common plan of development or sale with the potential to disturb cumulatively five or more acres.

So assuming they disturbed less than 5 acres, we would need to determine if they would be considered part of a larger common plan of development. This would be the trickier part to nail down, even more so if we are trying to determine if they needed a plan in the first place. According to CAD that property

has been sold multiple times since 1984 and the adjacent properties based on ownership never appeared to be connected to it. My guess is that if it was subdivided from a previously larger lot, it likely was done pre-rule and has remained the same since. They don't appear to be sharing any access drives with the adjacent properties, it is unlikely they are sharing the same utilities of the adjacent site as it likely ties in directly to the utilities within the Ronald Reagan Blvd Right of Way.

Based on everything I see, I don't believe they would have needed a plan in the first place as the applicability rule doesnt appear to have been triggered. This is at least coming from current guidance on our Common Plan of Development or Sale definition memo, which technically went into effect in 2020. However, even if you look at it from when they built it, 2018, well before the memo, the program at the time would have almost certainly said no plan based solely on amount of disturbance, which once again, it doesn't appear they disturbed the entire site.

So as of now, and with no additional information on hand to say otherwise, It has been confirmed that a plan is not required.

Arturo Maldonado | Environmental Investigator
TCEQ Austin Regional Office
Office of Compliance & Enforcement
Office: 512-239-7087
Email: arturo.maldonado@tceq.texas.gov

WCAD

Property	Owner	Property Address	Tax Year	2023 Market
R031488	CEDAR PARK SAN MART LLC	14420 RONALD W REAGAN BLVD, LEANDER, TX 78641	2023	N/A

2023 GENERAL INFORMATION

Property Status	Active
Property Type	C3
Legal Description	AW0016 AW0016 - Anderson, J.d. Sur., SERIAL TXFLW86A31108LS12, TITLE # 01010189, LABEL # RAD1094018, ACRES 5.168, MODEL LAKE SPRINGS-FLEETWO
Neighborhood	L50MJ - MINI-MART ANCHORED CENTER
Account	R-17-W001-6000-0004-AA05
Related Properties	P492846, P503700
Map Number	4-4218

2023 OWNER INFORMATION

Owner Name	CEDAR PARK SAN MART LLC
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	Attn: NAVEED MAHMOOD ETAL 9113 CASTLE PINES DR AUSTIN, TX 78717
Agent	-

2023 VALUE INFORMATION

Improvement Homesite Value	
Improvement Non-Homesite Value	
Total Improvement Market Value	
Land Homesite Value	
Land Non-Homesite Value	
Land Agricultural Market Value	
Total Land Market Value	
Total Market Value	
Agricultural Use	
Timber Use	
Total Appraised Value	
Homestead Cap Loss	
Total Assessed Value	

N/A values are not applicable towar

2023 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILIN
CAD- Williamson CAD		N/A	N/A	N/A	N
CCP- City of Cedar Park		N/A	N/A	N/A	N
GWI- Williamson CO		N/A	N/A	N/A	N
J01- Aus Comm Coll		N/A	N/A	N/A	N
RFM- Wmsn CO FM/RD		N/A	N/A	N/A	N
SLE- Leander ISD		N/A	N/A	N/A	N
W09- Upper Brushy Creek WCID		N/A	N/A	N/A	N

2023 IMPROVEMENTS

Expand/Collap

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	F1 - Real, Commercial	No	9,222 Sq. Ft	N/A

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	2018	5,035	N/A	Detai
2	Main Area	2018	2,385	N/A	Detai
3	Main Area	2018	1,802	N/A	Detai
4	Canopy	2018	3,120	N/A	Detai
5	Concrete	2018	47,620	N/A	Detai

Improvement #2	State Code	Homesite	Total Main Area (Exterior Measured)	Ma ue
-	A2 - Residential Mobile Home	Yes	1,288 Sq. Ft	N/A

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1998	1,288	N/A	Detai
2	Out Bldg	-	168	N/A	Detai

2023 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Commercial	F1 - Real, Commercial	No	N/A	N/A	N/A	110,120 Sq. ft
2 - Residential	A2 - Residential Mobile Home	No	N/A	N/A	N/A	114,998 Sq. ft
TOTALS						225,118 Sq. ft / 5.168000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2022	$2,661,893	$1,088,107	$3,750,000	$0	$0	$3,750,000	$0	$3,750,0
2021	$2,762,995	$837,005	$3,600,000	$0	$0	$3,600,000	$0	$3,600,0
2020	$2,704,846	$795,154	$3,500,000	$0	$0	$3,500,000	$0	$3,500,0
2019	$2,830,922	$669,078	$3,500,000	$0	$0	$3,500,000	$0	$3,500,0
2018	$16,739	$669,078	$685,817	$0	$0	$685,817	$0	$685,8

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
7/19/2022	TEXAS WHITE HOUSE LLC	CEDAR PARK SAN MART LLC	2022087602	
3/5/2015	INDIGO CAPITAL ASSETS LLC	TEXAS WHITE HOUSE LLC	2015017279	
5/5/2005	DAVIS, MERLE V & GLADYS ETAL	INDIGO CAPITAL ASSETS LLC	2005036441	
7/6/1998	DOMONDON OSCAR JR & CHERYL	DAVIS, MERLE V & GLADYS ETAL	9842277	
11/18/1987	TEXAS AMERICAN BK WESTLAKE	DOMONDON OSCAR JR & CHERYL	-	1607/83
2/3/1987	CARY, JUD	TEXAS AMERICAN BK WESTLAKE	-	1488/913
2/1/1986	BATES, BEN ETUX	CARY, JUD	-	1320/629
7/1/1984	RESEARCH, BROKERS	BATES, BEN ETUX	-	1026/196
	BONNETT, VERNON	RESEARCH, BROKERS	-	

Issue Date : 1/23/2024

TAX CERTIFICATE

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

This certificate includes tax years up to 2023

Entities to which this certificate applies:

GWI - Williamson CO
RFM - Wmsn CO FM/RD
W09 - Upper Brshy Cr WC&ID 1A
CCP - City of Cedar Park
J01 - Aus Comm Coll
SLE - Leander ISD

Property Information

Property ID : R-17-W001-6000-0004-AA05
Quick-Ref ID : R031488

14420 RONALD W REAGAN BLVD LEANDER 78641

AW0016 AW0016 - Anderson, J.d. Sur., SERIAL TXFLW86A31108LS12, TITLE # 01010189, LABEL # RAD1094018, ACRES 5.168, MODEL LAKE SPRINGS-FLEETWO

Value Information

Land HS	:	$0.00
Land NHS	:	$2,194,901.00
Imp HS	:	$23,237.00
Imp NHS	:	$2,423,862.00
Ag Mkt	:	$0.00
Ag Use	:	$0.00
Tim Mkt	:	$0.00
Tim Use	:	$0.00
HS Cap Adj	:	$0.00
Assessed	:	$4,642,000.00

Owner Information

Owner ID : O0844221

CEDAR PARK SAN MART LLC
Attn: NAVEED MAHMOOD ETAL
9113 CASTLE PINES DR
AUSTIN, TX 78717

Ownership: 100.00%

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

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
CCP	2023	17,175.40	0.00	0.00	0.00	0.00
GWI	2023	15,463.25	0.00	0.00	0.00	0.00
J01	2023	4,577.01	0.00	0.00	0.00	0.00
RFM	2023	2,057.75	0.00	0.00	0.00	0.00
SLE	2023	51,465.85	0.00	0.00	0.00	0.00
W09	2023	789.14	0.00	0.00	0.00	0.00

Total for current bills if paid by 1/31/2024 : $0.00
Total due on all bills 1/31/2024 : $0.00

2023 taxes paid for entity CCP $17,175.40
2023 taxes paid for entity GWI $15,463.25
2023 taxes paid for entity J01 $4,577.01
2023 taxes paid for entity RFM $2,057.75
2023 taxes paid for entity SLE $51,465.85
2023 taxes paid for entity W09 $789.14

2023 Total Taxes Paid : $91,528.40
Date of Last Payment : 12/31/23

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

Signature of Authorized Officer of the Tax Office

TAX ASSESSOR - COLLECTOR · THE STATE OF TEXAS · WILLIAMSON COUNTY · SERVICE · INTEGRITY · LEADERSHIP

Date of Issue	:	01/23/2024
Requestor	:	CEDAR PARK SAN MART LLC
Receipt	:	GT-2024-4182035
Fee Paid	:	$10.00
Payer	:	ENCON LLC

ELECTRONICALLY RECORDED 2022087602
Williamson County, Texas Total Pages: 5

Independence Title /GF# 2214258-COM/SMM

GF#2214258

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: **June 19, 2022**

Grantor: **Texas White House, LLC**

Grantor's Mailing Address (including county):

9113 Castle Pines Dr.
Austin, Texas 78717
Williamson County

Grantee: **Cedar Park San Mart, LLC**

Grantee's Mailing Address (including county):

9113 Castle Pines Dr.
Austin, Texas 78717
Williamson County

Consideration:

For the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Being a 5.168 acre tract of land, more or less, situated in the JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16, Williamson County, Texas, being all that certain tract of land described in deed recorded in Document No. 2005036441, Official Public Records, Williamson County, Texas; said 5.168 acre tract of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral

property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any applicable governmental district, agency, authority, etc. taxes for current year, the payment of which Grantee assumes.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

EXECUTED this 19th day of July, 2022.

Texas White House, LLC

By: _____
Naveed Mahmood, Manager

By: _____
Muhammad Shahid Imam, Manager

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 19th day of July, 2022, by Naveed Mahmood, Manager of **Texas White House, LLC**, a Texas limited liability company, on behalf of said company.

_____
Notary Public, State of Texas
Notary's Name (printed): Sara McKinney
Notary's commission expires: 11/16/25

SARA MCKINNEY
My Notary ID # 124677652
Expires November 16, 2025

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 19th day of July, 2022, by Muhammad Shahid Imam, Manager of **Texas White House, LLC**, a Texas limited liability company, on behalf of said company.

SARA MCKINNEY
My Notary ID # 124677652
Expires November 16, 2025

Notary Public, State of Texas
Notary's Name (printed):
Notary's commission expires: 11/16/2025

AFTER RECORDING RETURN TO:

INDEPENDENCE TITLE COMPANY
5900 Shepherd Mountain Cove
Building II, Suite 200
Austin 78730

Exhibit "A"

BEING A 5.168 ACRE TRACT OF LAND SITUATED IN THE JOHN D. ANDERSON SURVEY, ABSTRACT NO. 16, WILLIAMSON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO INDIGO CAPITAL ASSETS, LLC, AS RECORDED IN INSTRUMENT NO. 2005036441, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID INDIGO CAPITAL TRACT AND THE WEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE HARRY S. & NELLA R. EASLEY FAMILY TRUST, AS RECORDED IN INSTRUMENT NO. 2003059610, SAID DEED RECORDS, SAID IRON ROD BEING ON THE NORTHEAST LINE OF W. RONALD REAGAN BOULEVARD;

THENCE NORTH 20° 36' 59" WEST, A DISTANCE OF 31.61 FEET ALONG SAID NORTHEAST LINE TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 17,051.73 FEET;

THENCE ALONG SAID NORTHEAST LINE AND SAID CURVE AN ARC DISTANCE OF 286.33 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 20° 08' 07" WEST - 286.34 FEET TO A POINT FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 61° 04' EAST - 0.4 OF ONE FOOT, SAID POINT BEING THE WEST CORNER OF SAID INDIGO CAPITAL TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO KEN THOMAS AND WIFE, ANNETTE BOYLE-THOMAS, AS RECORDED IN INSTRUMENT NO. 2002082118, AFORESAID DEED RECORDS;

THENCE NORTH 70° 14' 00" EAST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 432.91 FEET AND CONTINUING A TOTAL DISTANCE OF 686.90 FEET ALONG THE COMMON LINE OF SAID INDIGO CAPITAL AND THOMAS TRACTS TO A POINT FROM WHICH A FENCE POST BEARS SOUTH 71° 13' WEST - 39.7 FEET, SAID POINT BEING THE NORTH CORNER OF SAID INDIGO CAPITAL TRACT;

THENCE SOUTH 25° 27' 14" EAST, A DISTANCE OF 134.35 FEET ALONG THE NORTHEAST LINE OF SAID INDIGO CAPITAL TRACT;

THENCE SOUTH 32° 13' 14" EAST, A DISTANCE OF 188.30 FEET ALONG SAID NORTHEAST LINE TO A POINT FROM WHICH A FENCE POST BEARS SOUTH 68° 57' WEST - 13.3 FEET, SAID POINT BEING THE EAST CORNER OF SAID INDIGO CAPITAL TRACT AND THE NORTH CORNER OF AFORESAID EASLEY FAMILY TRUST TRACT;

THENCE SOUTH 70° 12' 13" WEST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 112.26 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 315.66 FEET AND CONTINUING A TOTAL DISTANCE OF 738.51 FEET ALONG THE COMMON LINE OF SAID INDIGO CAPITAL AND EASLEY FAMILY TRUST TRACTS TO THE POINT OF BEGINNING AND CONTAINING 225,129 SQUARE FEET OR 5.168 ACRES OF LAND.

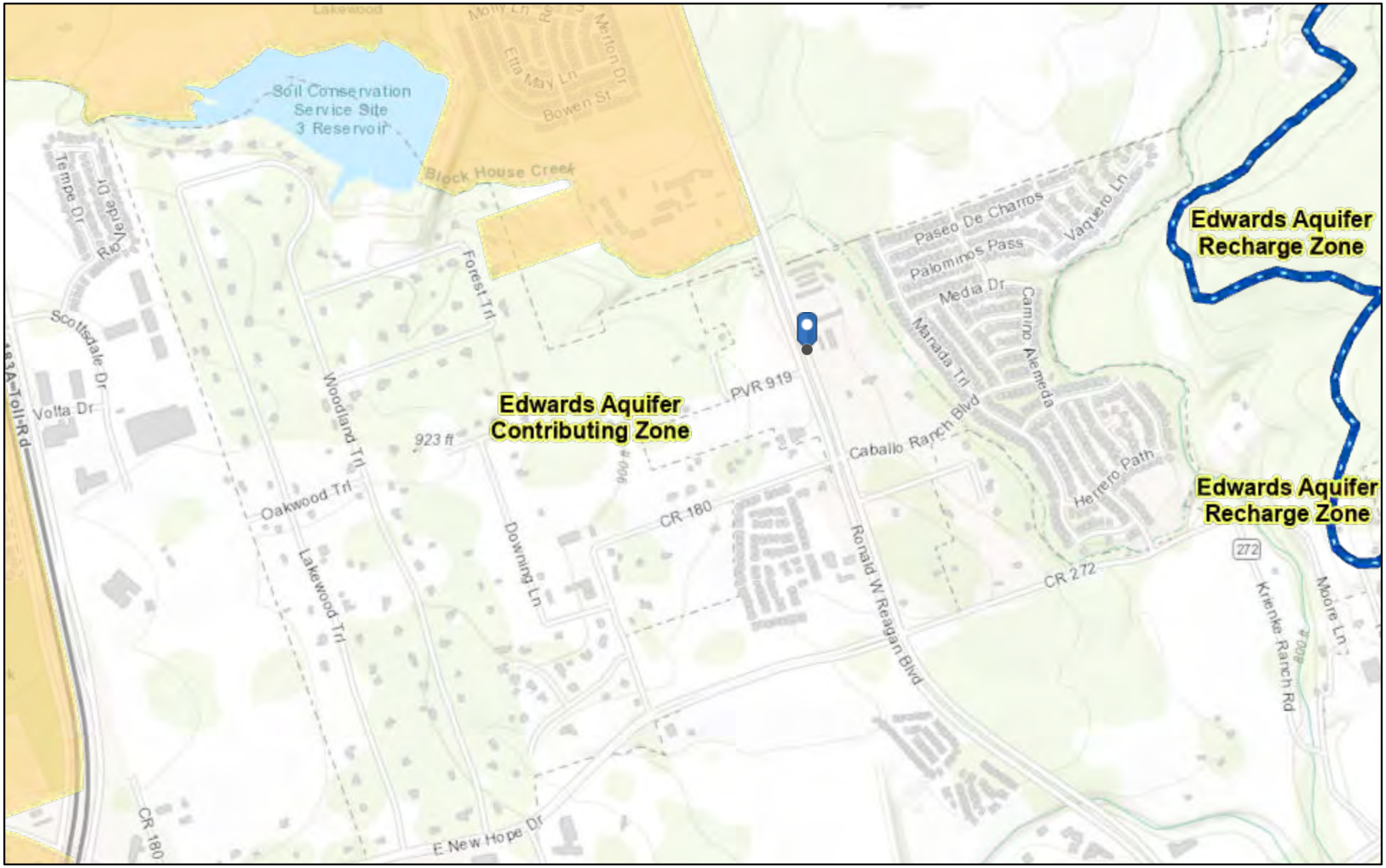
ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022087602

Pages: 5 Fee: $38.00
07/22/2022 03:07 PM
DLAM

Nancy E. Rister, County Clerk
Williamson County, Texas

14420 Ronald Reagan Development



10/24/2022, 2:08:36 PM

Edwards Aquifer Label
Edwards Aquifer Boundary
Edwards Aquifer Boundary central line
City/Place
TX Counties
7.5 Minute Quad Grid
TCEQ_EDWARDS_OFFICIAL_MAPS

1:18,056

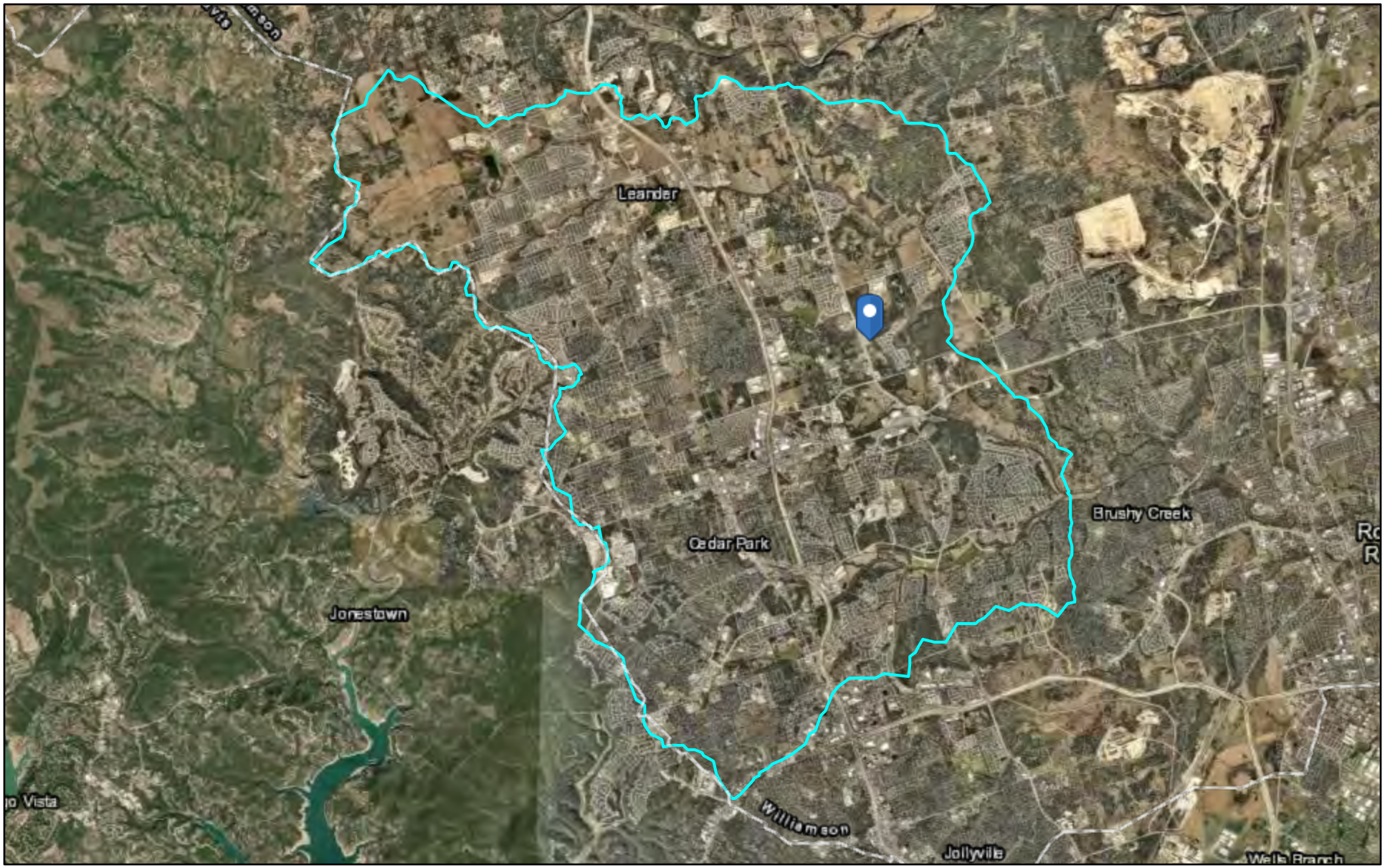
0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km

Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA,

Web AppBuilder for ArcGIS

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

14420 Ronald Reagan Blvd - Sub Watershed



Texas River Basins:
Brazos River

Texas Watersheds:
Turkey Creek - Brushy Creek

Texas River Sub Basins:
San Gabriel

Texas Sub Watersheds:
South Brushy Creek - Brushy Creek

1:144,448

0 1 2 4 mi

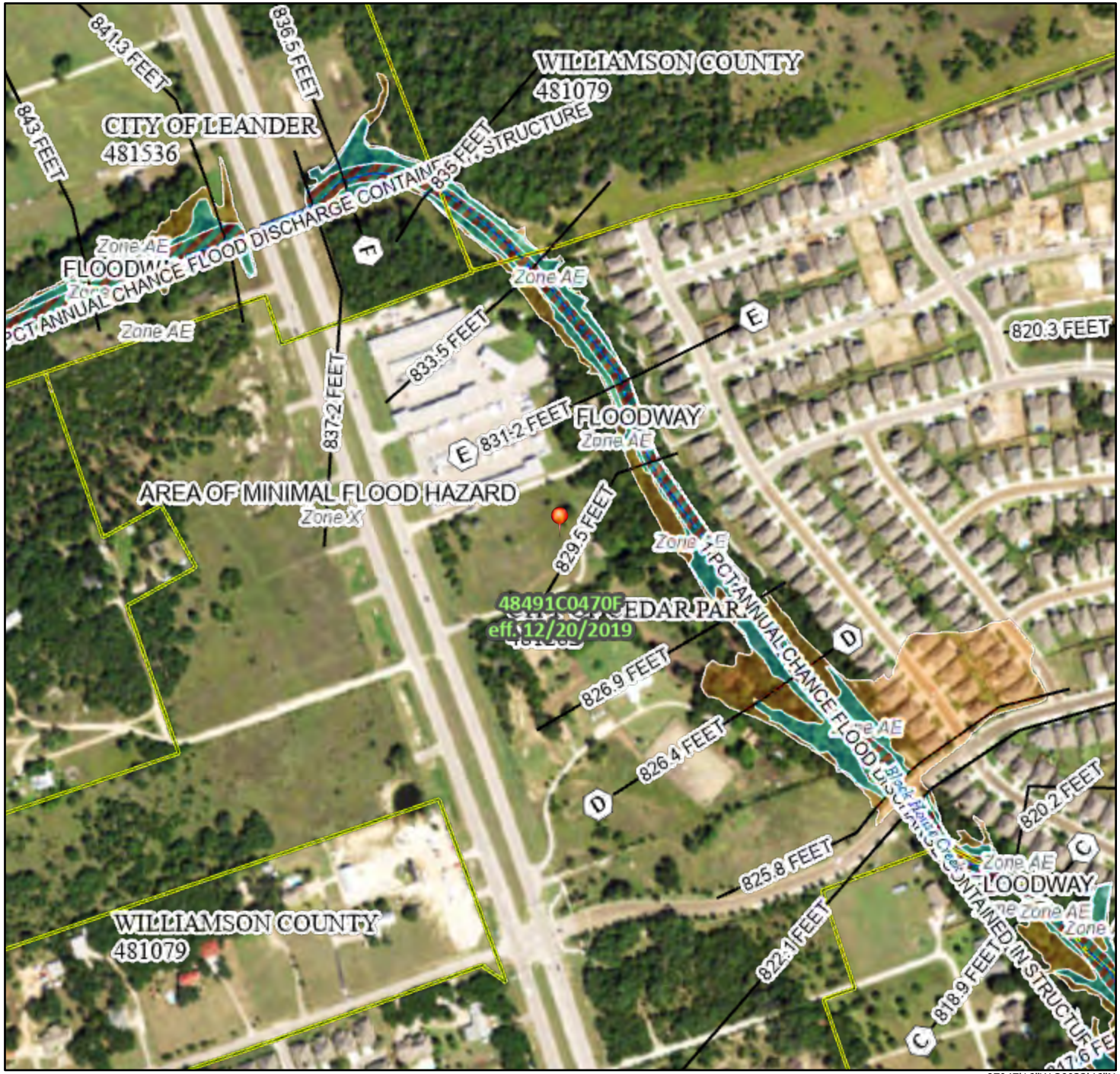
0 1.75 3.5 7 km

Austin Community College, County of Williamson, Esri, HERE, Garmin, Williamson County TX, Earthstar Geographics

National Flood Hazard Layer FIRMette

FEMA

97°47'54"W 30°33'17"N



97°47'16"W 30°32'46"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/24/2022 at 3:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Soil Map—Williamson County, Texas
(14420 Ronald Reagan)

Map Scale: 1:1,460 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Williamson County, Texas
Survey Area Data: Version 23, Aug 24, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 15, 2020—Dec 1, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EaD	Eckrant cobbly clay, 1 to 8 percent slopes	0.4	7.5%
OkA	Oakalla silty clay loam, 0 to 2 percent slopes, frequently flooded	1.0	17.4%
SvB	Sunev silty clay loam, 1 to 3 percent slopes	4.3	75.1%
Totals for Area of Interest		**5.7**	**100.0%**

ATTACHMENT F – SUITABILITY LETTER FROM AUTHORIZED AGENT

This attachment is not applicable to this project as it is tying into an existing sewage collection system from the City of Cedar Park.

ATTACHMENT G – ALTERNATIVE SECONDARY CONTAINMENT METHODS

This attachment is not applicable to this project is not proposing secondary containment methods.

ATTACHMENT H – AST CONTAINMENT STRUCTURE DRAWINGS

This attachment is not applicable to this project is not proposing AST containment structures.

ATTACHMENT I – 20% OR LESS IMPERVIOUS COVER WAIVER

This attachment is not applicable to this project is not requesting a waiver and the site will not be used for multi-family residential developments, schools, but will be used for small business sites.

ATTACHMENT J – BMPs FOR UPGRADIENT STORMWATER

The Cedar Park Business Center will have no surface water, ground water, or stormwater that would originate upgradiant from the site.

ATTACHMENT K – BMPs FOR ON-SITE STORMWATER

Extended Detention Basin. There is on-site stormwater quality control. Water quality ponds are often perceived as a positive aesthetic element in a community and offer significant opportunity for creative pond configuration and landscape design. In this case, Extended detention is more commonly used to reduce particulate pollutants by reducing the maximum runoff rates to their pre-development levels. This type of water quality also removes nutrients, heavy metals, toxic materials and oxygen-demanding materials associated with the particles. The control of the runoff rates serves to protect drainage channels below the device from erosion and to reduce downstream flooding.

Sheet 21 is provided to show post development drainage areas and ponds containing each area. Calculations are also provided on each proposed pond and can be found on sheet 22. Sheet 23 contains specific basin information for this project.

ATTACHMENT L – BMPs FOR SURFACE STREAMS

Extended Detention Basin. Extended detention is more commonly used to reduce particulate pollutants by reducing the maximum runoff rates to their pre-development levels. This type of water quality also removes nutrients, heavy metals, toxic materials and oxygen-demanding materials associated with the particles. The control of the runoff rates serves to protect drainage channels below the device from erosion and to reduce downstream flooding.

Sheet 21 is provided to show post development drainage areas and ponds containing each area. Calculations are also provided on each proposed pond and can be found on sheet 22. Sheet 23 contains specific basin information for this project.

ATTACHMENT M – CONSTRUCTION PLANS

Cedar Park Business Center aka “Cedar Park Flex Office Warehouses” construction plans are included with this application for review.

GENERAL NOTES: (REVISED APRIL 2, 2024)

1. GENERAL CONTRACTOR SHALL CALL FOR ALL UTILITY LOCATES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL DELINEATE AREAS OF EXCAVATION USING WHITE PAINT (WHITE LINING) IN ACCORDANCE WITH 16 TAC 18.3. WATER & WASTEWATER OWNED BY THE CITY OF CEDAR PARK CAN BE LOCATED BY CALLING TEXAS 811 AT 1-800-344-8377. ALLOW THREE BUSINESS DAYS FOR UTILITY LOCATES BY THE CITY OF CEDAR PARK.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS.CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED.
3. DESIGN PROCEDURES SHALL BE IN GENERAL COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL. ALL VARIANCES TO THE MANUAL ARE LISTED BELOW: <NONE>
4. BENCHMARKS SHOULD BE TIED TO THE CITY OF CEDAR PARK BENCHMARKS AND BE CORRECTLY "GEO-REFERENCED" TO STATE PLANE COORDINATES. A LIST OF THE CITY'S BENCHMARKS CAN BE FOUND AT: HTTP://WWW.CEDARPARKTEXAS.GOV/INDEX.ASPX?PAGE=793.
5. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S. PRIOR TO CITY ACCEPTANCE OF SUBDIVISION IMPROVEMENTS ALL GRADED AND DISTURBED AREAS SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATION ITEM #604 NATIVE SEEDING UNLESS NON- NATIVE IS SPECIFICALLY APPROVED.
6. THE CONTRACTOR SHALL PROVIDE THE CITY OF CEDAR PARK COPIES OF ALL TEST RESULTS PRIOR TO ACCEPTANCE OF SUBDIVISION IMPROVEMENTS.
7. CITY, OWNER, ENGINEER, CONTRACTOR, REPRESENTATIVES OF ALL UTILITY COMPANIES, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE MEETING WITH THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO THIS PRE-CONSTRUCTION MEETING (512-401-5000). FINAL CONSTRUCTION PLANS SHALL BE DELIVERED TO ENGINEERING A MINIMUM OF SEVEN BUSINESS DAYS PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING.
8. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF CEDAR PARK IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
9. BURNING IS PROHIBITED.
10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS MADE TO THE DESIGN OF UTILITIES OR IMPACTS UTILITIES SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS OR CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLES SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MAY BE REMOVED. REVISION INFORMATION SHALL BE UPDATED IN THE APPROPRIATE AREAS OF THE TITLE BLOCK.
11. MINIMUM SETBACK REQUIREMENTS FOR EXISTING AND NEWLY PLANTED TREES FROM THE EDGE OF PAVEMENT TO CONFORM TO THE REQUIREMENTS AS SHOWN IN TABLE 6-1 OF THE CITY OF AUSTIN'S TRANSPORTATION CRITERIA MANUAL.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY CITY UTILITY OR ANY INFRASTRUCTURE WITHIN THE RIGHT-OF-WAY BY THE CONTRACTOR, REGARDLESS OF THESE PLANS.
13. AN ENGINEER'S CONCURRENCE LETTER AND ELECTRONIC 22"X34"RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO RECORD DRAWINGS PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES, SHALL BE PROVIDED TO THE CITY IN AUTOCAD ". DWG"FILES AND ".PDF"FORMAT ON A CD OR DVD. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"X 17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO (2) CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM -TEXAS CENTRAL ZONE (4203), IN US FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US FEET.
14. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS.
15. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
16. NO BLASTING IS ALLOWED ON THIS PROJECT.
17. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEAL BY A REGISTERED PROFESSIONAL ENGINEER.
18. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
19. SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS, SET BACKS OR DRAINAGE EASEMENTS.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS. ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY. A STOP WORK ORDER AND/OR FINE MAY BE IMPOSED IF THE EROSION CONTROLS ARE NOT MAINTAINED.
21. A FINAL CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED ON COMMERCIAL SITES UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED. SUBSTANTIAL GRASS COVER, AS DETERMINED BY ENGINEERING DEPARTMENT, MUST BE ACHIEVED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY. ALL EROSION CONTROLS MUST REMAIN IN PLACE AND MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN RE-VEGETATED TO THE ACCEPTANCE OF THE CITY OF CEDAR PARK ENGINEERING DEPARTMENT. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR A SITE DEVELOPMENT PERMIT, THE RIGHT OF WAY BETWEEN THE PROPERTY LINE AND EDGE OF PAVEMENT / BACK OF CURB SHALL BE REVEGETATED ACCORDING TO COA SPECIFICATION 602S AND 606S.
22. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN A STOP WORK ORDER OR A FINE.
23. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
24. A MINIMUM OF SEVEN DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ANY STREETS.

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

26. PRIOR TO SUBDIVISION/SITE ACCEPTANCE, THE ENGINEER/DEVELOPER-OWNER SHALL SUBMIT TO THE ENGINEERING DEPARTMENT DOCUMENTATION THAT THE SUBDIVISION/SITE WAS INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND THE SUBDIVISION/SITE IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
27. ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL BE PERFORMED MONDAY THRU FRIDAY FROM 7:00 A.M. TO 6:00 P.M. HOWEVER, CONSTRUCTION ACTIVITIES WITHIN ONE HUNDRED FEET (100') OF A DWELLING OR DWELLING UNIT SHALL BE PERFORMED BETWEEN THE HOURS OF 8:00 AND 6:00 P.M. OTHERWISE ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES, SPECIFICALLY ARTICLE 8.08.
28. APPROVAL FOR CONSTRUCTION ACTIVITIES PERFORMED ON OWNER'S HOLIDAYS, AND/OR SATURDAYS, OUTSIDE OF MONDAY THROUGH FRIDAY 8 AM TO 5 PM, OR IN EXCESS OF 8 HOURS PER DAY SHALL BE OBTAINED IN WRITING 48 HOURS IN ADVANCE, AND INSPECTION FEES AT 1.5 TIMES THE HOURLY INSPECTION RATE SHALL BE BILLED DIRECTLY TO THE CONTRACTOR. THERE SHALL BE NO CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES PERFORMED ON SUNDAY. THE CITY RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT CITY INSPECTION.
29. ALL POLES TO BE APPROVED BY CITY AND PEC, NO CONDUIT SHALL BE INSTALLED DOWN LOT LINES / BETWEEN HOMES. ALL CONDUIT SHALL BE LOCATED IN THE PUBLIC ROW OR IN AN EASEMENT ADJACENT TO AND PARALLEL TO THE PUBLIC ROW.
30. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE FIRST COURSE BASE. NO TRENCHING OF COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE ROW.
31. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAY(S) AND A PUBLIC STREET. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
32. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE ROW UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
33. CONTRACTORS ON SITE SHALL HAVE AN APPROVED SET OF PLANS AT ALL TIMES. FAILURE TO HAVE AN APPROVED SET MAY RESULT IN A STOP WORK ORDER.
34. CONTRACTOR TO CLEAR FIVE FEET BEYOND ALL RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
35. THERE SHALL BE NO WATER OR WASTEWATER APPURTENANCES, INCLUDING BUT NOT LIMITED TO, VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
36. SIDEWALKS SHALL NOT USE CURB INLETS AS A PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METER OR CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.

STREET NOTES:

1. NO TRENCHING OF COMPACTED BASE WILL BE ALLOWED. A PENALTY AND/OR FINE MAY BE IMPOSED TO THE GENERAL CONTRACTOR IF TRENCHING OF COMPACTED BASE OCCURS WITHOUT CITY APPROVAL, REGARDLESS OF WHO PERFORMED THE TRENCHING.
2. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF CEDAR PARK HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANTY OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY STANDARDS.
3. STREET BARRICADES SHALL BE INSTALLED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
4. ANY DAMAGE CAUSED TO EXISTING PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC., SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE SUBDIVISION.
5. AT INTERSECTIONS, WHICH HAVE VALLEY DRAINAGE, THE CROWN TO THE INTERSECTING STREET WILL BE CULMINATED AT A DISTANCE OF 40 FT. FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
6. THE SUBGRADE MATERIAL WAS TESTED BY TERRADYNE ENGINEERS ON APRIL 7,2017 THE PAVEMENT SECTIONS WERE DESIGNED ACCORDINGLY. THE PAVEMENT SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:
   HEAVY TRAFFIC PAVEMENT AT 6" CONTINUOUS REINFORCED CONCRETE WITH 6" COMPACTED SUBGRADE.
   LIGHT TRAFFIC PAVEMENT AT 5" THICK CONTINUOUS REINFORCED CONCRETE WITH 6" COMPACTED SUBGRADE.
7. DENSITY TESTING OF COMPACTED SUBGRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 500 FOOT INTERVALS.
8. ALL DENSITY TESTING IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND SHALL BE WITNESSED BY THE CITY OF CEDAR PARK'S PROJECT REPRESENTATIVE. THE CONTRACTOR IS TO NOTIFY THE CITY 48 HOURS PRIOR TO SCHEDULED DENSITY TESTING.
9. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND INSTALLED AS DIRECTED BY THE CITY OF CEDAR PARK PRIOR TO CITY ACCEPTANCE OF THE SUBDIVISION.
10. SLOPE OF NATURAL GROUND ADJACENT TO THE RIGHT-OF-WAY SHALL NOT EXCEED 3:1. IF A 3:1 SLOPE IS NOT POSSIBLE, A RETAINING WALL OR SOME OTHER FORM OF SLOPE PROTECTION APPROVED BY THE CITY SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE CITY.
11. THE CITY, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE FROM THE ASPHALT TESTING LAB SHALL ATTEND A PRE-PAVING CONFERENCE PRIOR TO THE START OF HMAC PAVING. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE PRIOR TO THIS MEETING (512-401-5000).
12. THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR CONDUCTING TESTS ON ASPHALT PAVEMENT IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF AUSTIN STANDARD SPECIFICATION NO. ANY RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE ENGINEER AND THE CITY OF CEDAR PARK. RE-TESTING OF THE ASPHALT PAVEMENT SHALL BE LIMITED TO ONE RETEST PER PROJECT.
13. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL COMPLY WITH MUTCD STANDARDS. STREET NAME LETTER SIZING SHALL BE IN ACCORDANCE WITH MUTCDTABLE2D-2.PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
14. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY RETRO GRADE.
15. NO FENCING OR WALL IS ALLOWED TO BE CONSTRUCTED SO THAT IT OBSTRUCTS THE SIGHT LINES OF DRIVERS FROM AN INTERSECTING PUBLIC ROADWAY OR FROM AN INTERSECTING PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED AS DESCRIBED IN CITY CODE SECTION 14.05.007. INSTALLING A FENCE OR WALL WHICH DOES NOT COMPLY WITH THE CITY'S SIGHT DISTANCE REQUIREMENTS OR FENCING REGULATIONS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE PUNISHABLE PURSUANT TO SECTION 1.01.009 OF CITY CODE.
16. TEMPORARY ROCK CRUSHING OPERATIONS ARE NOT ALLOWED. ALL SOURCES FOR FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR THE PROPOSED STOCKPILES ARE TO BE SUBMITTED TO THE CITY'S PROJECT REPRESENTATIVE FOR REVIEW AND APPROVAL.
17. UTILITY SERVICE BOXES OR OTHER UTILITY FACILITIES SHALL NOT BE INSTALLED WITHIN AREAS DETERMINED TO BE REQUIRED SIGHT LINES OF TWO INTERSECTING PUBLIC STREETS OR WITHIN SIGHT LINES OF A PRIVATE DRIVEWAY. SIGHT LINES ARE TO BE MAINTAINED COMPLIANT WITH TABLE 1-1 OF THE AUSTIN TRANSPORTATION CRITERIA MANUAL. UTILITIES DETERMINED BY THE DIRECTOR OF ENGINEERING TO BE PLACED WITHIN REQUIRED SIGHT LINES MAY BE REQUIRED TO BE RELOCATED AT THE EXPENSE OF THE CONTRACTOR PRIOR TO THE CITY ISSUING A CERTIFICATE OF OCCUPANCY OR PRIOR TO THE CITY'S ACCEPTANCE OF THE PROJECT IMPROVEMENTS.
18. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL BY THE DIRECTOR OF ENGINEERING AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY CITY DURING THE PEAK HOURS OF 6 AM TO 9 AM, OR 4 PM TO 8 PM WILL BE SUBJECT TO FINE PER CHAPTER 1 OF CITY ORDINANCE, AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
19. IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRIVEWAY AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION RETAINED BY THE CONTRACTOR FROM THE PROPERTY OWNER(S) OR ACCESS EASEMENT RIGHT HOLDER(S) OF THE DRIVEWAY ALLOWING FULL CLOSURE OF THE DRIVEWAY.
20. TREES MUST NOT OVERHANG WITHIN 10'VERTICALLY OF A SIDEWALK, OR 18'VERTICALLY OF A ROADWAY OR DRIVEWAY.

WASTEWATER NOTES:

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
2. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH THE CITY APPROVAL. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BIDDING THE PROJECT.
4. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.
5. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN MINIMUM COVER SPECIFICATIONS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.
6. WHERE 48-INCHES OF COVER BELOW SUBGRADE CANNOT BE ACHIEVED FOR WASTEWATER SERVICE LINES ALTERNATE MATERIALS MAY BE USED. A MINIMUM OF 36-INCHES OF COVER BELOW SUBGRADE SHALL BE ACHIEVED. ANY WASTEWATER SERVICE LINE WITH COVER BETWEEN 36-INCH AND 48- INCHES SHALL BE SDR-26 PVC PRESSURE PIPE.
7. GASKETED PVC SEWER MAIN FITTINGS SHALL BE USED TO CONNECT SDR-35 PVC TO SDR-26 PVC PRESSURE PIPE OR C-900.
8. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
   WASTEWATER- SDR-26 FORCE MAIN- N/A
   (NOTE: IF USING PVC, SDR-26 IS REQUIRED, SDR-35 WW IS NOT ALLOWED.
   FORCEMAINS SHALL BE EPOXY LINED DUCTILE IRON)
9. ALL SANITARY SEWERS, EXCLUDING SERVICE LINES, SHALL BE MANDREL TESTED PER TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) CRITERIA. A MANDREL TEST WILL NOT BE PERFORMED UNTIL BACKFILL HAS BEEN IN PLACE FOR A MINIMUM OF 30 DAYS.
10. ALL WASTEWATER LINES 10" AND LARGER SHALL BE VIDEO INSPECTED IN ACCORDANCE WITH CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT UTILITY POLICY AND STANDARD SPECIFICATIONS MANUAL APPENDIX E: REQUIREMENTS FOR VIDEO INSPECTION OF WASTEWATER LINES AT THE CONTRACTOR'S EXPENSE. NO SEPARATE PAY UNLESS NOTED ON THE BID FORM.
11. ALL SANITARY SEWERS, INCLUDING SERVICE LINES, SHALL BE AIR TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS.
12. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.
13. CITY SHALL BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
14. WHERE A WATER OR WASTEWATER LINE CROSSES ABOVE (OR BELOW) A STORM SEWER STRUCTURE AND THE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON (THICKNESS CLASS 50), AWWA C-900 (SDR- 18) 150 PSI RATED PVC IN SIZES TO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVC IN SIZES LARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL 505-1.
15. THE ALLOWABLE (MAXIMUM) ADJUSTMENT FOR A MANHOLE SHALL BE 12"(INCHES) OR LESS.
16. WHERE A SEWER LINE CROSSES A WATER LINE, THE SEWER LINE SHALL BE ONE 20 FT. JOINT OF 150 PSI RATED PVC CENTERED ON CROSSING.
17. ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK".
18. CONTRACTOR TO NOTIFY, AND OBTAIN APPROVAL FROM, THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING CITY UTILITIES.
19. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
20. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A"(5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
21. ALL WASTEWATER MANHOLES TO BE COATED WITH ORGANIC MATERIALS AND PROCEDURES LISTED IN CITY OF AUSTIN QUALIFIED PRODUCTS LIST NO. WW-511 (WW-511A AND WW-511B ARE NOT ALLOWED UNLESS MANHOLE IS BEING STRUCTURALLY REHABILITATED WITH APPROVAL BY PUBLIC WORKS). ALL MANHOLES WILL BE PRE-COATED OR COATED AFTER TESTING.
22. POLYBRID COATINGS ON WASTEWATER MANHOLES WILL NOT BE ALLOWED. ANY OTHER PRODUCT APPEARING ON THE COA SPL WW-511 IS ACCEPTABLE.
23. ALL PENETRATIONS OF EXISTING WASTEWATER MANHOLES ARE REQUIRED TO BE RE-COATED IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN NOTE 20.
24. ALL MANHOLES WILL BE VACUUM TESTED ONLY.
25. TRACER TAPE AND MARKING TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS, REGARDLESS OF THE TYPE OF PIPE.
26. ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVES, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

WATER NOTES:

1. REFER TO THE CITY OF CEDAR PARK PUBLIC WORKS UTILITY POLICY AND SPECIFICATIONS MANUAL.
2. THE TOP OF VALVE STEMS SHALL BE AT LEAST 18", AND NO MORE THAN 36", BELOW FINISHED GRADE. VALVE STEM RISERS SHALL BE WELDED ON EACH END TO THE CITY'S SATISFACTION.
3. FIRE HYDRANT LEADS TO BE DUCTILE IRON, CLASS 350, AND INSTALLED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND DETAIL.
4. PRIOR TO INSTALLATION OF FIRE HYDRANTS, THE ENGINEER WILL PROVIDE THE CONTRACTOR ONE (1) CUT FROM A HUB PIN, ESTABLISHING THE ELEVATION OF THE BURY LINE.
5. THE ENGINEER SHALL PROVIDE CUTS FOR ALL WATER LINES AT ALL STORM SEWER CROSSINGS TO THE CITY OF CEDAR PARK.
6. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES:
   .WATER - C-900 DR-14 POLYETHYLENE.
   COPPER PIPE AND FITTINGS ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY.
   MINIMUM DR-14 12"DIA AND SMALLER. MINIMUM CLASS 250 DI LARGER THAN 12"DIA.
7. APPROVED 5 ¼"FIRE HYDRANTS:
   .AMERICAN FLOW CONTROL, B84B
   . MUELLER COMPANY, SUPER CENTURION 250
   .CLOW MEDALLION HYDRANT
   -REQUIREMENTS FOR PRIVATE FIRE HYDRANTS (BEHIND DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY): MUST BE IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATIONS.

   .ALL FIRE HYDRANTS MUST MEET CITY OF CEDAR PARK THREAD SPECIFICATIONS (NATIONAL THREAD)
   .BLUE REFLECTOR MARKERS SHALL BE LOCATED ON THE CENTERLINE OF THE PAVEMENT ACROSS FROM ALL FIRE HYDRANTS. PAVEMENT MARKERS AT INTERSECTIONS SHALL BE FOUR-SIDED.

8. SHOULD A TAPPING SADDLE BE APPROVED BY PUBLIC WORKS, THE SADDLE SHALL BE SMITH-BLAIR 662 STAINLESS STEEL TAPPING SLEEVES WITH ALL STAINLESS HARDWARE, OR APPROVED EQUAL. REQUESTS FOR ALTERNATE PROVIDERS SHALL BE MADE TO THE CITY OF CEDAR PARK PUBLIC WORKS. NO TAP EXCEEDING 2"IN DIAMETER WILL BE APPROVED.
9. ALL WATER LINES, INCLUDING SERVICE LINES, SHALL BE PRESSURE AND LEAK TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND WITNESSED BY THE CITY OF CEDAR PARK REPRESENTATIVE. ALL TESTING IS TO BE THE RESPONSIBILITY OF THE CONTRACTOR, AND THE CONTRACTOR MAY BE REQUIRED TO RE-TEST LINES IF THE TESTING IS NOT WITNESSED BY THE CITY. CONTRACTOR MUST NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO ANY TESTING.
10. ALL WATER LINES SHALL BE STERILIZED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR STERILIZATION AND THE CITY OF CEDAR PARK IS RESPONSIBLE FOR SUBMITTING BACTERIOLOGICAL SAMPLES TO THE STATE. PUBLIC WORKS WILL REQUIRE A CONTRACTOR SPECIALIZED IN DISINFECTION FOR LARGE DIAMETER LINES OR CRITICAL INFRASTRUCTURE, SUBSIDIARY TO PIPE INSTALLATION.

11. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE.
12. CONTRACTOR TO OBTAIN A WATER METER FROM THE CITY OF CEDAR PARK FOR ANY WATER THAT MAY BE REQUIRED DURING CONSTRUCTION. (512-401-5000)
13. ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.
    .SINGLE G-148-233
    .DUAL DG-148-243
    .1"METER YL111 - 444
    .1 ½"-2"METER 1730-R (LID) & 1730-12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER
14. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE, WHEN IN PUBLIC STREETS, AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
15. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
16. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8 MIL. POLYETHYLENE WRAP.
17. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN SPECIFICATIONS FOR MINIMUM COVER REQUIREMENTS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS OR CUTS WILL BE ISSUED BY THE ENGINEER.

18 CITY TO BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.

19. WHERE A WATER OR WASTEWATER LINE CROSSES ABOVE (OR BELOW) A STORM SEWER STRUCTURE AND THE BOTTOM (OR TOP) OF THE PIPE IS WITHIN 18 INCHES OF THE TOP (OR BOTTOM) OF THE UTILITY STRUCTURE, THE PIPE SHALL BE ENCASED WITH CONCRETE FOR A DISTANCE OF AT LEAST 1 FT. ON EITHER SIDE OF THE DITCH LINE OF THE UTILITY STRUCTURE OR THE STORM SEWER. CONCRETE ENCASEMENT WILL NOT BE REQUIRED FOR DUCTILE IRON (THICKNESS CLASS 50), AWWA C-900 (SDR- 18) 150 PSI RATED PVC IN SIZES TO 12 INCHES OR AWWA C-905 (SDR-25) 165 PSI RATED PVC IN SIZES LARGER THAN 12 INCHES. CONCRETE ENCASEMENT SHALL CONFORM TO C.O.A. STANDARD DETAIL 505-1.
20. CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.
21. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
22. TRACER TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS REGARDLESS OF THE TYPE OF PIPE OR DEPTH OF PIPE INSTALLED.
23. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A"(5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
24. THE CITY CONSIDERS PROTECTION OF ITS WATER SYSTEM PARAMOUNT TO CONSTRUCTION ACTIVITIES. CITY PERSONNEL WILL OPERATE, OR AUTHORIZE THE CONTRACTOR TO OPERATE, ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY NOT OPERATE ANY WATER VALVE, EXISTING OR PROPOSED, THAT WILL ALLOW WATER FROM THE CITY'S WATER SYSTEM TO FLOW TO A PROPOSED OR EXISTING WATER SYSTEM WITHOUT THE EXPRESS CONSENT OF THE CITY. NOTIFY THE CITY TWO BUSINESS DAYS IN ADVANCE OF ANY REQUEST TO OPERATE A WATER VALVE. THE GENERAL CONTRACTOR MAY BE FINED $500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
25. ALL WATER VALVES OVER 24" IN SIZE SHALL HAVE A BY-PASS LINE AND VALVE INSTALLED. BY-PASS VALVES AND LINES ARE SUBSIDIARY TO THE COST OF THE VALVE UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
26. ALL WATER VALVES, INCLUDING THOSE OVER 12" IN SIZE, SHALL BE GATE VALVES.
27. A DOUBLE CHECK BACKFLOW DEVICE IN A VAULT SHALL BE INSTALLED AT THE PROPERTY LINE ON ALL PRIVATE FIRE LINES. A DETECTOR WATER METER WILL BE INSTALLED ON THIS BACKFLOW DEVICE, AND IT MUST BE A SENSUS SRII 3/4" METER WITH AMI RADIO READ CAPABILITY. THE CITY WILL PROVIDE THIS METER. PLEASE REFERENCE THE CITY OF CEDAR PARK DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY DETAIL.
28. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE "LEAD FREE" ACCORDING TO THE UNITED STATES SAFE DRINKING WATER ACT. THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT ARE FIRE HYDRANTS. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT BY MARKING, OR ON THE PRODUCT PACKAGING, OR BY PRE-APPROVED SUBMITTAL, WILL BE REJECTED FOR USE. A NSF CERTIFICATION WILL BE ADEQUATE IF THE CERTIFICATION HAS NOT EXPIRED AS OF JANUARY 4, 2014 AND REMAINS UNEXPIRED AT THE TIME OF CONSTRUCTION.
29. ALL PRESSURE PIPE SHALL HAVE MECHANICAL RESTRAINT AND CONCRETE THRUST BLOCKING AT ALL VALVES, BENDS, TEES, PLUGS, AND OTHER FITTINGS.

STORM SEWER NOTES:

10. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND JUNCTION BOXES WITH CLASS A CONCRETE.
11. ALL MANHOLE LIDS SHALL BE 32"OR LARGER, UNLESS EXPRESSLY APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
12. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
13. PIPE MATERIALS TO BE USED FOR CONSTRUCTION OF UTILITY LINES: UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, ALL STORM SEWER RCP SHALL BE CLASS III. CORRUGATED METAL PIPE IS NOT PERMITTED.
14. ALL MANHOLE AND INLET COVERS SHALL READ "CITY OF CEDAR PARK".
15. CONTRACTOR TO NOTIFY THE CITY OF CEDAR PARK 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.
16. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
17. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A"(5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
18. CONTRACTOR TO INSTALL AND MAINTAIN GEO-TEXTILE FABRIC BARRIER (INLET PROTECTION) AROUND STORM SEWER LEADS AND INLETS TO PREVENT SILT AND OTHER MATERIAL FROM ENTERING THE STORM SEWER COLLECTION SYSTEM.
19. INSTALL CONCRETE SAFETY END TREATMENTS TO ALL CULVERTS AND ENDS OF DRAINAGE PIPE.
20. ALL CURB INLETS SHALL HAVE AN ALMETEK 4"DISC "NO DUMPING DRAINS TO WATERWAY"MARKER.

SEQUENCE OF CONSTRUCTION NOTES:

THE FOLLOWING SEQUENCE OF CONSTRUCTION SHALL BE USED FOR ALL DEVELOPMENT. THE APPLICANT IS ENCOURAGED TO PROVIDE ANY ADDITIONAL DETAILS APPROPRIATE FOR THE PARTICULAR DEVELOPMENT.

1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS INDICATED ON THE APPROVED SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN AND IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THAT IS REQUIRED TO BE POSTED ON THE SITE. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES.
2. THE GENERAL CONTRACTOR MUST CONTACT THE CITY INSPECTOR AT 512-401-5000, 72 HOURS PRIOR TO THE SCHEDULED DATE OF THE REQUIRED ON-SITE PRECONSTRUCTION MEETING.
3. THE GENERAL CONTRACTOR WILL FOLLOW THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH CITY INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
4. ROUGH GRADE THE POND(S) AT 100% PROPOSED CAPACITY. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A SUMP PIT OUTLET AND AN EMERGENCY SPILLWAY MEETING THE REQUIREMENTS OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL, AS REQUIRED. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT WATER QUALITY POND(S).
5. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN (ESC) AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
6. BEGIN SITE CLEARING/CONSTRUCTION (OR DEMOLITION) ACTIVITIES.
7. UNDERGROUND UTILITIES WILL BE INSTALLED, INCLUDING FIRE HYDRANTS.
8. FIRE DEPARTMENT ACCESS WILL BE INSTALLED WHERE REQUIRED BY APPROVED SITE PLAN.
9. VERTICAL CONSTRUCTION MAY OCCUR AFTER THE PRE-VERTICAL INSPECTION HAS BEEN CLEARED BY THE FIRE MARSHAL.
10. PERMANENT WATER QUALITY PONDS OR CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.
11. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.
12. UPON COMPLETION OF THE SITE CONSTRUCTION AND REVEGETATION OF A PROJECT SITE, THE DESIGN ENGINEER SHALL SUBMIT AN ENGINEER'S LETTER OF CONCURRENCE BEARING THE ENGINEER'S SEAL, SIGNATURE, AND DATE TO THE CITY INDICATING THAT CONSTRUCTION, INCLUDING REVEGETATION, IS COMPLETE AND IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE CITY INSPECTOR.
13. UPON COMPLETION OF LANDSCAPE INSTALLATION OF A PROJECT SITE, THE LANDSCAPE ARCHITECT SHALL SUBMIT A LETTER OF CONCURRENCE TO THE CITY INDICATING THAT THE REQUIRED LANDSCAPING IS COMPLETE AND IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PLANS. AFTER RECEIVING THIS LETTER, A FINAL INSPECTION WILL BE SCHEDULED BY THE CITY INSPECTOR.
14. AFTER A FINAL INSPECTION HAS BEEN CONDUCTED BY THE CITY INSPECTOR AND WITH APPROVAL FROM THE CITY INSPECTOR, REMOVE THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND COMPLETE ANY NECESSARY FINAL REVEGETATION RESULTING FROM REMOVAL OF THE CONTROLS. CONDUCT ANY MAINTENANCE AND REHABILITATION OF THE WATER QUALITY PONDS OR CONTROLS.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES
EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

THE FOLLOWING/LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION.

FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING/LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC§ 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING/LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION

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.

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.

NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.

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.

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.

SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.

LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.

ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.

IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL

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

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.

THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;

THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND

THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.

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:

ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPS) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;

ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;

ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR

ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

AUSTIN REGIONAL OFFICE BUILDING A14250 JUDSON ROAD AUSTIN, TEXAS 78753-1808
PHONE (512) 339-2929PHONE FAX (512) 339-3795

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS. AT THE EXPENSE OF THE CONTRACTOR.

Issue/Revision No.	Date	Description

STATE OF TEXAS
AMIR TUGHRAL
139769
LICENSED PROFESSIONAL ENGINEER

F-22302

ENCON LLC
11917 Oak Knoll Dr. Suite C,
AUSTIN, Tx 78759

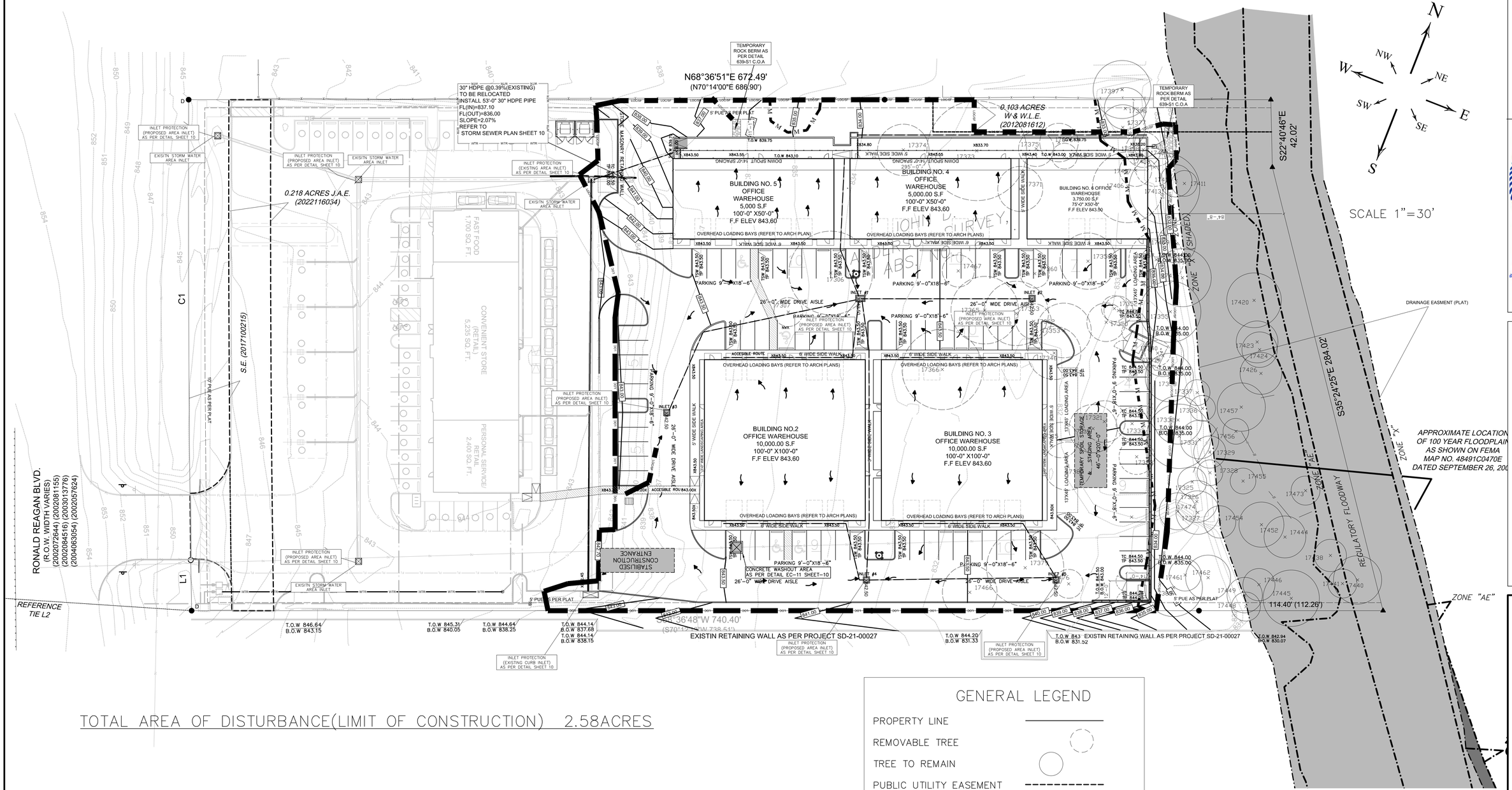
PROJECT ADDRESS:
14420 RONALD REAGAN BLVD.
LEANDER, TEXAS

Date: 01/22/2025

CASE No.:

TITLE:
GENERAL NOTES
2 OF 25

2024-5-SD



TOTAL AREA OF DISTURBANCE(LIMIT OF CONSTRUCTION) 2.58ACRES

"ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES."
"ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION."

GENERAL LEGEND

- PROPERTY LINE
- REMOVABLE TREE
- TREE TO REMAIN
- PUBLIC UTILITY EASEMENT
- TREE PROTECTION FENCE — M — M —
- FIRE HYDRANT
- OVERHEAD ELECTRIC — OU —
- PERIMETER FENCE
- PROPOSED FLOW DIRECTIONAL ARROW
- SILT FENCE — LOC/SF —
- LIMIT OF CONSTRUCTION — LOC —
- STORMWATER CURB INLET EXISTING
- STORM WATER AREA INLET EXISTING

Issue/Revision
No. Date Description

STATE OF TEXAS
AMIR TUGHRAL
139769
LICENSED
PROFESSIONAL ENGINEER

F-22302

ENCON LLC
11917 Oak Knoll Dr. Suite C,
AUSTIN, Tx 78759

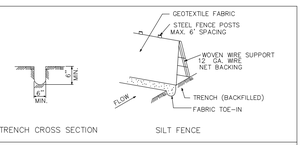
PROJECT ADDRESS:
14420 RONALD REAGAN BLVD.
LEANDER, TEXAS

Date: 01/22/2025

CASE No.:

TITLE:
EROSION
CONTROL
6 OF 25

2024-5-SD



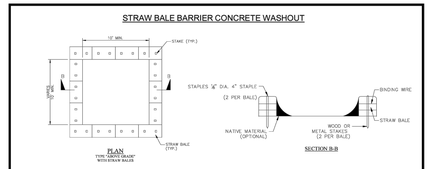
GENERAL NOTES:

1. SILT FENCE LOCATED ADJACENT TO PLAYGROUNDS, PARKS, SIDEWALKS, AND OTHER LOCATIONS AS DETERMINED BY CITY OF CEDAR PARK REPRESENTATIVES SHALL HAVE CITY APPROVED SAFETY CAPS ON ALL STEEL POSTS.
2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
3. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
4. WHERE FENCE CAN NOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE. 6 INCHES DEEP AND 6 INCHES WIDE TO THE TRENCH MUST BE A MINIMUM OF ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
6. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.
8. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION. STANDARD SYMBOL SF

REV. DATE: 09/13/01

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

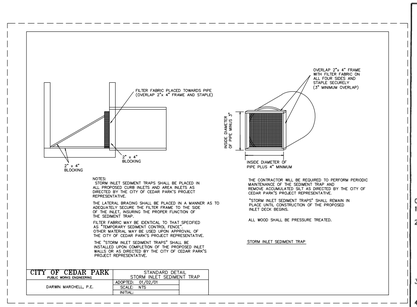
STRAW BALE BARRIER CONCRETE WASHOUT



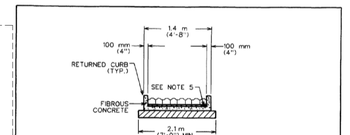
NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK, BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

NOT TO SCALE



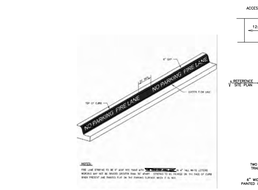
CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT	STORM INLET SEDIMENT TRAP
DARWIN MARCHELL, P.E.	ADOPTED: 10/30/08 SCALE: N.T.S.

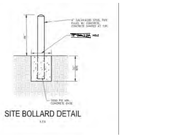


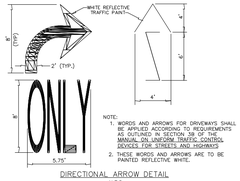
GENERAL NOTES:

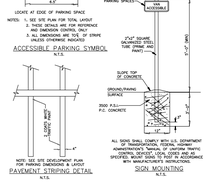
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENT ONLY.
2. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 23 mm (0.9"), A NOMINAL HEIGHT OF 5 mm (0.2") AND A NOMINAL CENTER TO CENTER SPACING OF 60 mm (2.35") AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. A BASKET WEAVE PAVER PATTERN SHALL BE USED UNLESS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. PAVER PATTERN VARIES PER MANUFACTURER'S RECOMMENDATIONS, REFER TO STANDARD DETAIL 432S-5 FOR PAVER BASE PREPARATION DETAILS.
3. THE CURB, GUTTER AND RAMP SYSTEM SHALL BE CONFIGURED TO MAINTAIN ALL RUNOFF FROM A 25 YEAR FREQUENCY STORM WITHIN THE RIGHT-OF-WAY OR DRAINAGE CRITERIA MANUAL SECTION 1.2.2.B1.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIC REQUIREMENTS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO 6 mm (1/4") JOINT SIZE. GAPS LARGER THAN 6 mm (1/4") SHALL BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN PAVERS SHALL BE FILLED WITH SAND UNLESS OTHERWISE DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 4035.3.5. MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 4035, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH 100 mm (4") CONCRETE VALLEY MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

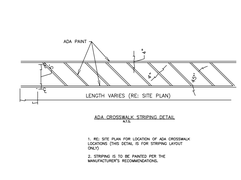
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	COMBINED SIDEWALK CURB RAMP WITH PAVERS
Bill Gardner 7/26/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-3F 2 OF 2

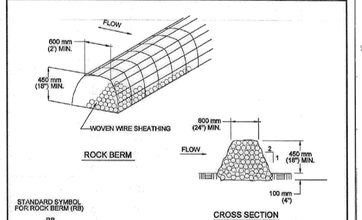








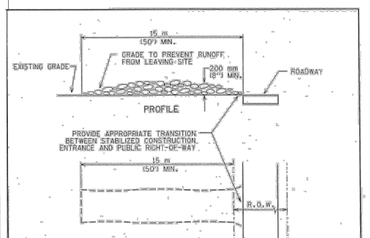




NOTES:

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.

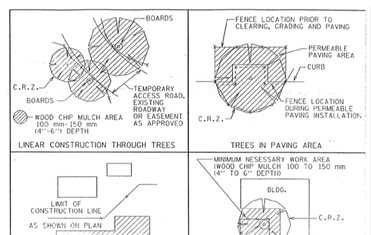
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM
Mrup S. Rupe P.E. 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 639S-1



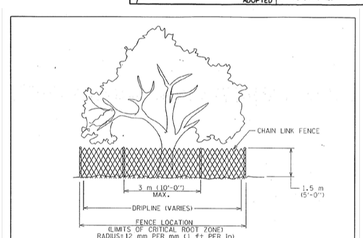
NOTES:

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

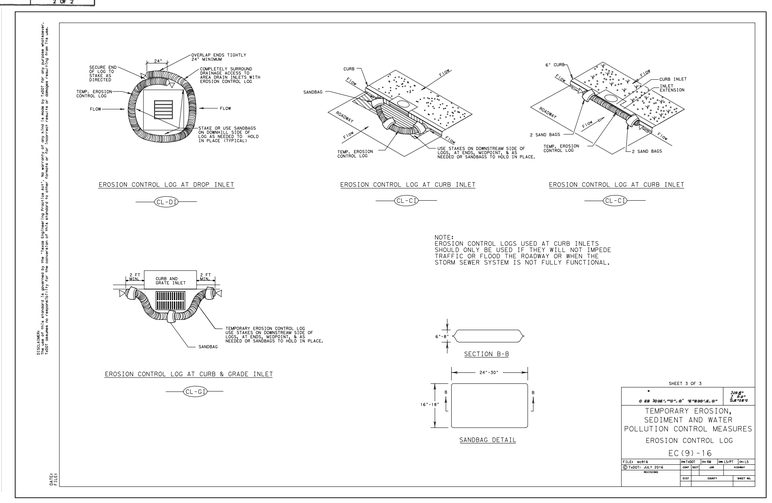
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	STABILIZED CONSTRUCTION ENTRANCE
Brian Banks 5/23/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 641S-1

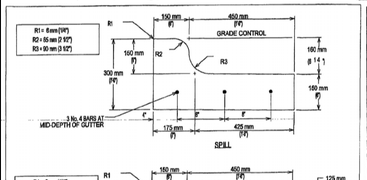


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS
11/14/03 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 610S-1

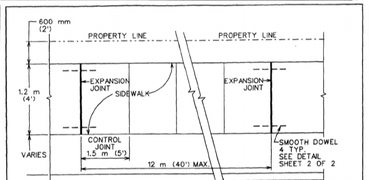


CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A – CHAIN LINK
11/14/03 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 610S-2

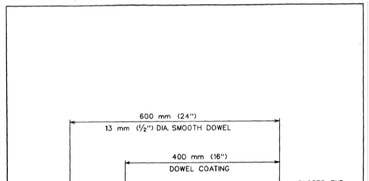




CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	REINFORCED CURB AND GUTTER SECTION
11/14/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 430S-2



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK
Bill Gardner 7/26/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-1 1 OF 3



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK
Bill Gardner 7/26/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 432S-1 2 OF 3

2024-5-SD

Issue/Revision Description
No. Date

ENCON LLC
11917 Oak Knoll Dr. Suite C,
AUSTIN, Tx 78759

STATE OF TEXAS
AMIR TUGHRAL
139769
LICENSED
PROFESSIONAL ENGINEER

F-22302

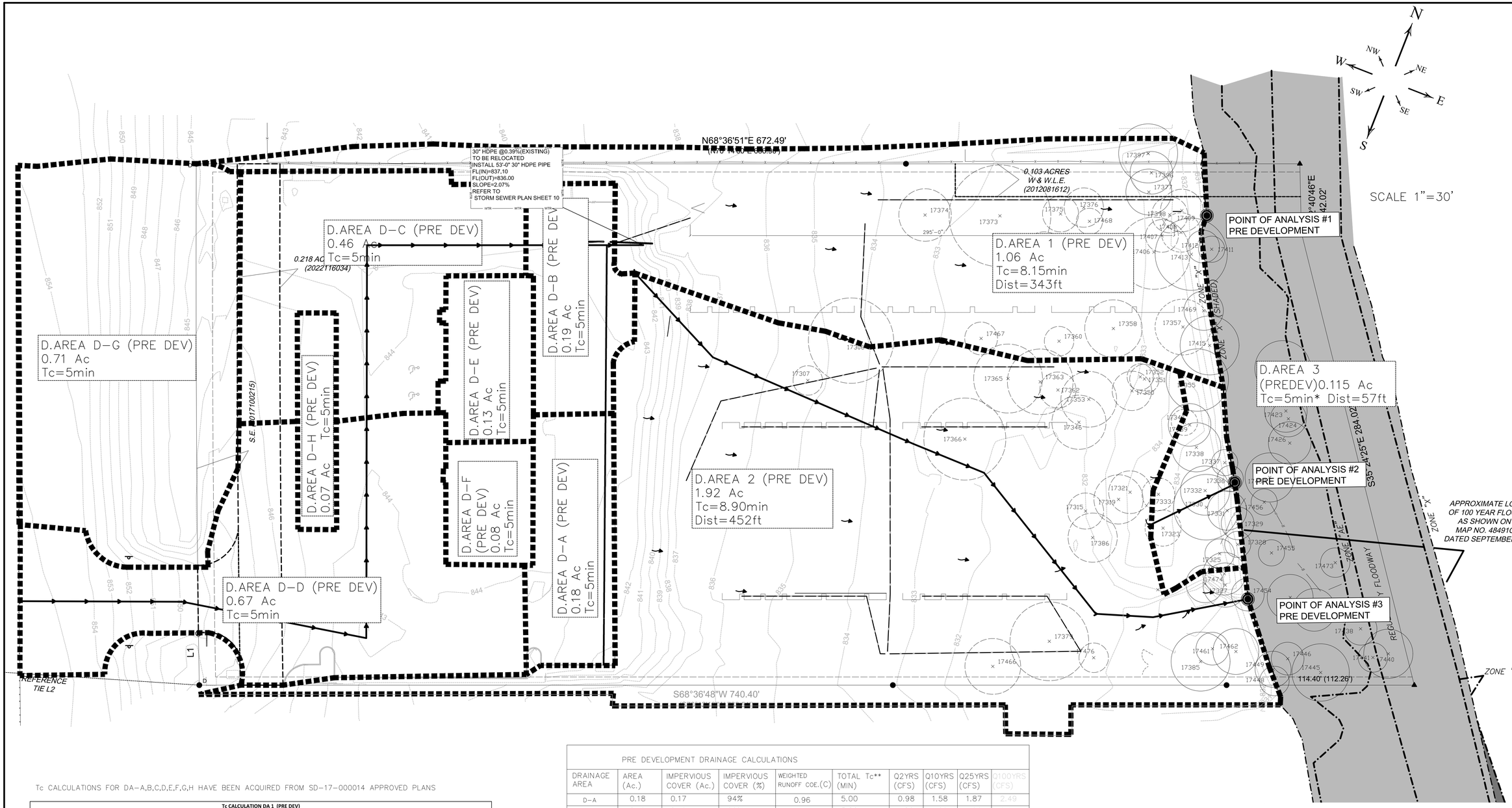
PROJECT ADDRESS:
14420 RONALD REAGAN BLVD.
LEANDER, TEXAS

Date: 01/22/2025

CASE No.:

TITLE:

DETAILS
11 OF 25



Tc CALCULATIONS FOR DA-A,B,C,D,E,F,G,H HAVE BEEN ACQUIRED FROM SD-17-000014 APPROVED PLANS

Tc CALCULATION DA 1 (PRE DEV)

	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL Tc (min)
DRAINAGE AREA	Manning "n"	L (ft)	P (in)	Slope %	Tt(min)	Manning "n"	V (ft/s)	Slope %	L (ft)	Tt(min)	L (ft)	V (ft/s)	Tt(MIN)	
DA-1	0.150	100	3.96	3.00	5.81	0.150	3.0	3.0	243	1.27	NA	NA	NA	8.14

Tc CALCULATION DA 2 (PRE DEV)

	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW			TOTAL Tc (min)
DRAINAGE AREA	Manning "n"	L (ft)	P (in)	Slope %	Tt(min)	Manning "n"	V (ft/s)	Slope %	L (ft)	Tt(min)	L (ft)	V (ft/s)	Tt(MIN)	
DA-2	0.150	100	3.96	3.00	6.95	0.150	3	3.3	343	1.90	NA	NA	NA	8.86

PRE DEVELOPMENT DRAINAGE CALCULATIONS

DRAINAGE AREA	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER (%)	WEIGHTED RUNOFF COE.(C)	TOTAL Tc** (MIN)	Q2YRS (CFS)	Q10YRS (CFS)	Q25YRS (CFS)	Q100YRS (CFS)
D-A	0.18	0.17	94%	0.96	5.00	0.98	1.58	1.87	2.49
D-B	0.19	0.19	99%	0.98	5.00	1.06	1.69	1.99	2.64
D-C	0.46	0.44	97%	0.96	5.00	2.51	4.05	4.78	6.37
D-D	0.67	0.65	97%	0.97	5.00	3.71	5.93	6.99	9.30
D-E	0.13	0.13	100%	0.98	5.00	0.73	1.16	1.36	1.81
D-F	0.08	0.08	100%	0.98	5.00	0.45	0.71	0.84	1.11
D-G	0.71	0.23	33%	0.68	5.00	1.35	3.53	4.81	7.52
D-H	0.07	0.07	100%	0.98	5.00	0.39	0.62	0.73	0.97
DA 1	1.06	0.0	0%	0.68	8.14	2.00	5.21	6.72	10.38
P.O.A 1						12.83	24.10	29.41	41.62
DA 2	1.92	0.0	0%	0.68	8.86	3.51	9.25	11.81	18.15
P.O.A 3						3.51	9.25	11.81	18.15
DA 3	0.115	0.0	0%	0.68	8.86	0.24	0.60	0.80	1.22
P.O.A 2						0.24	0.60	0.80	1.22

2024-5-SD

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STATE OF TEXAS
AMIR TUGHRAL
139769
LICENSED
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F-22302

ENCON LLC
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PROJECT ADDRESS:
14420 RONALD REAGAN BLVD.
LEANDER, TEXAS

Date: 01/22/2025

CASE No.:

TITLE:
PRE DEV.
DRAINAGE
AREA
20 OF 25

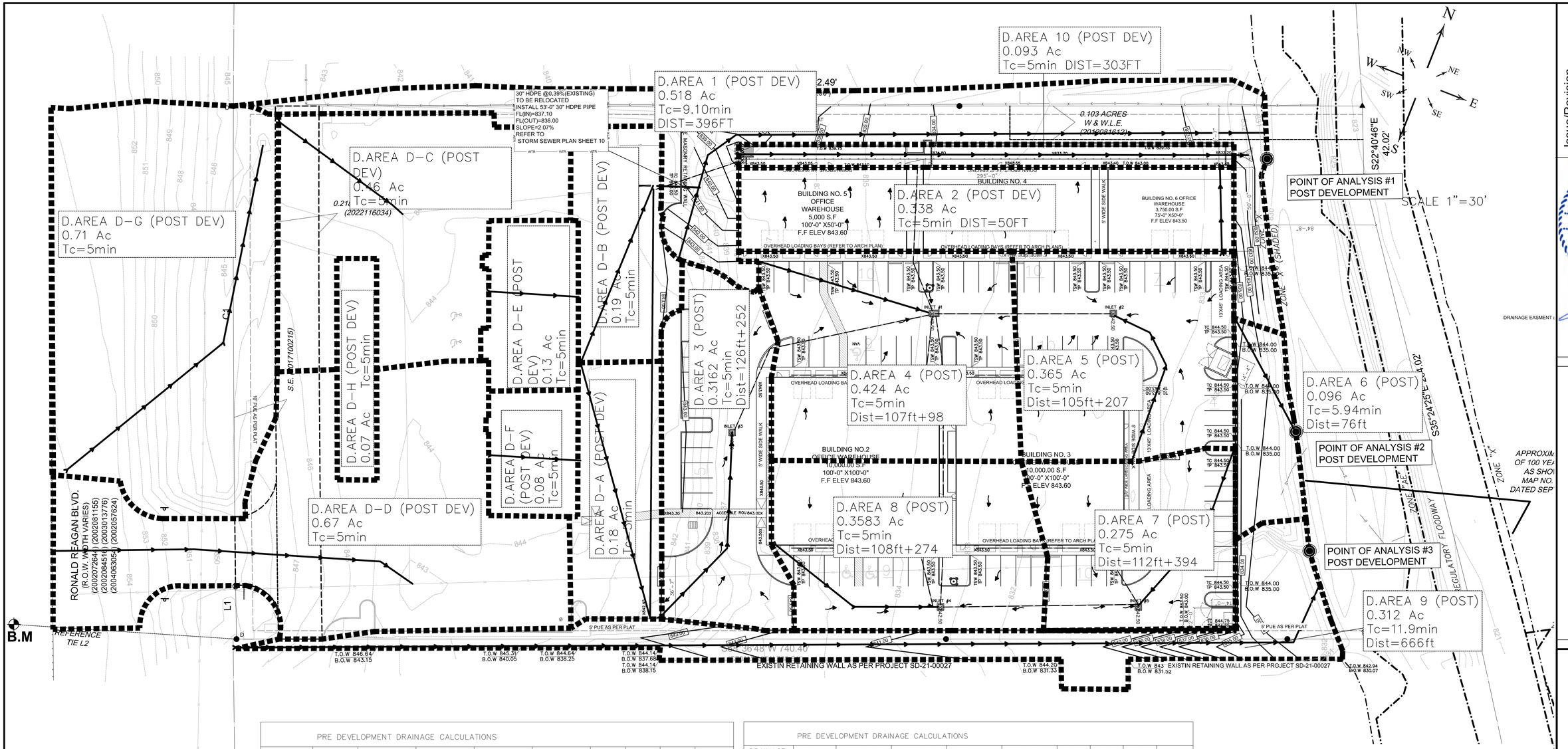


Table 1. Recommended Atlas 14 Rainfall Depths									
Rainfall Depth (in.) by Average Recurrence Interval									
Duration	1-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	200-yr	500-yr
5 min	0.42	0.51	0.65	0.77	0.95	1.10	1.26	1.43	1.66
10 min	0.68	0.82	1.04	1.23	1.52	1.76	2.02	2.28	2.63
15 min	0.85	1.03	1.30	1.54	1.89	2.19	2.51	2.84	3.29
30 min	1.21	1.45	1.82	2.15	2.64	3.04	3.48	3.95	4.61
60 min	1.56	1.90	2.39	2.84	3.50	4.05	4.65	5.32	6.28
2 hr	1.86	2.32	2.99	3.62	4.57	5.38	6.30	7.34	8.88
3 hr	2.01	2.57	3.35	4.11	5.26	6.27	7.42	8.74	10.71
6 hr	2.31	3.01	3.98	4.93	6.39	7.67	9.17	10.90	13.51
12 hr	2.67	3.47	4.58	5.68	7.36	8.83	10.55	12.55	15.59
24 hr	3.07	3.96	5.23	6.44	8.30	9.90	11.76	13.95	17.30

Table 3 IDF Curve Parameters – Fit to Atlas 14 Data			
Average Recurrence Interval	*a*	*b*	*c*
1-yr	40.43	10.07	0.7635
2-yr	46.14	9.47	0.7523
5-yr	53.62	8.83	0.7341
10-yr	61.08	8.41	0.7253
25-yr	70.71	8.12	0.7071
50-yr	78.96	7.90	0.6964
100-yr	84.57	7.47	0.6790
200-yr	85.96	6.79	0.6511
500-yr	89.20	6.12	0.6214

NOTE: Tc CALCULATIONS FOR DA-A,B,C,D,E,F,G,H HAVE BEEN ACQUIRED FROM SD-17-000014 APPROVED PLANS DETENTION TIMING STUDY BLOCK HOUSE CREEK DATED 9-5-2017 ACCOUNTS FOR THE ENTIRE SITE TO BE DEVELOPED.AND RESULT DETERMINE NO INCREASE IN PEAK FLOW RATES FOR ALL STORM EVENTS. HENCE NO STORM WATER DETENTION IS REQUIRED TO CONTROL 100 YRS STORM RUNOFF. THE PROPOSED DETENTION POND HAS BEEN DESIGNED TO CONTROL FLOWS FOR 2YRS, 10YRS AND 25 YRS STORM EVENTS AS PER TCEQ CONTRIBUTING ZONE PLAN REQUIREMENTS.

PRE DEVELOPMENT DRAINAGE CALCULATIONS

DRAINAGE AREA	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER (%)	CURVE NUMBER.(C)	TOTAL Tc** (MIN)	Q2YRS (CFS)	Q10YRS (CFS)	Q25YRS (CFS)	Q100YRS (CFS)
D-A	0.18	0.17	94%	96	5.00	0.98	1.58	1.87	2.49
D-B	0.19	0.19	99%	98	5.00	1.06	1.69	1.99	2.64
D-C	0.46	0.44	97%	96	5.00	2.51	4.05	4.78	6.37
D-D	0.67	0.65	97%	97	5.00	3.71	5.93	6.99	9.30
D-E	0.13	0.13	100%	98	5.00	0.73	1.16	1.36	1.81
D-F	0.08	0.08	100%	98	5.00	0.45	0.71	0.84	1.11
D-G	0.71	0.23	33%	68	5.00	1.35	3.53	4.81	7.52
D-H	0.07	0.07	100%	98	5.00	0.39	0.62	0.73	0.97
DA 1	1.06	0.0	0%	68	8.14	2.00	5.21	6.72	10.35
P.O.A 1						12.83	24.10	29.41	41.62
DA 3	0.115	0.0	0%	68	8.86	0.24	0.60	0.80	1.22
P.O.A 2						0.24	0.60	0.80	1.22
DA 2	1.92	0.0	0%	68	8.86	3.51	9.25	11.81	18.15
P.O.A 3						3.51	9.25	11.81	18.15

PRE DEVELOPMENT DRAINAGE CALCULATIONS

DRAINAGE AREA	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER (%)	CURVE NUMBER.(C)	TOTAL Tc** (MIN)	Q2YRS (CFS)	Q10YRS (CFS)	Q25YRS (CFS)	Q100YRS (CFS)
D-A	0.18	0.17	94%	96	5.00	0.98	1.58	1.87	2.49
D-B	0.19	0.19	99%	98	5.00	1.06	1.69	1.99	2.64
D-C	0.46	0.44	97%	96	5.00	2.51	4.05	4.78	6.37
D-D	0.67	0.65	97%	97	5.00	3.71	5.93	6.99	9.30
D-E	0.13	0.13	100%	98	5.00	0.73	1.16	1.36	1.81
D-F	0.08	0.08	100%	98	5.00	0.45	0.71	0.84	1.11
D-G	0.71	0.23	33%	68	5.00	1.35	3.53	4.81	7.52
D-H	0.07	0.07	100%	98	5.00	0.39	0.62	0.73	0.97
1	0.518	0.0	0%	68	9.10	0.83	2.33	3.01	4.71
2	0.338	0.338	100%	98	5.00	1.89	3.00	3.54	4.70
3	0.316	0.25	80%	96	5.00	1.73	2.78	3.28	4.38
4	0.424	0.36	85%	97	5.00	2.35	3.75	4.42	5.88
5	0.365	0.32	87%	98	5.00	2.04	3.24	3.82	5.07
7	0.275	0.23	83%	96	5.00	1.50	2.42	2.86	3.81
8	0.358	0.29	82%	96	5.00	1.96	3.15	3.72	4.96
10	0.093	0.0	0%	68	11.80	0.18	0.46	0.63	0.98
P.O.A 1						12.45	23.98	29.33	53.29
6	0.096	0.0	0%	68	5.94	0.432	0.47	0.63	0.98
P.O.A 2							0.47	0.63	0.98
9	0.312	0.0	0%	68	11.90	1.279	1.30	1.65	2.58
P.O.A 3							1.30	1.65	2.58

DRAINAGE CALCULATION BASED ON
RATIONAL METHOD AND ATLAS 14 MEMO.
CITY OF CEDAR PARK.

T c = T t(SHEET) + T t(SHALLOW CONCENTRATED) + T T(CHANNEL) (EQ. 2-3)

T t(SHEET0 = (0.42(nXL)^0.8) /((P2)^0.5 x S^0.4) (EQ. 2-4)

UNPAVED T t(SHALLOW CONCENTRATION)= L/(60(16.1345)(S)^0.5) (EQ. 2-5)

PAVED T t(SHALLOW CONCENTRATION)= L/(60(20.3282)(S)^0.5) (EQ. 2-6)

2024-5-SD

Issue/Revision
No. Date Description

STATE OF TEXAS
AMIR TUGHRAL
139769
LICENSED
PROFESSIONAL ENGINEER
F-22302

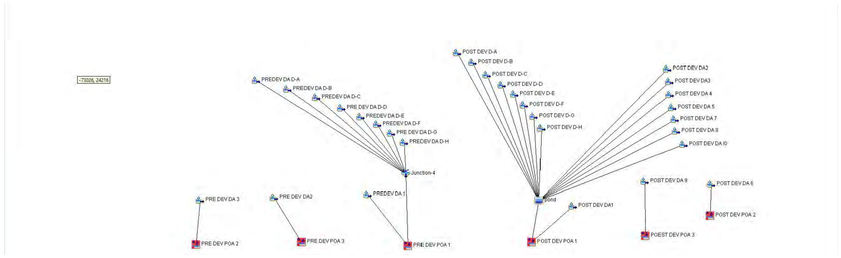
ENCON LLC
11917 Oak Knoll Dr. Suite C,
AUSTIN, Tx 78759

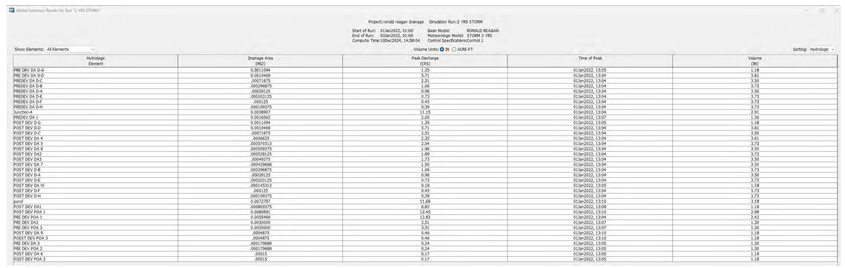
PROJECT ADDRESS:
14420 RONALD REAGAN BLVD.
LEANDER, TEXAS

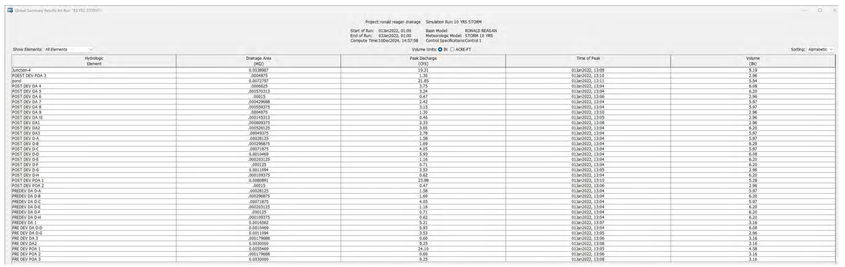
Date: 01/22/2025

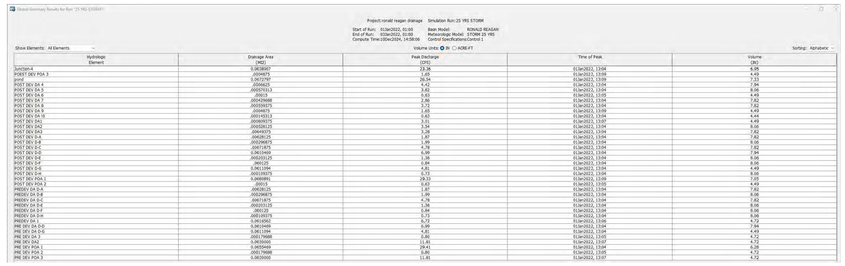
CASE No.:

TITLE:
POST DEV.
DRAINAGE
AREA
21 OF 25









Summary Results for Reservoir "pond"

Project: ronald reagan drainage Simulation Run: 2 YRS STORM
Reservoir: pond

Start of Run:	01Jan2022, 01:00	Basin Model:	RONALD REAGAN
End of Run:	03Jan2022, 01:00	Meteorologic Model:	STORM 2 YRS
Compute Time:	10Dec2024, 14:58:04	Control Specifications:	Control 1

Volume Units: (•) IN ( ) ACRE-FT

Computed Results

Peak Inflow:	22.79 (CFS)	Date/Time of Peak Inflow:	01Jan2022, 13:04
Peak Discharge:	11.69 (CFS)	Date/Time of Peak Discharge:	01Jan2022, 13:10
Inflow Volume:	3.18 (IN)	Peak Storage:	0.1743 (ACRE-FT)
Discharge Volume:	3.18 (IN)	Peak Elevation:	835.93 (FT)

Summary Results for Reservoir "pond"

Project: ronald reagan drainage Simulation Run: 10 YRS STORM
Reservoir: pond

Start of Run:	01Jan2022, 01:00	Basin Model:	RONALD REAGAN
End of Run:	03Jan2022, 01:00	Meteorologic Model:	STORM 10 YRS
Compute Time:	10Dec2024, 14:57:58	Control Specifications:	Control 1

Volume Units: (•) IN ( ) ACRE-FT

Computed Results

Peak Inflow:	37.97 (CFS)	Date/Time of Peak Inflow:	01Jan2022, 13:04
Peak Discharge:	21.85 (CFS)	Date/Time of Peak Discharge:	01Jan2022, 13:11
Inflow Volume:	5.54 (IN)	Peak Storage:	0.3731 (ACRE-FT)
Discharge Volume:	5.54 (IN)	Peak Elevation:	838.35 (FT)

Summary Results for Reservoir "pond"

Project: ronald reagan drainage Simulation Run: 25 YRS STORM
Reservoir: pond

Start of Run:	01Jan2022, 01:00	Basin Model:	RONALD REAGAN
End of Run:	03Jan2022, 01:00	Meteorologic Model:	STORM 25 YRS
Compute Time:	10Dec2024, 14:58:06	Control Specifications:	Control 1

Volume Units: (•) IN ( ) ACRE-FT

Computed Results

Peak Inflow:	45.63 (CFS)	Date/Time of Peak Inflow:	01Jan2022, 13:04
Peak Discharge:	26.54 (CFS)	Date/Time of Peak Discharge:	01Jan2022, 13:09
Inflow Volume:	7.33 (IN)	Peak Storage:	0.4054 (ACRE-FT)
Discharge Volume:	7.33 (IN)	Peak Elevation:	838.74 (FT)

DETENTION POND 2YRS,5YRS,10YRS,25YRS ELEVATION AND VOLUME

EVENT	"Q" PRE DEV DA1 (Cfs)	"Q" POST DEV PROVIDED (Cfs)	MAX ELEVATION (FT)	TOTAL VOLUME CAPACITY (ACRE-FT)
2YRS	12.83	12.45	835.93	0.1743
10YRS	24.10	23.98	838.35	0.3731
25YRS	29.41	29.33	838.74	0.4054

DETENTION POND AREA AND VOLUME TABLE

STAGE (FT)	ELEVATION (FT)	CONTOUR AREA (SQFT)	INCREMENT STORAGE (CuFT)	TOTAL VOLUME CAPACITY (Acre-ft)	TOTAL VOLUME CAPACITY (CuFT)
0.00	832.20	400	0.00	0	0
3.73	835.93	3600	7592.50	0.1743	7592.50
6.15	838.35	3600	8657.73	0.3731	16250.23
6.54	838.74	3600	1409	0.4054	17659.22
7.54	839.74	3600	3600	0.4880	21259

DRAINAGE CALCULATION BASED ON RATIONAL METHOD AND ATLAS 14 MEMO. CITY OF CEDAR PARK.

WATER QUALITY (EXTENDED DETENTION POND) VOLUME REQUIRED	5107 CuFT
WATER QUALITY (EXTENDED DETENTION POND) VOLUME PROVIDED	21259 CuFT

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name:CEDAR PARK FLEX WAREHOUSE
Date Prepared:NOV 25 2024

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

Page 3-29 Equation 3.3: LM =27.2(AN x P)

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

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

County =	Williamson	
Total project area included in plan * =	5.85	acres
Predevelopment impervious area within the limits of the plan * =	1.96	acres
Total post-development impervious area within the limits of the plan* =	3.75	acres
Total post-development impervious cover fraction * =	0.64	
P =	32	inches
$LM_{TOTAL\ PROJECT}$ =	1556	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 =	5.18	acres
Predevelopment impervious area within drainage basin/outfall area =	1.96	acres
Post-development impervious area within drainage basin/outfall area =	3.75	acres
Post-development impervious fraction within drainage basin/outfall area =	0.72	
$LM_{THIS\ BASIN}$ =	1558	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =Extended Detention
Removal efficiency = 75 percent

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

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

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

where: AC =Total On-Site drainage area in the BMP catchment area
AI =Impervious area proposed in the BMP catchment area
AP =Pervious area remaining in the BMP catchment area
LR =TSS Load removed from this catchment area by the proposed BMP

AC =	5.18	acres
AI =	3.75	acres
AP =	1.43	acres
LR =	3133	lbs

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

Desired $LM_{THIS\ BASIN}$ = 1501 lbs.

F = 0.48

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

Rainfall Depth =	0.40	inches
Post Development Runoff Coefficient =	0.53	
On-site Water Quality Volume =	3951	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	790	
Total Capture Volume (required water quality volume(s) x 1.20) =	4741	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

7. Retention/Irrigation System — Designed as Required in RG-348 — Pages 3-42 to 3-46

Required Water Quality Volume for retention basin = NA cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate = 0.1 in/hr Enter determined permeability rate or assumed value of 0.1
Irrigation area = NA square feet
NA acres

8. Extended Detention Basin System — Designed as Required in RG-348 — Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = 4741 cubic feet

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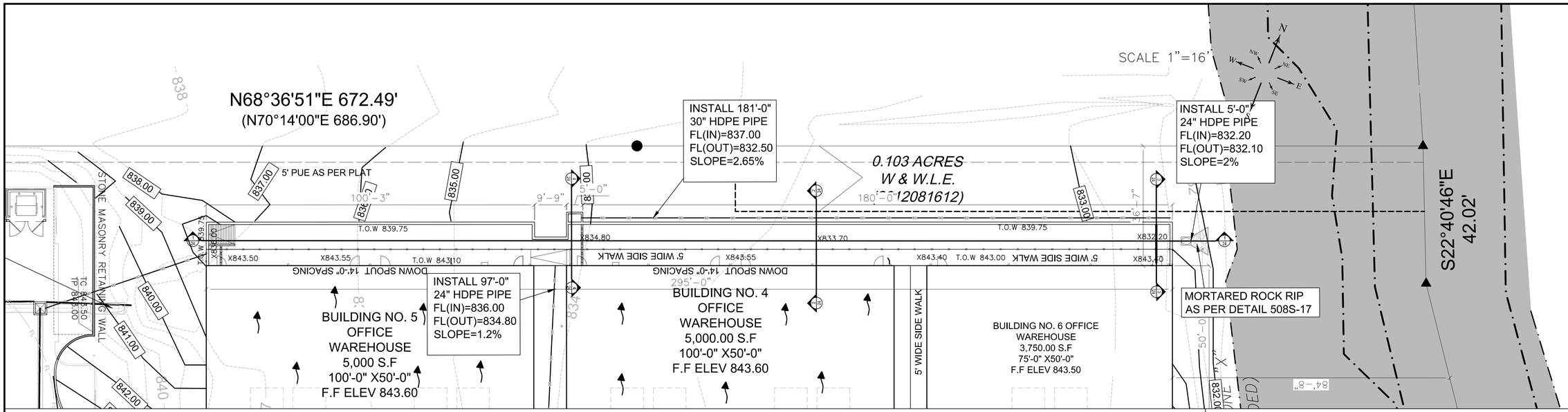
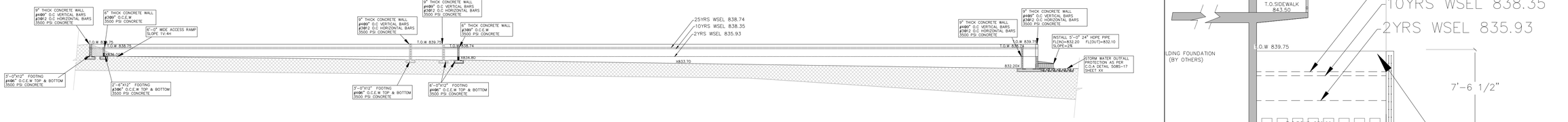
PROJECT ADDRESS:
14420 RONALD REAGAN BLVD.
LEANDER, TEXAS

Date: 01/22/2025

CASE No.:

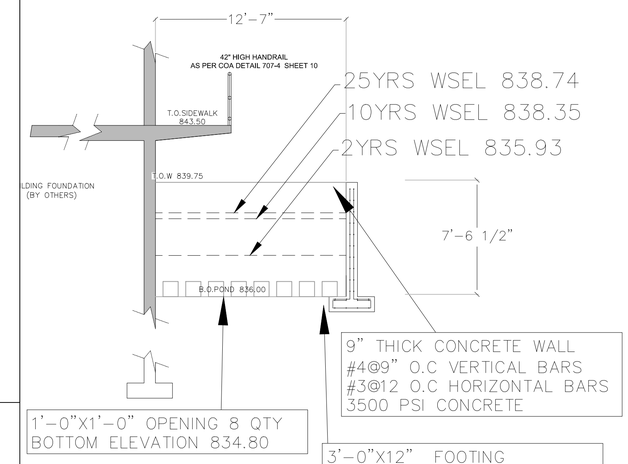
TITLE:
DRAINAGE CALCULATIONS
22 OF 25





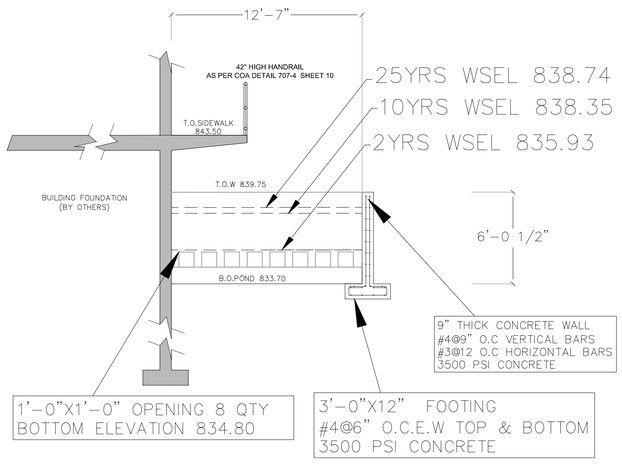
SECTION 1–24

SECTION 1"=16'-0"



SECTION 4–24

SECTION 1"=5'-0"



SECTION 2–24

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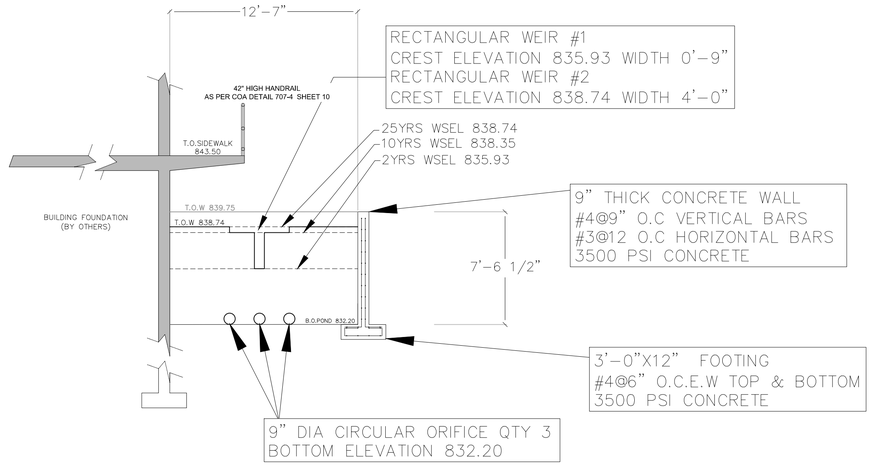

SECTION 3–24

SECTION 1"=5'-0"

2024-5-SD

Issue/Revision Description / No. Date

STATE OF TEXAS
AMIR TUGHRAL
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PROJECT ADDRESS:
14420 RONALD REAGAN BLVD.
LEANDER, TEXAS

Date: 01/22/2025

CASE No.:

TITLE:
TCEQ
-CZP
23 OF 25

ATTACHMENT N – INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN (IMRR)

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

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.

Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges.

A Weekly Inspection and Maintenance Form has been created to maintain the BMPs onsite. The Onsite Project Manager will be responsible for scheduling the weekly inspection and making sure all necessary repairs be made to ensure the proper performance of the onsite BMPs. The form consists of the BMP inspected, a list of items for each BMP, a date of last inspection/maintenance, the current condition of the item being inspected, a description of the maintenance or repair that is needed, and when the maintenance or repair was complete.

Extended Detention Basins are normally used to remove particulate pollutants and to reduce maximum runoff rates associated with development to their pre-development levels. The water quality benefits are the removal of sediment and buoyant materials.

Extended detention basins have moderate to high maintenance requirements, depending on the extent to which future maintenance needs are anticipated during the design stage. If regular maintenance and inspections are not undertaken, the basin will not achieve its intended purposes.

There are many factors that may affect the basin's operation and that should be periodically checked. These factors can include mowing, control of pond vegetation, removal of accumulated bottom sediments, removal of debris from all inflow and outflow structures, unclogging of orifice perforations, and the upkeep of all physical structures that are within the detention pond area. One should conduct periodic inspections and after each significant storm. Remove floatables and correct erosion problems in the pond slopes and bottom. Pay particular attention to the outlet control perforations for signs of clogging. If the orifices are clogged, remove sediment and other debris. The generic aspects that must be considered in the maintenance plan for a detention facility are as follows:

Maintenance Guidelines for Extended Detention

Inspections. Basins should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. When possible, inspections should be conducted during wet weather to determine if the pond is meeting the target detention times. In particular, the extended detention control device should be regularly inspected for evidence of clogging, or conversely, for too rapid a release. If the design drawdown times are exceeded by more than 24 hours, then repairs should be scheduled immediately. The upper stage pilot channel, if any, and its flow path to the lower stage should be checked for erosion problems. During each inspection, erosion areas inside and downstream of the BMP should be identified and repaired or revegetated immediately.

Mowing. The upper stage, side slopes, embankment, and emergency spillway of an extended detention basin must be mowed regularly to discourage woody growth and control weeds. Grass areas in and around basins should be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing of grass is performed, a mulching mower should be used, or grass clippings should be caught and removed.

Debris and Litter Removal. Debris and litter will accumulate near the extended detention control device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control device or riser.

Erosion Control. The pond side slopes, emergency spillway, and embankment all may periodically suffer from slumping and erosion, although this should not occur often if the soils are properly compacted during construction. Regrading and revegetation may be required to correct the problems. Similarly, the channel connecting an upper stage with a lower stage may periodically need to be replaced or repaired.

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

Nuisance Control. Standing water (not desired in a extended detention basin) or soggy conditions within the lower stage of the basin can create nuisance conditions for nearby residents. Odors, mosquitoes, weeds, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed (e.g., mowing, debris removal, clearing the outlet control device).

Sediment Removal. When properly designed, dry extended detention basins will accumulate quantities of sediment over time. Sediment accumulation is a serious maintenance concern in extended detention dry ponds for several reasons. First, the sediment gradually reduces available stormwater management storage capacity within the basin. Second, unlike wet extended detention basins (which have a permanent pool to conceal deposited sediments), sediment accumulation can make dry extended detention basins very unsightly. Third, and perhaps most importantly, sediment tends to accumulate around the control device. Sediment deposition increases the risk that the orifice will become clogged and gradually reduces storage capacity reserved for pollutant removal. Sediment can also be resuspended if allowed to accumulate over time and escape through the hydraulic control to downstream channels and streams. For these reasons, accumulated sediment needs to be removed from the lower stage when sediment buildup fills 20% of the volume of the basin or at least every 10 years.

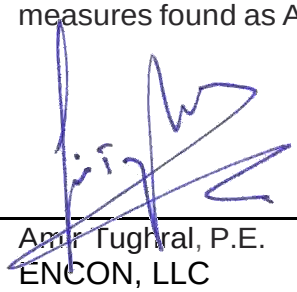
I, Naveed Mahmood, Manager, have read the best management practices (BMPs) for permanent stormwater found in Attachment N of this TCEQ Contributing Zone Plan (CZP) Application. Instruction and guidance as mentioned above has been provided to me so that I may be able to recognize issues that may require immediate attention with the permanent BMPs. Appropriate staff will be assigned to monitor the BMPs for this site and repair or replace as necessary.

January 10, 2025

Naveed Mahmood
Manager
Cedar Park San Mart LLC

Date

I, Amir Tughral,P.E. , have prepared and certified the Inspection, Maintenance, Repair and, if necessary, retrofit (IMRR) plan of the permanent BMPs and measures found as Attachment N of this TCEQ application.



January 10, 2025

Amir Tughral, P.E.
ENCON, LLC

Date

ATTACHMENT O – PILOT-SCALE FIELD TESTING PLAN

This attachment is not applicable to this project.

ATTACHMENT P – MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

Measures for temporary controls are:

Temporary Construction Entrance/Exit. The purpose of a temporary gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of- way, street, alley, sidewalk or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking or flowing of sediment onto public rights-of-way. This practice will be used at all points of construction ingress and egress. The entrance will 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. All sediment spilled, dropped, washed, or tracked onto public rights-of-way will be removed immediately by contractor. When necessary, wheels will be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it will be done on an area stabilized with crushed stone that drains into appropriate designated area. All sediment will be prevented from entering the storm drain, ditch or water course by using approved methods. Refer to sheet 6 attached to this section for location of the construction entrance and sheet 11 for the detail describing the construction entrance.

Silt Fence. A silt fence is a barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site. When properly used, silt fences can be highly effective at controlling sediment from disturbed areas. They cause runoff to pond, allowing heavier solids to settle out. The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence will be used during the entire period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence will remain in place until the disturbed area is permanently stabilized. All fencing will be inspected weekly, and after any rainfall. Sediment will be removed when buildup reaches 6 inches. Any torn fabric will be replaces or a second line of fencing will be installed parallel to the torn section. Any sections of fencing that are crushed or collapsed in the course of construction activity will be replaces or repaired. If a section of fence is obstructing vehicular access it will be relocated to a spot where it will provide equal protection, but will not obstruct vehicles. When construction is complete, the sediment will be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence will be revegetated. The fence itself will be disposed of in an approved landfill. Refer to the attached sheet 6 for location of silt-fencing and sheet 11 for a detail describing the silt-fencing.

Concrete Washout Area The concrete washout area will be located on the southern end of the property. Please see attached sheet number 6. The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors. A detail is included on sheet 11.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.

- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.

For onsite washout:

- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. 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. When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used 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.

Sediment Traps A sediment trap is a temporary containment area that allows sediment in collected storm water to settle out during infiltration or before the runoff is discharged through a stabilized spillway/dewatering pipe. They are small, temporary ponding basins that treat stormwater by allowing sediment particles to settle out of the water. It will require the contractor to clear and grub the area under the embankment of all vegetation and root mats.

The contractor will layout the wire mesh and then the geotextile fabric and construct the geotextile core and corresponding rock embankment to the designated height and configuration. Contractor then wraps the structure with the previously placed wire mesh secure enough so that when walked across the structure retains its shape. Secure with tie wire. Place the embankment material in 8-to-12-inch lifts and machine compact. Inspection shall be made weekly and after each rainfall. Check the embankment, spillways, and outlet for erosion damage and inspect the embankment for piping and settlement. Repair shall be made promptly as needed by the contractor. Trash and other debris shall be removed, and the trap restored to its original dimensions when the sediment has accumulated to half of the design depth of the trap. Sediment removed from the trap shall be deposited in an approved spoils area and in such a manner that it will not cause additional siltation.

Rock Berm. This item shall govern the construction of a temporary berm of open graded rock that is installed at the toe of a slope on the perimeter of a developing area. The purpose of a rock berm is to intercept sediment-laden water from unprotected areas, to retain the sediment and to release the water in sheet flow. Use only open graded rock that is 3”-5” in dia. For all conditions. The Rock Berm shall be secured with a woven wire sheathing having maximum 1” opening and minimum wire dia. Of 20 gauge. Layout of the rock berm following as closely as possible to the contour. When the silt reaches a depth equal to 1/3 the height of the berm or 6 inches (150 mm), whichever is less, the Contractor will remove the accumulated silt and dispose of it at an approved disposal site in a manner that will not contribute to additional siltation. The berm will be reshaped as needed during construction. When the site is completely stabilized, the berm and accumulated sediment shall be removed and disposed of in an approved manner.

Measures for permanent control are:

One extended detention pond is proposed on this project to minimize surface stream contamination and change the way in which water enters a stream because of construction and development. An extended detention system will be used to treat storm water runoff for the subject site. The proposed extended detention pond has a capture volume required of 5,107 cubic feet and the project provides a capture volume of 5,107 cubic feet. Refer sheet 22 of the construction plans included with this submission for calculations to support the development.

Stormwater Pollution Prevention Plan (SWPPP)

For Construction Activities At:

Ronald Reagan Flex Office Warehouse
14420 Ronald Reagan Road
Cedar Park, Williamson County, Texas, 78641
512-925-3152

SWPPP Prepared For:

Naveed Mahmood
CEDAR PARK SAN MART LLC
9113 Castle Pines Drive
Austin, Texas 78717
512-925-3152

SWPPP Prepared By:

ENCON, LLC
11917 OAK KNOLL DR., STE. C
AUSTIN, TEXAS 78759
512-806-3451
ENCON@ENCONLLC.COM

SWPPP Preparation Date:

March 27, 2024

Estimated Project Dates:

Project Start Date: August 2024

Project Completion Date: November 2025

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SECTION 1: CONTACT INFORMATION/RESPONSIBLE PARTIES

1.1 Operator(s) / Subcontractor(s)

Operator(s):
CEDAR PARK SAN MART LLC
9113 CASTLE PINES DR.
AUSTIN, TX 78717
512-925-3152
nm4986@outlook.com

Subcontractor(s):
ENCON, LLC
11917 Oak Knoll Dr., Ste. C
Austin, Texas 78759
512-806-3451 / encon@enconllc.com
Emergency 24-Hour Contact:
CEDAR PARK SAN MART LLC
9113 CASTLE PINES DR.
AUSTIN, TX 78717
512-925-3152 | nm4986@outlook.com

1.2 Stormwater Team

Stormwater Team		
Name and/or position, and contact	Responsibilities	I Have Read the CGP and Understand the Applicable Requirements
CEDAR PARK SAN MART LLC NAVEED MAHMOOD, Owner Contact Phone: 512-925-3152	CEDAR PARK SAN MART, LLC is the principal landowner and contract manager for the project. CEDAR PARK SAN MART, LLC will implement and perform corrective measures of the SWPPP for the Oxford Gas Station Development. CEDAR PARK SAN MART, LLC will be responsible for general oversight of the project and will retain operational control over construction plans and specifications, including review of the SWPPP and any amendments, inspection reports, corrective actions and changes to stormwater conveyance or control designs.	☒ Yes Date: 03/25/2024
OPERATOR		
CEDAR PARK SAN MART LLC NAVEED MAHMOOD 512-925-3152	CEDAR PARK SAN MART, LLC will serve as the general contractor in order to implement the SWPPP and perform all corrective measure activities at the site. CEDAR PARK SAN MART, LLC will implement and maintain the best management practices (BMPs) specified in Sections 2 and 3, and address stormwater over the entire site including all areas disturbed by construction activities, areas used for materials storage, discharge points and construction exits.	☒ Yes Date: 03/25/2024
INSPECTIONS		
Encon, LLC (Encon) Amir Tughral Inspector 512-806-3451	Encon, LLC has entered into a contract with CEDAR PARK SAN MART, LLC to develop the SWPPP and Encon inspect the best management practices (BMPs) specified in Sections 2 and 3, conduct inspections (Section 5 & 6) and address issues with project's operator for stormwater over the entire site including all areas disturbed by construction activities, areas used for materials storage, discharge points and construction exits.	☒ Yes Date: 03/25/2024

SECTION 2: SITE EVALUATION, ASSESSMENT, AND PLANNING

2.1 Project/Site Information

Project Name and Address	
Project/Site Name: CEDAR PARK FLEX OFFICE WAREHOUSE	
Project Street/Location: 14420 Ronald Reagan Blvd.	
City: Cedar Park	
State: Texas	
ZIP Code: 78641	
County or Similar Subdivision: Williamson County	
Business days and hours for the project: S-Th 6:30 a.m. - 5:00 p.m. F-S 8:00 a.m. – 3:00 p.m.	
Project Latitude/Longitude	
Latitude: 30.550525 ° N (decimal degrees)	Longitude: -97.793114 ° W (decimal degrees)
Latitude/longitude data source: Google Maps	
☐ Map ☐ GPS	☒ Other (please specify): https://www.fcc.gov/media/radio/dms-decimal

Horizontal Reference Datum:

☐ NAD 27 ☐ NAD 83 ☒ WGS 84

Additional Project Information

Are you requesting permit coverage as a "federal operator" as defined in Appendix A of the 2017 CGP? ☐ Yes ☒ No

Is the project/site located on Indian country lands, or located on a property of religious or cultural significance to an Indian tribe? ☐ Yes ☒ No

If yes, provide the name of the Indian tribe associated with the area of Indian country (including the name of Indian reservation if applicable), or if not in Indian country, provide the name of the Indian tribe associated with the property: N/A

If you are conducting earth-disturbing activities in response to a public emergency, document the cause of the public emergency *(e.g., natural disaster, extreme flooding conditions)*, information substantiating its occurrence *(e.g., state disaster declaration)*, and a description of the construction necessary to reestablish effective public services: N/A

2.2 Discharge Information

Instructions (see "Discharge Information" section of Appendix J – NOI form):

In this section, include information relating to your site's discharge. This information corresponds to the "Discharge Information" section of the NOI form.

List all of the stormwater points of discharge from your site. Identify each point of discharge with a unique 3-digit ID (e.g., 001, 002).

For each unique point of discharge you list, specify the name of the first water of the U.S. that receives stormwater directly from the point of discharge and/or from the MS4 that the point of discharge discharges to. You may have multiple points of discharge that discharge to the same receiving water.

Next, specify whether any waters of the U.S. that you discharge to are listed as "impaired" as defined in Appendix A, and the pollutants causing the impairment. Identify any Total Maximum Daily Loads (TMDL) that have been completed for any of the waters of the U.S. that you discharge to and the pollutants for which there is a TMDL. For more information on impaired waters and TMDLs, including a list of TMDL contacts and links by state, visit https://www.epa.gov/tmdl.

Finally, indicate whether any water of the U.S. that you discharge to is designated as a Tier 2, Tier 2.5, or Tier 3 water and if so, what the designation is (2, 2.5, or 3). A list of Tier 2, 2.5, and 3 waters is provided in Appendix F.

Does your project/site discharge stormwater into a Municipal Separate Storm Sewer System (MS4)?	☒ Yes ☐ No
Are there any waters of the U.S. within 50 feet of your project's earth disturbances?	☒ Yes ☐ No

For each point of discharge, provide a point of discharge ID (a unique 3-digit ID, e.g., 001, 002), the name of the first water of the U.S. that receives stormwater directly from the point of discharge and/or from the MS4 that the point of discharge discharges to, and the following receiving water information, if applicable:								
Point of Discharge ID	Name of receiving water:	Is the receiving water impaired (on the CWA 303(d) list)?	If yes, list the pollutants that are causing the impairment:	Has a TMDL been completed for this receiving waterbody?	If yes, list TMDL Name and ID:	Pollutant(s) for which there is a TMDL:	Is this receiving water designated as a Tier 2, Tier 2.5, or Tier 3 water?	If yes, specify which Tier (2, 2.5, or 3)?
[001]	Blockhouse Creek	☐ Yes ☒ No		☐ Yes ☒ No			☐ Yes ☒ No	
		☐ Yes ☐ No		☐ Yes ☐ No			☐ Yes ☐ No	
		☐ Yes ☐ No		☐ Yes ☐ No			☐ Yes ☐ No	
		☐ Yes ☐ No		☐ Yes ☐ No			☐ Yes ☐ No	
		☐ Yes ☐ No		☐ Yes ☐ No			☐ Yes ☐ No	

[Include additional rows or delete as necessary.]

2.3 Nature of the Construction Activities

General Description of Project
Provide a general description of the nature of your construction activities, including the age dates of past renovations for structures that are undergoing demolition:

Construction of four flex office warehouse buildings with associated parking, drive aisles, driveways and landscaping.

Size of Construction Site

Size of Property	5.124 ACRES
Total Area Expected to be Disturbed by Construction Activities	1.82 ACRES
Maximum Area Expected to be Disturbed at Any One Time	1.82 ACRES

Type of Construction Site *(check all that apply):*

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial
☐ Institutional ☐ Highway or Road ☐ Utility ☐ Other _____

Will there be demolition of any structure built or renovated before January 1, 1980? ☐ Yes ☒ No

If yes, do any of the structures being demolished have at least 10,000 square feet of floor space? ☐ Yes ☐ No ☒ N/A

Was the pre-development land use used for agriculture (see Appendix A for definition of "agricultural land")? ☒ Yes ☐ No

Pollutant-Generating Activities
List and describe all pollutant-generating activities and indicate for each activity the type of pollutant that will be generated. Take into account where potential spills and leaks could occur that contribute pollutants to stormwater discharges, and any known hazardous or toxic substances, such as PCBs and asbestos, that will be disturbed during construction.

Pollutant-Generating Activity (e.g., paving operations; concrete, paint, and stucco washout and waste disposal; solid waste storage and disposal; and dewatering operations)	**Pollutants or Pollutant Constituents** (e.g., sediment, fertilizers, pesticides, paints, caulks, sealants, fluorescent light ballasts, contaminated substrates, solvents, fuels)
Site Clearing	Sediment, brush, topsoil, land clearing debris
Grading and Site Excavation	topsoil, excavated dirt
Vehicle Tracking	tracked dirt to / from site
Topsoil Stripping and stockpiling	dirt, debris from stockpiling materials
Landscaping	dirt, fertilizer, sand

Construction Support Activities *(only provide if applicable)*

Describe any construction support activities for the project (e.g., concrete or asphalt batch plants, equipment staging yards, material storage areas, excavated material disposal areas, borrow areas):

Staging areas - small fueling activities, minor equipment maintenance, portable restrooms.

Materials Storage areas - Building materials, adhesives, paving materials, paints, asphalt, trash

Construction Activity - Paving, curb/gutter installation, concrete pouring / stucco, general building construction

Concrete Washout Area

Contact information for construction support activity:
CEDAR PARK SAN MART LLC

NAVEED MAHMOOD
9113 CASTLE PINES DR AUSTIN TX 78717 | 512-925-3152

2.4 Sequence and Estimated Dates of Construction Activities

Instructions (see CGP Part 7.2.5):

Describe the intended construction sequence and duration of major activities.

For each portion or phase of the construction site, include the following:

Commencement and duration of construction activities, including clearing and grubbing, mass grading, demolition activities, site preparation (i.e., excavating, cutting and filling), final grading, and creation of soil and vegetation stockpiles requiring stabilization;

Temporary or permanent cessation of construction activities;

Temporary or final stabilization of areas of exposed soil. The dates for stabilization must reflect the applicable deadlines to which you are subject to in Part 2.2.14; and

Removal of temporary stormwater controls and construction equipment or vehicles, and cessation of any pollutant-generating activities.

The construction sequence must reflect the following requirements:

Part 2.1.3 (installation of stormwater controls); and

Parts 2.2.14 (stabilization deadlines).

Phase I

Construct Project (One Phase)	
Estimated Start Date of Construction Activities for this Phase	August 2024
Estimated End Date of Construction Activities for this Phase	November 2025
Estimated Date(s) of Application of Stabilization Measures for Areas of the Site Required to be Stabilized	October 2025 / November 2025
Estimated Date(s) when Stormwater Controls will be Removed	November 2025

Construction Sequencing:

CONSTRUCTION ACTIVITY	ESTIMATED START DATES	ESTIMATED END DATES

Erosion Controls: Construction Access, Entrance to site, construction routes (if needed), areas designated for equipment parking, silt fencing, outlet protection	***August 2024***	***November 2025*** Initial and continuous monitoring
Site / Land Clearing	***August 2024***	***August 2024***
Rough grading, cut / fill (no areas in excess of 4'-0")	***August 2024***	***August 2024***
Monitor / Identify areas that require ESC or permanent stabilizing measures (areas that are complete or delayed work).	***August 2024***	***Oct 2025 / Nov 2025***
Utility installation / coordination with ***City of Cedar Park***	***Sept 2024***	***October 2024***
Infrastructure	***Oct 2024***	***Dec 2024***
Final Grading	***Jan 2025*** (END)	***Feb 2025***
Building (Begin)	***Feb 2025***	***Jul 2025 / Aug 2025***
Landscaping	***Oct 2025 / Nov 2025***	***Nov 2025***
Final Stabilization (topsoiling, trees, shrubs, permanent seeding, mulching, sodding,	***Nov 2025***	***Nov 2025***

2.5 Authorized Non-Stormwater Discharges

List of Authorized Non-Stormwater Discharges Present at the Site

Type of Authorized Non-Stormwater Discharge	**Likely to be Present at Your Site?**
Discharges from emergency fire-fighting activities	☐ Yes ☒ No
Fire hydrant flushings	☒ Yes ☐ No
Landscape irrigation	☒ Yes ☐ No
Waters used to wash vehicles and equipment	☒ Yes ☐ No
Water used to control dust	☒ Yes ☐ No
Potable water including uncontaminated water line flushings	☒ Yes ☐ No
External building washdown (soaps/solvents are not used and external surfaces do not contain hazardous substances)	☐ Yes ☒ No
Pavement wash waters	☒ Yes ☐ No
Uncontaminated air conditioning or compressor condensate	☒ Yes ☐ No
Uncontaminated, non-turbid discharges of ground water or spring water	☐ Yes ☒ No
Foundation or footing drains	☐ Yes ☒ No
Construction dewatering water	☐ Yes ☒ No

(Note: You are required to identify the likely locations of these authorized non-stormwater discharges on your site map. See Section 2.6, below, of the SWPPP Template.)

2.6 Site Maps

Instructions (see CGP Part 7.2.4):

Attach site maps in Appendix A of the Template. For most projects, a series of site maps is necessary and recommended. The first should show the undeveloped site and its current features. An additional map or maps should be created to show the developed site or, for more complicated sites, show the major phases of development.

These maps must include the following features:

Boundaries of the property and of the locations where construction will occur, including:

- Locations where earth-disturbing activities will occur, noting any phasing of construction activities and any demolition activities;
- Approximate slopes before and after major grading activities. Note areas of steep slopes, as defined in CGP Appendix A;
- Locations where sediment, soil, or other construction materials will be stockpiled;
- Locations of any crossings of waters of the U.S.;
- Designated points where vehicles will exit onto paved roads;
- Locations of structures and other impervious surfaces upon completion of construction; and
- Locations of on-site and off-site construction support activity areas covered by this permit (see Part 1.2.1.c).
- Locations of all waters of the U.S., including wetlands, on your site and within one mile downstream of the site's discharge point. Indicate which waterbodies are listed as impaired, and which are identified by your state, tribe, or EPA as Tier 2, Tier 2.5, or Tier 3 waters.
- Areas of federally-listed critical habitat for endangered or threatened species within the site and/or at discharge locations.
- Type and extent of pre-construction cover on the site (e.g., vegetative cover, forest, pasture, pavement, structures)
- Drainage pattern(s) of stormwater and authorized non-stormwater before and after major grading activities.
- Stormwater and authorized non-stormwater discharge locations, including:
- Locations where stormwater and/or authorized non-stormwater will be discharged to storm drain inlets; and
- Locations where stormwater or allowable non-stormwater will be discharged to waters of the U.S. (including wetlands).
- Locations of all potential pollutant-generating activities.
- Locations of stormwater controls, including natural buffer areas and any shared controls utilized to comply with the permit.
- Locations where polymers, flocculants, or other treatment chemicals will be used and stored.

SECTION 3: DOCUMENTATION OF COMPLIANCE WITH OTHER FEDERAL REQUIREMENTS

3.1 Endangered Species Protection

Eligibility Criterion
Under which criterion listed in Appendix D are you eligible for coverage under this permit?

☒ **Criterion A**: No ESA-listed species and/or designated critical habitat present in action area. Using the process outlined in Appendix D of this permit, you certify that ESA-listed species and designated critical habitat(s) under the jurisdiction of the USFWS or NMFS are not likely to occur in your site's "action area" as defined in Appendix A of this permit.

Basis statement content/Supporting documentation: A basis statement supporting the selection of Criterion A should identify the USFWS and NMFS information sources used. Attaching aerial image(s) of the site to your NOI is helpful to EPA, USFWS, and NMFS in confirming eligibility under this criterion. Please Note: NMFS' jurisdiction includes ESA-listed marine and estuarine species that spawn in inland rivers. Check the applicable source(s) of information you relied upon:

☐ Specific communication with staff of the USFWS and/or NMFS. INSERT DATE OF COMMUNICATION AND WHO YOU SPOKE WITH

☒ Species list from USFWS and/or NMFS. See the CGP ESA webpage, Step 2 for available websites. https://ecos.fws.gov/ipac/

3.2 Historic Preservation

Instructions (see CGP Part 1.1.6, 7.2.9.b, Appendix E, and the "Historic Preservation" section of the Appendix J – NOI form):

Follow the screening process in Appendix E of the permit for determining whether your installation of subsurface earth-disturbing stormwater controls will have an effect on historic properties.

Include documentation supporting your determination of eligibility.

To contact your applicable state or tribal historic preservation office, information is available at *www.achp.gov/programs/html*.

Appendix E, Step 1
Do you plan on installing any of the following stormwater controls at your site? NO
Check all that apply below, and proceed to Appendix E, Step 2.

☐ Dike

☐ Berm

☐ Catch Basin

☐Pond

☐ Stormwater Conveyance Channel (e.g., ditch, trench, perimeter drain, swale, etc.)

☐ Culvert

☐ Other type of ground-disturbing stormwater control:

(Note: If you will not be installing any ground-disturbing stormwater controls, no further documentation is required for Section 3.2 of the Template.)

Appendix E, Step 2

If you answered yes in Step 1, have prior surveys or evaluations conducted on the site already determined that historic properties do not exist, or that prior disturbances at the site have precluded the existence of historic properties? ☒ YES ☐ NO

- If yes, no further documentation is required for Section 3.2 of the Template.
- If no, proceed to Appendix E, Step 3.

3.3 Safe Drinking Water Act Underground Injection Control Requirements

Do you plan to install any of the following controls? Check all that apply below. N/A

☐ Infiltration trenches (if stormwater is directed to any bored, drilled, driven shaft or dug hole that is deeper than its widest surface dimension, or has a subsurface fluid distribution system)

☐ Commercially manufactured pre-cast or pre-built proprietary subsurface detention vaults, chambers, or other devices designed to capture and infiltrate stormwater flow

☐ Drywells, seepage pits, or improved sinkholes (if stormwater is directed to any bored, drilled, driven shaft or dug hole that is deeper than its widest surface dimension, or has a subsurface fluid distribution system)

SECTION 4: EROSION AND SEDIMENT CONTROLS

General Instructions (See CGP Parts 2.2 and 7.2.6):

Describe the erosion and sediment controls that will be installed and maintained at your site.

Describe any applicable stormwater control design specifications (including references to any manufacturer specifications and/or erosion and sediment control manuals/ordinances relied upon).

Describe any routine stormwater control maintenance specifications.

Describe the projected schedule for stormwater control installation/implementation.

4.1 Natural Buffers or Equivalent Sediment Controls

Instructions (see CGP Parts 2.2.1 and 7.2.6.b.i, and Appendix G):

This section only applies to you if a water of the U.S. is located within 50 feet of your site's earth disturbances. If this is the case, consult CGP Part 2.2.1 and Appendix G for information on how to comply with the buffer requirements.

Describe the compliance alternative (CGP Part 2.2.1.a.i, ii, or iii) that was chosen to meet the buffer requirements, and include any required documentation supporting the alternative selected. The compliance alternative selected must be maintained throughout the duration of permit coverage. However, if you select a different compliance alternative during your period of permit coverage, you must modify your SWPPP to reflect this change.

If you qualify for one of the exceptions in CGP Part 2.2.1.b, include documentation related to your qualification for such exceptions.

Buffer Compliance Alternatives

Are there any waters of the U.S. within 50 feet of your project's earth disturbances? ☐ YES ☒ NO

(Note: If no, no further documentation is required for Part 4.1 in the SWPPP Template. Continue on to Part 4.2.)

Buffer Exceptions

Which of the following exceptions to the buffer requirements applies to your site?

☒ There is no discharge of stormwater to the water of the U.S. that is located 50 feet from my construction disturbances.

4.2 Perimeter Controls

General

Site will comply with CGP 2.2.3 by placing silt fencing along the North and East perimeter of project site area and removal of any collected sediment that is ⅓ (6") of the above ground height of the perimeter control will be required.

Specific Perimeter Controls

SILT FENCING
Description: Steel 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 ONE (1') FOOT. The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (E.G. PAVEMENT) weight fabric flap with washed gravel on uphill side to prevent flow under fence. The Trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence

fabric to be laid in the ground and backfilled with compacted material. Silt fence shall be securely fastened to each steel support post or to woven wire. Which in turn is securely fastened to the steel fence posts. Inspections shall be made weekly or after a rain event and repair or replacement shall be made promptly as needed. Silt fence shall be removed when site is completely stabilized so as not to block or impede storm flow or drainage. Accumulated silt shall be removed when it reaches a depth of 6 inches. The silt shall be disposed of in an approved site and in such a manner so as not to contribute to additional siltation. Silt fence shall be removed as soon as the source of sediment is stabilized.	
Installation	August 2024 before construction begins at the site and around any stockpiles once established.
Maintenance Requirements	Silt Fences will be inspected at least monthly and immediately after storm events to ensure intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If gaps or tears are found during the inspection, the fabric will be repaired or replaced immediately. Accumulated sediment will be removed from the fence base if it reaches one-third the height of the silt fence or accumulates no more than 6"and hauled off-site for disposal. If accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event, the sediment will be removed more frequently. Before the fence is removed from the project area, the sediment will be removed. The anticipated life span of the silt fence is 6 months and will likely need to be replaced after this period. Silt Fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
Design Specifications	See Figure 1 Below (City of Cedar Park Detail)

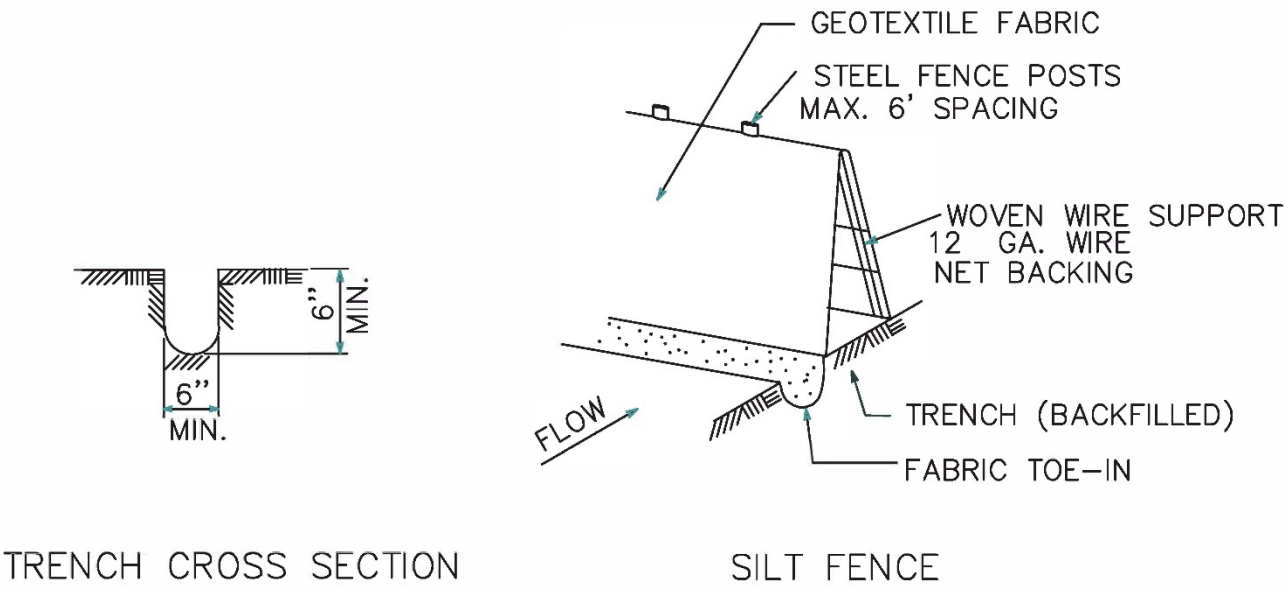


Figure 1 - Silt Fencing - City of Cedar Park Detail

4.3 Sediment Track-Out

Instructions (see CGP Parts 2.2.4 and 7.2.6.b.iii):

Describe stormwater controls that will be used to minimize sediment track-out.

Describe location(s) of vehicle exit(s), procedures to remove accumulated sediment off-site (e.g., vehicle tracking), and stabilization practices (e.g., stone pads or wash racks or both) to minimize off-site vehicle tracking of sediment. Also include the design, installation, and maintenance specifications for each control.

General

Compliance with CGP Section 2.2.4 restricting sediment track out will be achieved by installing and maintaining a stabilized construction entrance at one entrance/exit point at Oxford Drive.

Specific Track-Out Controls

STABILIZED CONSTRUCTION ENTRANCE (SCE)	
Description: To prevent the off-site transport of sediment by construction vehicles. All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of in a manner that will not interfere with the excavation and construction of the entrance as indicated on the Drawings. The entrance shall not drain onto public right of way or shall not allow surface water runoff to exit the construction site. Stone materials used for construction of SCE shall be 3"-6" open graded rock and the crushed stone pad shall not be less than 8". Length shall be a minimum of 50'-0" from actual roadway and width shall be not less than width of ingress / egress. When necessary, vehicle wheels shall be cleaned to remove sediment prior to entrance onto paved areas or public right of way. When vehicle washing is required, it shall be done on an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch or watercourse through use of sandbags, gravel, boards, silt fence or other methods approved by the Engineer or designated representative. The entrance shall be maintained in a condition that will prevent tracking or disposition of sediment onto paved areas or public right of way. This restriction may require Environmental Enhancement periodic top dressing with additional stone as conditions demand, as well as the repair and/or cleanout of any measures used to trap sediment. All sediment that is spilled, dropped, washed or tracked onto paved areas or public right of way must be removed immediately.	
Installation	August 2024 Before site construction begins and will remain in place until the subgrade of the pavement is installed at the site until areas of the site have been stabilized.
Maintenance Requirements	The exit will be inspected weekly and after storm events or Inspection: heavy use. The exits will be maintained in a condition that will prevent tracking or flowing of sediment onto private drive aisles and further onto Ronald Reagan Boulevard. This could require adding additional crushed stone to the exit. All sediment tracked, spilled, dropped, or washed onto Ronald Reagan Blvd., will be swept up immediately and hauled off-site for disposal. Where sediment has been tracked-out from your site onto paved roads, sidewalks, or other paved areas outside of your site, remove the deposited sediment by the end of the same business day in which the track-out occurs or by the end of the next business day if track-out occurs on a non-business day. Remove the track-out by sweeping, shoveling, or vacuuming these surfaces, or by using other similarly effective means of sediment removal. You are prohibited from hosing or sweeping tracked-out sediment into any stormwater conveyance, storm drain inlet, or water of the U.S.
Design Specifications	See Figure 1 for design specifications. (CoA Detail 641S1)

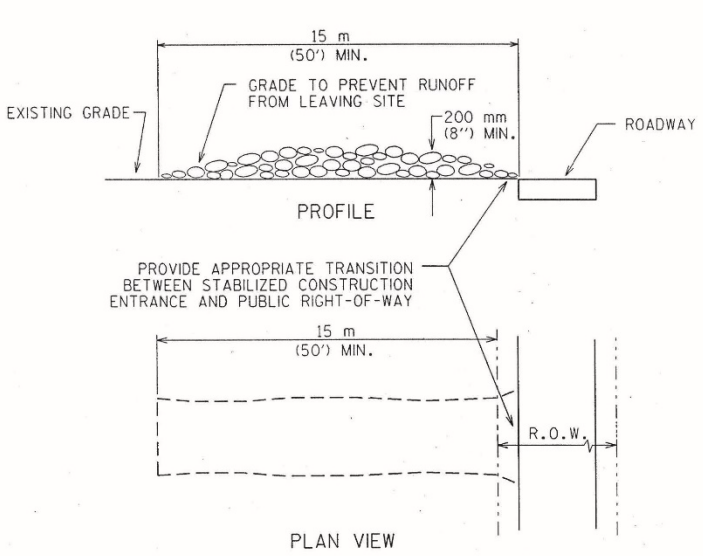


Figure 1 – Stabilized Construction Entrance (SCE) plan view. City of Austin Detail 641S1.

4.4 Stockpiled Sediment or Soil

General
Compliance with CPG Section 2.2.5 and stockpiles created by construction activities will be achieved by establishing areas on site to house stockpiles or spoils and treat accordingly with silt fencing and securing the piles as needed.

Specific Stockpile Controls

SILT FENCE	
Description: Steel 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 ONE (1') FOOT. The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (E.G. PAVEMENT) weight fabric flap with washed gravel on uphill side to prevent flow under fence. The Trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material. Silt fence shall be securely fastened to each steel support post or to woven wire. Which in turn is securely fastened to the steel fence posts. Inspections shall be made weekly or after a rain event and repair or replacement shall be made promptly as needed. Silt fence shall be removed when site is completely stabilized so as not to block or impede storm flow or drainage. Accumulated silt shall be removed when it reaches a depth of 6 inches. The silt shall be disposed of in an approved site and in such a manner so as not to contribute to additional siltation. Silt fence shall be removed as soon as the source of sediment is stabilized.	
Installation	August 2024 before construction begins at the site and around any stockpiles once established.

Maintenance Requirements	Silt Fences will be inspected at least monthly and immediately after storm events to ensure intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If gaps or tears are found during the inspection, the fabric will be repaired or replaced immediately. Accumulated sediment will be removed from the fence base if it reaches one-third the height of the silt fence or accumulates no more than 6"and hauled off-site for disposal. If accumulated sediment is creating noticeable strain on the fabric and the fence might fail from a sudden storm event, the sediment will be removed more frequently. Before the fence is removed from the project area, the sediment will be removed. The anticipated life span of the silt fence is 6 months and will likely need to be replaced after this period. Silt Fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
Design Specifications	See Figure 1 Below (City of CP Detail)

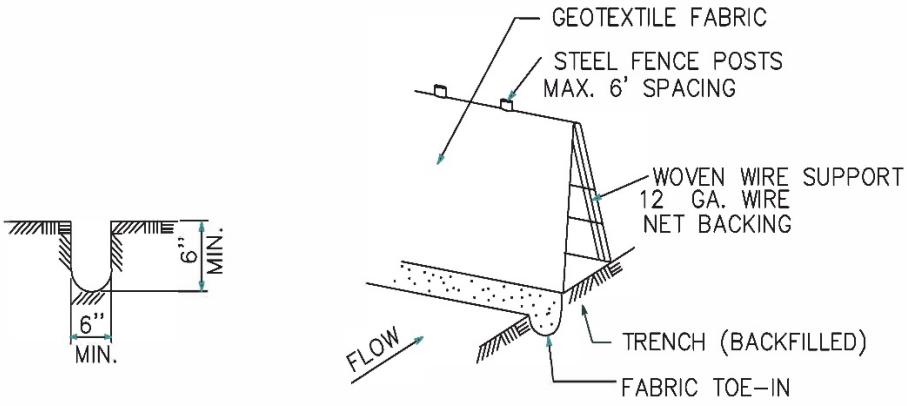


Figure 1 - Stockpile Control Silt Fencing. City of Cedar Park

4.5 Minimize Dust

Instructions (see CGP Parts 2.2.6 and 7.2.6):

Describe controls and procedures you will use at your site to minimize the generation of dust.

General

Compliance with CPG Section 2.2.6 is achieved with spraying of potable water during dry and/or windy conditions to control dust.

Specific Dust Controls

DUST CONTROL	
Description: Dust from the site will be controlled by using a mobile pressure-type distributor truck to apply potable water to disturbed areas. The mobile unit will apply water at a rate of 300 gallons per acre and minimized as necessary to prevent runoff and ponding.	
Installation	Dust control will be implemented as needed once site grading has been initiated and during windy conditions (forecasted or actual wind conditions of 20 mph or

	greater) while site grading is occurring. Spraying of potable water will be performed no more than three times a day during the months of May–September and once per day during the months of October–April or whenever the dryness of the soil warrants it.
Maintenance Requirements	At least one mobile unit will be available to distribute potable water to control dust on the project area. The mobile unit will be equipped with a positive shutoff valve to prevent over watering of the disturbed area.
Design Specifications	N/A

4.6 Minimize Steep Slope Disturbances

This section is N/A

4.7 Topsoil

General
Preserving all topsoil will not be feasible at this location. Most topsoil removed from this location will be disposed of properly or used in other job sites in need of topsoil.

4.8 Soil Compaction

General
Per proposed landscaping plan, specific areas of the development will contain areas of minimized soil compaction. The remainder of the development will follow the City of Cedar Park's Standards and specifications requirements for soil compaction needed for drive aisles, parking areas and foundation location.

4.9 Storm Drain Inlets

General
Compliance with CGP Section 2.2.10 will be accomplished with a sediment trap, area inlet protection and curb inlet protection.

SEDIMENT TRAPS
Description: A sediment trap is a temporary containment area that allows sediment in collected storm water to settle out during infiltration or before the runoff is discharged through a stabilized spillway/dewatering pipe. They are small, temporary ponding basins that treat stormwater by allowing sediment particles to settle out of the water. It will require the contractor to clear and grub the area under the embankment of all vegetation and root mats. The contractor will layout the wire mesh and then the geotextile fabric and construct the geotextile core and corresponding rock embankment to the designated height and configuration. Contractor then wraps the structure with the previously placed wire mesh secure enough so that when walked across the structure retains its shape. Secure with tie wire. Place the embankment material in 8-to-12-inch lifts and machine compact. Inspection shall be made weekly and after each rainfall. Check the embankment, spillways, and outlet for erosion damage and inspect the embankment for piping and settlement. Repair shall be made promptly as needed by the contractor. Trash and other debris shall be removed, and the trap restored to its original dimensions when the sediment has accumulated to half of the design depth of the trap. Sediment removed from the trap shall be deposited in an approved spoils area and in such a manner that it will not cause additional siltation.

Installation	August 2024 during placement of erosion controls. Clear and grub the area under the embankment of all vegetation and root mats. The contractor will layout the wire mesh and then the geotextile fabric and construct the geotextile core and corresponding rock embankment to the designated height and configuration. Contractor then wraps the structure with the previously placed wire mesh secure enough so that when walked across the structure retains its shape. Secure with tie wire. Place the embankment material in 8-to-12-inch lifts and machine compact.
Maintenance Requirements	The Sediment Trap shall be inspected. Inspection shall be made weekly and after each rainfall. Check the embankment, spillways, and outlet for erosion damage and inspect the embankment for piping and settlement. Repair shall be made promptly as needed by the contractor. Trash and other debris shall be removed, and the trap restored to its original dimensions when the sediment has accumulated to half of the design depth of the trap. Sediment removed from the trap shall be deposited in an approved spoils area and in such a manner that it will not cause additional siltation.
Design Specifications	See Figure 1 Below (CoCP Detail)

Figure 1 – Sediment Trap. City of *Cedar Park Detail Inlet Sediment Trap*

4.10 Stormwater Conveyance Channels

General
Stormwater conveyance channels are not proposed with this development. This section is not applicable (N/A).

4.11 Sediment Basins

General
A temporary or permanent sediment basin is not proposed for this development. This section is not applicable (N/A).

4.12 Chemical Treatment

Instructions (see CGP Parts 2.2.13 and 7.2.6.v):

If you are using treatment chemicals at your site, provide details for each of the items below. This information is required as part of the SWPPP requirements in CGP Part 7.2.6.v.

Soil Types
List all the soil types (including soil types expected to be found in fill material) that are expected to be exposed during construction in areas of the project that will drain to chemical treatment systems: The two soils included in this area are Heiden clay and Houston black clay. No soil is expected to be exposed to or drain to chemical treatment systems.

Treatment Chemicals
List all treatment chemicals that will be used at the site and explain why these chemicals are suited to the soil characteristics: No chemicals will be used for treatment at this site.
Describe the dosage of all treatment chemicals you will use at the site or the methodology you will use to determine dosage: N/A

Provide information from any applicable Safety Data Sheets (SDS): N/A

Describe how each of the chemicals will stored: N/A

Include references to applicable state or local requirements affecting the use of treatment chemicals, and copies of applicable manufacturer's specifications regarding the use of your specific treatment chemicals and/or chemical treatment systems: N/A

Special Controls for Cationic Treatment Chemicals (if applicable)
If the applicable EPA Regional Office authorized you to use cationic treatment chemicals, include the official EPA authorization letter or other communication, and identify the specific controls and implementation procedures designed to ensure that your use of cationic treatment chemicals will not lead to an exceedance of water quality standards: N/A

Schematic Drawings of Stormwater Controls/Chemical Treatment Systems
Provide schematic drawings of any chemically-enhanced stormwater controls or chemical treatment systems to be used for application of treatment chemicals: N/A

Training
Describe the training that personnel who handle and apply chemicals have received prior to permit coverage, or will receive prior to the use of treatment chemicals: N/A

4.13 Dewatering Practices

Instructions (see CGP Parts 2.4 and 7.2.6):

If you will be discharging ground water or accumulated stormwater that is removed from excavations, trenches, foundations, vaults, or other similar points of accumulation, include design specifications and details of all dewatering practices that are installed and maintained to comply with CGP Part 2.4.

General
Compliance with CGP PART 2.4 regarding dewatering practices will be observed by practicing best management practices for dewatering during rain events and construction activities such as site excavation and foundation preparation.

Specific Dewatering Practices

BEST MANAGEMENT PRACTICES	
Description:	
Installation	As needed by CEDAR PARK SAN MART LLC

4.14 Other Stormwater Controls

Instructions:

Describe any other stormwater controls that do not fit into the above categories.

General

No other types of stormwater controls are proposed for this development.

4.15 Site Stabilization

Instructions (see CGP Parts 2.2.14 and 7.2.6.vi):

The CGP requires you to immediately initiate stabilization when work in an area of your site has permanently or temporarily stopped, and to complete certain stabilization activities within prescribed deadlines. Construction projects disturbing more than 5 acres at any one time have a different deadline than projects disturbing 5 acres or less at any one time. See CGP Part 2.2.14.a. The CGP also requires that stabilization measures meet certain minimum criteria. See CGP Part 2.2.14.b. For your SWPPP, you must include the following:

Describe the specific vegetative and/or non-vegetative practices that will be used to stabilize exposed soils where construction activities have temporarily or permanently ceased. Avoid using impervious surfaces for stabilization whenever possible.

The stabilization deadline(s) that will be met in accordance with Part 2.2.14.a

Once you begin construction, consider using the Grading/Stabilization Activities log in Appendix H of the Template to document your compliance with the stabilization requirements in CGP Part 2.2.14.

Total Amount of Land Disturbance Occurring at Any One Time

☒ *Five Acres or less*

☐ *More than Five Acres*

Use this template box if you are <u>not</u> located in an arid, semi-arid, or drought-stricken area

HYDROMULCHING - TEMPORARY STABILIZATION
☐ *Vegetative* ☐ *Non-Vegetative* ☒ *Temporary* ☐ *Permanent*
Description: Hydromulching will provide immediate protection to exposed soils where construction will cease for more than 14 days and over the winter months. Straw mulch and wood fiber will be mixed with a tackifier (amount specified per manufacturer's instructions) and applied uniformly by machine with an application rate of 90–100 pounds (2–3 bales) per 1,000 square feet or 2 tons (100–200 bales) per acre and tackified with latex acrylic copolymer at a rate of 1 gal / 1000 SF diluted to a ratio of 30 parts water to one (1) part latex acrylic copolymer mix. If the tackifier does not appear effective in anchoring the mulch to the disturbed soil, crimping equipment will be used to provide additional binding to the soil. The mulch will cover 75 to 90 percent of the ground surface. In areas, where hydromulching is inaccessible, straw mulch will be applied by hand with an application rate of 90–100 pounds (2–3 bales) per 1,000 square feet. Final stabilization will occur when the project has completed site development as this site is less than 5 acres and will require areas that need to remain disturbed to complete construction (such as access roads, areas being used for storage of construction materials and/or equipment.

Installation	Temporary mulch shall be applied to areas where rough grading has been completed but final grading is not anticipated to begin within 30 days of the completion of rough grading. Winter stabilization will occur between November 15 and March 15. All disturbed areas are scheduled to be stabilized well before winter; however, if any vegetated areas show signs of erosion, mulch will be applied at the same rate as described above. Portions of the site where construction activities will temporarily cease for more than 14 days will be stabilized with mulch. Winter stabilization will occur between November 15th and March 15.
Completion	TEMPORARY
Maintenance Requirements	Mulched areas will be inspected weekly and after storm events to check for movement of mulch or erosion. If washout, breakage, or erosion occurs, the surface will be repaired, and new mulch will be applied to the damaged area.
Design Specifications	

PERMANENT STABILIZATION	
☐ *Vegetative* ☐ *Non-Vegetative* ☐ *Temporary* ☒ *Permanent*	
Description: Permanent stabilization will be done immediately after the final design grades are achieved but no later than 14 days after construction ceases. Native species of plants will be used to establish vegetative cover on exposed soils. Permanent seeding will be applied after final design grades are achieved on portions of the site. After the entire site is stabilized, any sediment that has accumulated will be removed and hauled off-site for disposal. Construction debris, trash and temporary BMPs (including silt fences, material storage areas, sanitary toilets, and inlet protection) will also be removed and any areas disturbed during removal will be seeded immediately.	
Installation	Portions of the site where construction activities have permanently ceased will be stabilized, as soon as possible but no later than 14 days after construction ceases. At least 10 days prior to anticipated start of topsoiling operations, a one pint sample of topsoil material shall be delivered by the Contractor to a laboratory for testing and approval. All testing shall be at the expense of the Contractor. Based on tests, topsoil shall be identified as acceptable or acceptable with certain fertilizer and limestone applications or unacceptable. Planting shall be done between May 1 and September 15 except as specifically authorized in writing. Seedbed Preparation a. In areas where disturbance results in subsoil being the final grade surface, topsoil will be spread over the finished area at a minimum depth of 4 inches. b. The seedbed will be free of large clods, rocks, woody debris and other objectionable materials. c. Fertilizer and lime will be applied to the seedbed according to the manufacturer's recommendations. d. The top layer of soil will be loosened to a depth of 3–5 inches by raking, tilling, disking or other suitable means. Grass Selection/Application a. Common areas at the site will be stabilized with common bermuda grass, minimum 82% pure live seed. All grass seed shall be free from noxious weed, grade "A" recent crop, recleaned and treated with appropriate fungicide at

	time of mixing. Seed shall be furnished in sealed, standard containers with dealer's guaranteed analysis. b. Seed will be applied uniformly by hydroseeding or broadcasting. Where broadcasting is used, apply mixture at the following rate (according to manufacturer's recommendations). 1) Hydromulch mixture shall contain 2.5-lbs. of common Bermuda grass seed per 1,000 SF hydromulch applied 2) Mulch - 60-;bs per 1,000SF 3) Fertilizer - 25-lbs (18-18-5) per 1,000SF
Completion	September 2025
Maintenance Requirements	All seeded areas will be inspected weekly during construction activities for failure and after storm events until a dense cover of vegetation has been established. If failure is noticed at the seeded area, the area will be reseeded, fertilized, and mulched immediately. After construction is completed at the site, permanently stabilized areas will be monitored until final stabilization is reached. Maintenance shall include, but not be limited to, weeding and fertilizing. Remove trash and debris from site, acceptance will occur during completion inspection performed by City of Cedar Park.
Design Specifications	N/A

SECTION 5: POLLUTION PREVENTION STANDARDS

5.1 Potential Sources of Pollution

Instructions (see CGP Part 7.2.3.g):

Identify and describe all pollutant-generating activities at your site (e.g., paving operations; concrete, paint, and stucco washout and waste disposal; solid waste storage and disposal).

For each pollutant-generating activity, include an inventory of pollutants or pollutant constituents associated with that activity (e.g., sediment, fertilizers, and/or pesticides, paints, solvents, fuels), which could be exposed to rainfall or snowmelt, and could be discharged from your construction site. You must take into account where potential spills and leaks could occur that contribute pollutants to stormwater discharges, and any known hazardous or toxic substances, such as PCBs and asbestos, that will be disturbed or removed during construction.

Construction Site Pollutants

Pollutant-Generating Activity	**Pollutants or Pollutant Constituents** (that could be discharged if exposed to stormwater)	**Location on Site** (or reference SWPPP site map where this is shown)
Pesticides (insecticides, fungicides, herbicides, rodenticides)	Chlorinated hydrocarbons, organophosphates, carbamates, arsenic	None
Fertilizer	Calcium sulphate, calcium carbonate, sulfuric acid	see attached Landscape plan for areas fertilizer to be used
Cleaning solvents	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	None - No equipment cleaning allowed within project limits
Asphalt	Oil, petroleum distillates	None
Concrete	Polymers, epoxies	Driveways, drive aisles, parking areas, see attached dimensional site plan for location
Curing Compounds	Naphtha	Curb & Gutter - see attached dimensional site plan for proposed curb / gutter locations
Wood preservatives	Stoddard solvent, petroleum distillates, arsenic, copper, chromium	Building Construction, see attached dimensional site plan for location of building and materials storage
Hydraulic oils / fluids	Mineral oil	Leaks or broken hoses from equipment used during construction
Gasoline	Benzene, ethyl benzene, toluene, xylene, MTBE	Secondary containment / staging area

Diesel Fuel	Petroleum distillate, oil & grease, naphthalene, xylenes,	Secondary containment / staging area
Antifreeze / coolant	Ethylene glycol, propylene glycol, heavy metals (copper, lead, zinc)	Leaks or broken hoses from equipment
Sanitary Portable Bathrooms	Bacteria, parasites, and viruses	Staging area

5.2 Spill Prevention and Response

Instructions (see CGP Parts 2.3.6 and 7.2.6.vii):

Describe procedures you will use to prevent and respond to leaks, spills, and other releases. You must implement the following at a minimum:

Procedures for expeditiously stopping, containing, and cleaning up spills, leaks, and other releases. Identify the name or title of the employee(s) responsible for detection and response of spills or leaks; and

Procedures for notification of appropriate facility personnel, emergency response agencies, and regulatory agencies where a leak, spill, or other release containing a hazardous substance or oil in an amount equal to or in excess of a reportable quantity consistent with Part 2.3.6 and established under either 40 CFR Part 110, 40 CFR Part 117, or 40 CFR Part 302, occurs during a 24-hour period. Contact information must be in locations that are readily accessible and available.

Some projects/site may be required to develop a Spill Prevention Control and Countermeasure (SPCC) plan under a separate regulatory program (40 CFR 112). If you are required to develop an SPCC plan, or you already have one, you should include references to the relevant requirements from your plan.

Spill prevention and Control Procedures will be implemented once construction begins on site. All personnel will be instructed, during tailgate training sessions, regarding correct procedures for spill prevention and control. Notices that state these practices will be posted in the on-site trailer and the individual who manages day-to-day operations will be responsible for seeing procedures will be followed.

Employee training - all employees will be trained via monthly tailgate sessions.

Vehicle Maintenance - vehicles and equipment will be maintained off-site. All vehicles and equipment will be checked for leaking oil and fluids. Vehicles leaking fluids will not be allowed on-site. Drip pans will be placed under all vehicles parked overnight.

Hazardous materials storage - will be stored according to federal and municipal regulations.

Spill kits - spill kits will be within the materials storage area and concrete washout areas.

Spills - All spills will be cleaned immediately upon discovery. Spent absorbent materials and rags will be hauled off-site immediately after the spill is cleaned up for proper disposal. Spills large enough to discharge to surface water shall be reported to the City of Austin and the Texas Commission of Environmental Control.

Material safety data sheets - a material inventory and emergency contact information will be maintained at the on-site project trailer.

5.3 Fueling and Maintenance of Equipment or Vehicles

General
Compliance with CGP Section 2.3.1 for Fueling and Maintenance of equipment or vehicles are detailed in this section.

Specific Pollution Prevention Practices

BMPs for fueling and equipment maintenance	
Description: Several types of vehicles and equipment will be used on-site throughout the project, including excavators, paving equipment, trucks and trailers, backhoes, and forklifts. All major equipment/vehicle fueling and maintenance will be performed off-site. A small, 20-gallon pickup bed fuel tank will be kept on-site in the combined staging area. When vehicle fueling must occur on-site, the fueling activity will occur in the staging area. Only minor equipment maintenance will occur on-site. All equipment fluids generated from maintenance activities will be disposed of into designated drums stored on spill pallets for this specific purpose. Absorbent, spill-cleanup materials and spill kits will be available at the combined staging and materials storage area. Drip pans will be placed under all equipment receiving maintenance and vehicles and equipment parked overnight.	
Installation	BMPs IMPLEMENTED FOR EQUIPMENT AND VEHICLE MAINTENANCE AND FUELING ACTIVITIES WILL BEGIN AT THE START OF THE PROJECT (FEBRUARY 2024)
Maintenance Requirements	Inspect equipment / vehicle storage areas and fuel tanks (if one used on site) weekly and after storm events. Vehicles and equipment will be inspected on each day of use. Leaks will be repaired immediately, or the problem vehicle will be removed from the project site. Keep ample supply of spill-clean-up materials on-site and immediately clean up spills and dispose of materials properly.
Design Specifications	N/A

5.4 Washing of Equipment and Vehicles

General
Compliance with CGP PART 2.3.2 by prohibition of washing equipment / vehicles on-site.

Specific Pollution Prevention Practices

BMPs for Washing Equipment or Vehicles	
Description: Washing of equipment and vehicles will not be allowed at this jobsite	
Installation	N/A
Maintenance Requirements	N/A
Design Specifications	N/A

5.5 Storage, Handling, and Disposal of Building Products, Materials, and Wastes

5.5.1 Building Products

(Note: Examples include asphalt sealants, copper flashing, roofing materials, adhesives, concrete admixtures, and gravel and mulch stockpiles.)

General
COMPLIANCE WITH CGP PART 2.3.3.a WILL BE ACCOMPLISHED BY ESTABLISHING PROPERTY BUILDING MATERIAL STAGING AREAS.

Specific Pollution Prevention Practices

BMPs FOR STORAGE OF CONSTRUCTION BUILDING MATERIALS	
Description: Construction equipment and maintenance materials will be stored at the combined staging area and materials storage areas. Gravel bag berms will be installed around the perimeter to designate the staging and materials storage area. A watertight shipping container will be used to store hand tools, small parts, and other construction materials. Non Hazardous building materials such as packing material, (wood, plastic and glass) and construction scrap material (brick, wood, steel, metal scraps, pipe cuttings) will be stored in a separate covered storage area adjacent to the established container. All hazardous materials such as oil filters, petroleum products, paints, and equipment maintenance fluids will be stored in structurally sound and sealed containers under cover within the hazardous storage area. Very large items, such as framing materials and stockpiled lumber, will be stored in the open in the material storage area.	
Installation	Materials storage area will be installed after grading and before any infrastructure is constructed at the site.
Maintenance Requirements	Storage will be inspected weekly and after storm events. The storage will be kept clean, well-organized and equipped with ample cleanup supplies as appropriate for materials being stored. Perimeter controls, containment structures, covers and liners will be repaired or replaced as needed to maintain proper function.
Design Specifications	N/A

5.5.2 Pesticides, Herbicides, Insecticides, Fertilizers, and Landscape Materials

General
Compliance with CGP PART 2.3.3.b will be achieved by following manufacturing recommendations for storage and application.

5.5.3 Diesel Fuel, Oil, Hydraulic Fluids, Other Petroleum Products, and Other Chemicals

General
Compliance WITH CGP PART 2.3.3.c shall be made by following Section 5.5.4 Hazardous or Toxic Waste - see next section.

5.5.4 Hazardous or Toxic Waste

General
Compliance with CGP PART 2.3.3.d shall be described in the BMPs mentioned below.

Specific Pollution Prevention Practices

BMPs for storage / disposal of hazardous waste materials	
Description: All hazardous waste materials such as oil filters, petroleum products, paint, and equipment maintenance fluids will be stored in structurally sound and sealed shipping containers, within the hazardous materials storage area. Hazardous waste materials will be stored in appropriate and clearly marked containers and segregated from other non-waste materials. Secondary containment will be provided for all waste materials in the hazardous materials storage area and will consist of commercially available spill pallets. Additionally, all hazardous waste materials will be disposed of in accordance with federal, state, and municipal regulations. Hazardous waste materials will not be disposed of into the on-site dumpsters. All personnel will be instructed, during tailgate training sessions, regarding proper procedures for hazardous waste disposal. Notices that state these procedures will be posted in the office trailer and the individual who manages day-to-day site operations will be responsible for seeing that these procedures are followed.	
Installation	Containers used to store hazardous waste materials will be installed once the site materials storage area has been installed.
Maintenance Requirements	The hazardous waste material storage areas will be inspected weekly and after storm events. The storage areas will be kept clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Material safety data sheets, material inventory, and emergency contact numbers will be maintained in the office trailer.
Design Specifications	N/A

5.5.5 Construction and Domestic Waste

(Note: Examples include packaging materials, scrap construction materials, masonry products, timber, pipe and electrical cuttings, plastics, styrofoam, concrete, and other trash or building materials.)

General

COMPLIANCE WITH CGP PART 2.3.3.e will be achieved by establishing dumpsters on-site.

Specific Pollution Prevention Practices

Construction Waste Dumpsters / Recycling / Construction Waste
Description: Wood pallets, cardboard boxes, and other recyclable construction scraps will be disposed of in a designated dumpster for recycling. The dumpster will have a secure watertight lid, be placed away from stormwater conveyances and drains and meet all local and state solid-waste management regulations. Only solid recyclable construction scraps from the site will be deposited in the dumpster. All personnel will be instructed, during tailgate training sessions, regarding the correct procedure for disposal of recyclable construction scraps. Notices that state these procedures will be posted in the office trailer, and the individual who manages day-to-day site operations will be responsible for seeing that these procedures are followed. All waste materials will be collected and disposed of into one metal trash dumpster in the materials storage area. The dumpster will have a secure watertight lid, be placed away from stormwater conveyances and drains, and meet all federal, state, and municipal regulations. Only trash and construction debris from the site will be deposited in the dumpster. No construction materials will be buried on-site. All personnel will be instructed, during tailgate training sessions, regarding the correct disposal of trash and construction debris. Notices that state these practices will be posted in the office trailer and the individual who manages day-today site operations will be responsible for seeing that these practices are followed.

Installation	Designated recycling dumpsters will be installed once the combined staging area has been established. Trash dumpsters will be installed once the materials storage area has been established.
Maintenance Requirements	The recycling dumpster will be inspected weekly and immediately after storm events. The recycling dumpster will be emptied weekly by a third party vendor and appropriately recycled. If recyclable construction wastes exceed the dumpster's capacity, the dumpsters will be emptied more frequently. The dumpsters will be inspected weekly and immediately after storm events. The dumpster will be emptied weekly and taken by a third party vendor and disposed of properly. If trash and construction debris are exceeding the dumpster's capacity, the dumpsters will be emptied more frequently.
Design Specifications	N/A

5.5.6 Sanitary Waste

General
COMPLIANCE WITH CGP PART 2.3.3.f regarding sanitary waste.

Specific Pollution Prevention Practices

SANITARY WASTE	
Description: Sanitary facilities (portable toilets) will be provided at the site throughout the construction phase. The toilets will be in the staging area. The portable toilets will be located away from a concentrated flow paths and traffic flow and will have collection pans underneath as secondary containment.	
Installation	Portable toilets will be brought to the site once the staging areas are established
Maintenance Requirements	All sanitary waste will be collected from the portable facilities a minimum of three times per week by a third party Sanitary Services vendor who will also be responsible for maintaining, cleaning toilets. The portable toilets will be inspected weekly for evidence of leaking holding tanks. Toilets with leaking holding tanks will be removed from the site and replaced with new portable toilets.
Design Specifications	N/A

5.6 Washing of Applicators and Containers used for Paint, Concrete or Other Materials

General
Compliance with CGP PART 2.3.4 shall be achieved by providing a concrete washout area.

Specific Pollution Prevention Practices

CONCRETE WASHOUT AREA- Alternate Self-Installed Method
Description: When vehicle washing is required, it shall be done on an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch or watercourse through use of sandbags, gravel, boards, silt fence or other methods approved by the City Engineer or designated representative. The excavation for the concrete truck washout shall be a minimum of 10' wide and of sufficient length and depth to accommodate 7 gallons of washout water and concrete per truck per day

and/or 50 gallons of washout water and concrete per pump truck per day. In the event that the self-installed concrete washout is constructed above ground, it shall be 10' wide by 10' long with the same requirements for containment as described above. The containment area shall be lined with 10 mil plastic sheeting, without holes or tears. Secure Sheeting on outside of berm area using sandbags or rock equivalent. Where there are seams, these shall be secured according to the manufacturer directions. Gravel bags or concrete blocks shall be placed abutting each other to form a continuous berm around the outer perimeter of the containment area. The berm consisting of gravel bags, concrete blocks or open graded rock shall be no less than 18" high and no less than 13" wide. The containment area shall not exceed 50% of capacity at any one time. Signs will be posted marking the location of the washout area to ensure that concrete equipment operators use the proper facility. Concrete pours will not be conducted during or before an anticipated storm event. Concrete mixer trucks and chutes will be washed in the designated area or concrete waste will be properly disposed of off-site. When the temporary washout area is no longer needed for the construction project, the hardened concrete and materials used to construct the area will be removed and disposed of and the area will be stabilized.	
Installation	Washout area to be constructed before concrete pours occur at the site.
Maintenance Requirements	Washout areas will be inspected daily to ensure that all concrete washing is being discharged in the washout area, no leaks or tears are present and to identify when concrete wastes need to be removed. The washout areas will be cleaned out once the area is filled to 50 percent (50%) of holding capacity. Once the holding capacity has been reached, the concrete wastes will be allowed to harden, the concrete will be broken up, removed, and taken for proper construction disposal. The plastic sheeting will be repaired if damage occurs, and shall be replaced if tears occur during removal of concrete wastes from the washout area.
Design Specifications	See Figure 1. (ENCON Detail)

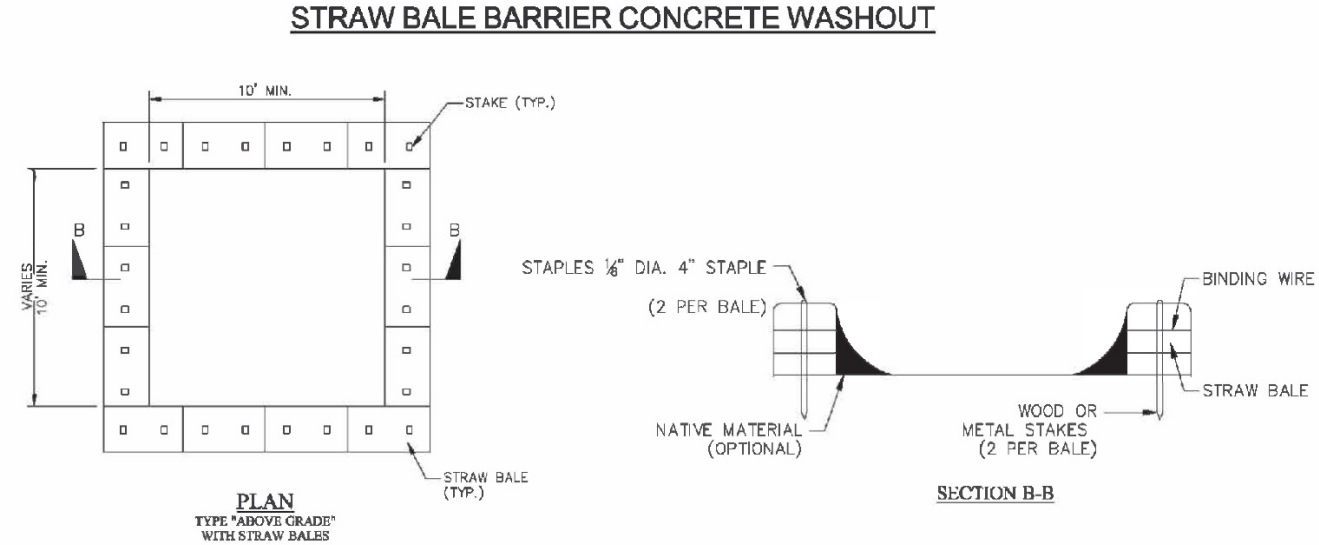


Figure 1 - Typical Concrete Washout area. ENCON Detail

5.7 Fertilizers

General

Compliance with CGP PART 2.3.5 regarding application of fertilizers shall be met by the BMPs described in the following section.

Specific Pollution Prevention Practices

BMPS for Application of Fertilizer	
Description: Application of fertilizer will occur during the final stages of permanent soil stabilization as part of the closing process for the project. Manufacturer's recommendations for storage and application must be followed.	
Installation	October/ November 2025
Maintenance Requirements	Per Manufacturer recommendations
Design Specifications	N/A

5.8 Other Pollution Prevention Practices

General
No Additional pollution prevention practices identified for this project.

SECTION 6: INSPECTION, MAINTENANCE, AND CORRECTIVE ACTION

6.1 Inspection Personnel and Procedures

Instructions (see CGP Parts 3.2, 4, 5, and 7.2.7):

Describe the procedures you will follow for conducting inspections in accordance with CGP Parts 3.2, 4, 5, and 7.2.7.

Personnel Responsible for Inspections

ENCON, LLC (AMIR TUGHRAL)

Note: All personnel conducting inspections must be considered a "qualified person." CGP Part 4.1 clarifies that a "qualified person" is a person knowledgeable in the principles and practices of erosion and sediment controls and pollution prevention, who possesses the appropriate skills and training to assess conditions at the construction site that could impact stormwater quality, and the appropriate skills and training to assess the effectiveness of any stormwater controls selected and installed to meet the requirements of this permit.

Inspection Schedule

Select the inspection frequency(ies) that applies, based on CGP Parts 4.2, 4.3, or 4.4

(Note: you may be subject to different inspection frequencies in different areas of the site. Check all that apply)

Standard Frequency:

☐ Every 7 days

☒ Every 14 days and within 24 hours of a 0.25" rain or the occurrence of runoff from snowmelt sufficient to cause a discharge

Increased Frequency (if applicable):

For areas of sites discharging to sediment or nutrient-impaired waters or to waters designated as Tier 2, Tier 2.5, or Tier 3

☐ Every 7 days and within 24 hours of a 0.25" rain

Reduced Frequency (if applicable)

For stabilized areas

☐ Twice during first month, no more than 14 calendar days apart; then once per month after first month;

- SPECIFY LOCATIONS WHERE STABILIZATION STEPS HAVE BEEN COMPLETED
- INSERT DATE THAT THEY WERE COMPLETED

(Note: It is likely that you will not be able to include this in your initial SWPPP. If you qualify for this reduction (see CGP Part 4.4.1), you will need to modify your SWPPP to include this information.)

For stabilized areas on "linear construction sites"

☐ Twice during first month, no more than 14 calendar days apart; then once more within 24 hours of a 0.25" rain

(Note: It is likely that you will not be able to include this in your initial SWPPP. If you qualify for this reduction (see CGP Part 4.4.1), you will need to modify your SWPPP to include this information.)

For arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought

☐ Once per month and within 24 hours of a 0.25" rain Insert beginning and ending dates of the seasonally-defined dry period for your area or the valid period of drought: ▪ Beginning date of seasonally dry period: ▪ Ending date of seasonally dry period:
For frozen conditions where earth-disturbing activities are being conducted ☐ Once per month Insert beginning and ending dates of frozen conditions on your site: ▪ Beginning date of frozen conditions: ▪ Ending date of frozen conditions:

Rain Gauge Location (if applicable) N/A

Inspection Report Forms

See Appendix D

6.2 Corrective Action

Personnel Responsible for Corrective Actions
CEDAR PARK SAN MART LLC | NAVEED MAHMOOD |512-925-3152 | nm4986@outlook.com
Corrective Action Forms
See Appendix E

6.3 Delegation of Authority

Duly Authorized Representative(s) or Position(s):
SUBCONTRACTOR
AMIR TUGHRAL, P.E.
11917 OAK KNOLL DR., STE. C
AUSTIN, TEXAS 78759
512-806-3451 | encon@enconllc.com

SECTION 7: TRAINING

Instructions (see CGP Part 6 and 7.2.8):

Complete the table below to provide documentation that the personnel required to be trained in CGP Part 6 completed the appropriate training

If personnel will be taking course training (which is not required as part of the CGP), consider using Appendix I of this SWPPP template to track completion of this training

The following personnel, at a minimum, must receive training, and therefore should be listed out individually in the table below:

- Personnel who are responsible for the design, installation, maintenance, and/or repair of stormwater controls (including pollution prevention measures);
- Personnel responsible for the application and storage of treatment chemicals (if applicable);
- Personnel who are responsible for conducting inspections as required in Part 4.1; and
- Personnel who are responsible for taking corrective actions as required in Part 5.

CGP Part 6 requires that the required personnel must be trained to understand the following if related to the scope of their job duties:

The permit deadlines associated with installation, maintenance, and removal of stormwater controls and with stabilization;

The location of all stormwater controls on the site required by this permit, and how they are to be maintained;

The proper procedures to follow with respect to the permit's pollution prevention requirements; and

When and how to conduct inspections, record applicable findings, and take corrective actions.

Table 7-1: Documentation for Completion of Training

Name	Describe Training	Date Training Completed

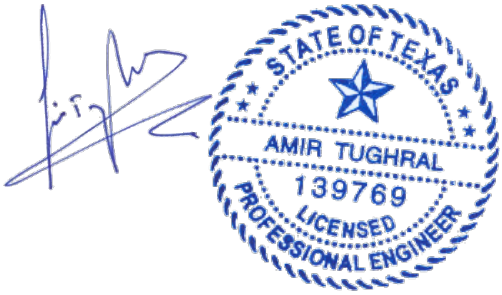
SECTION 8: CERTIFICATION AND NOTIFICATION

Instructions (CGP Appendix I, Part I.11.b):

The following certification statement must be signed and dated by a person who meets the requirements of Appendix I, Part I.11.b.

This certification must be re-signed in the event of a SWPPP Modification.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name:	Amir Tughral		Title:	Engineer	
Signature:	 03/27/2024			Date:	03/27/2024

SWPPP APPENDICES

Attach the following documentation to the SWPPP:

Appendix A – General Location Map

Appendix B – Site Maps

Appendix C – NOI and EPA Authorization Email

Appendix D – Inspection Form

Appendix E – Corrective Action Form

Appendix F – SWPPP Amendment Log

Appendix G – Subcontractor Certifications/Agreements

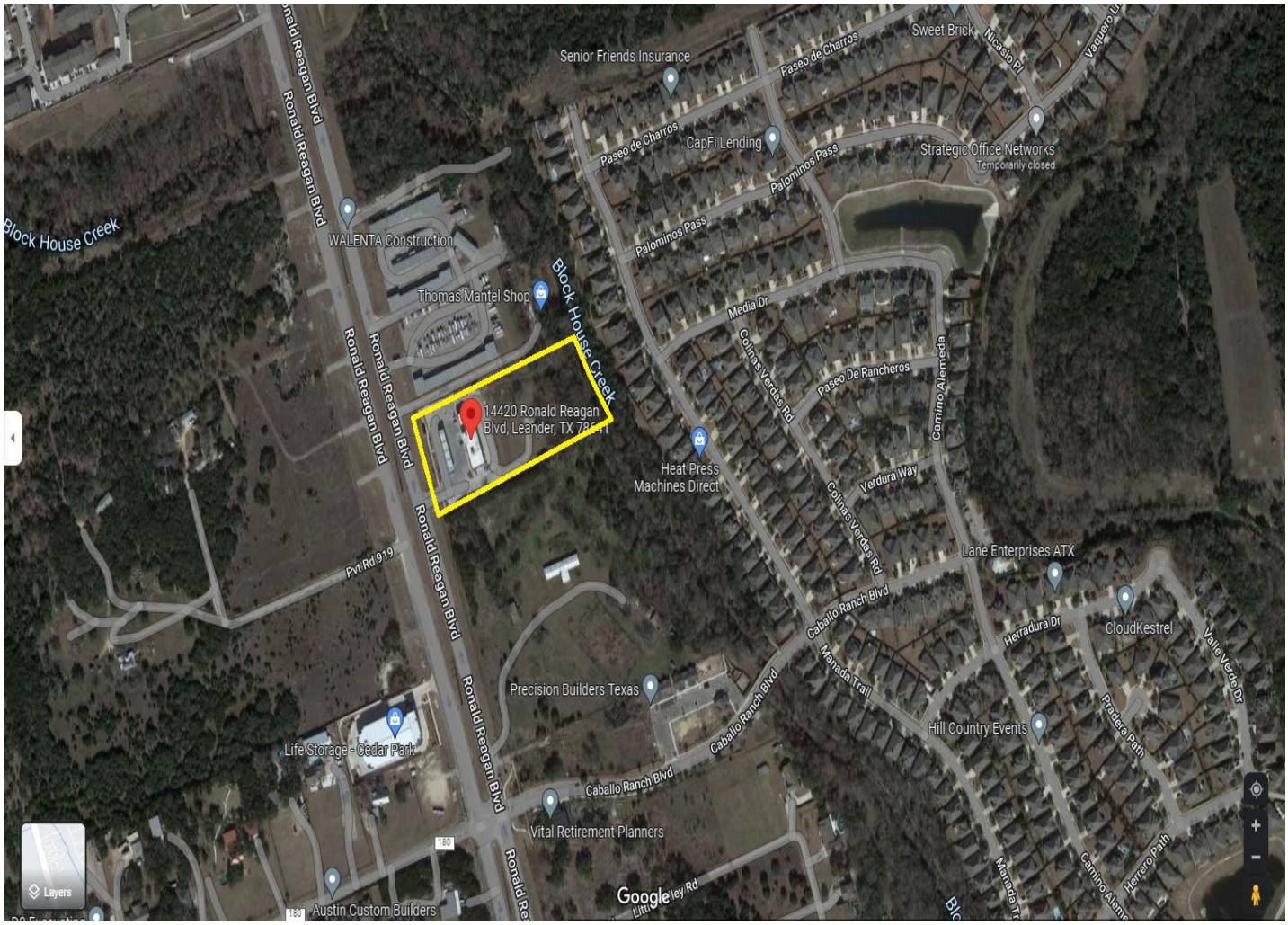
Appendix H – Grading and Stabilization Activities Log

Appendix I – Training Log

Appendix J – Delegation of Authority

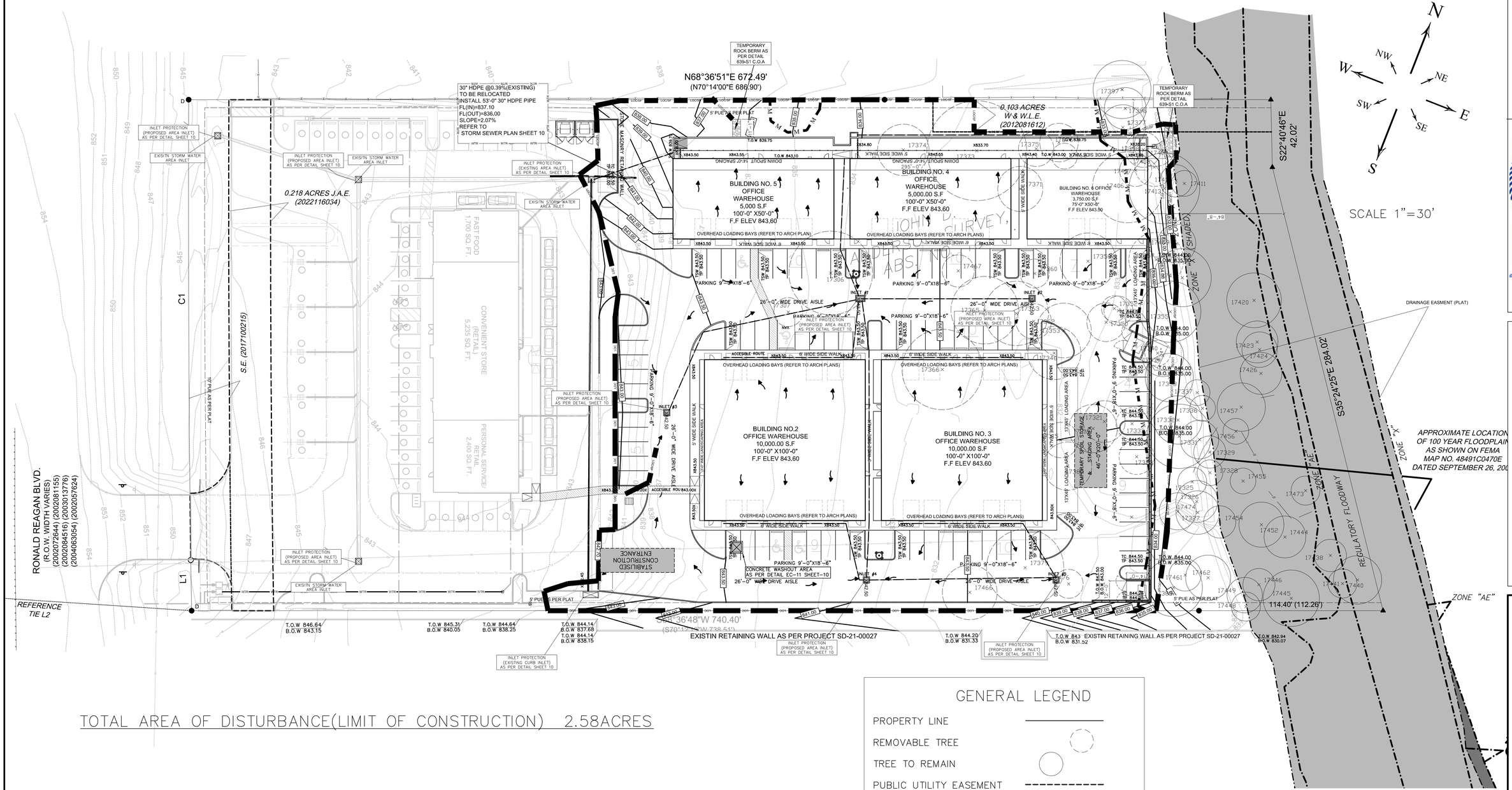
Appendix K – Endangered Species Documentation

Appendix A – General Location Map



14420 Ronald Reagan Blvd., Cedar Park, Williamson County, Texas 78641

Appendix B – Site Maps



TOTAL AREA OF DISTURBANCE(LIMIT OF CONSTRUCTION) 2.58ACRES

"ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES."
"ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION."

GENERAL LEGEND

- PROPERTY LINE
- REMOVABLE TREE
- TREE TO REMAIN
- PUBLIC UTILITY EASEMENT
- TREE PROTECTION FENCE — M — M —
- FIRE HYDRANT
- OVERHEAD ELECTRIC — OU —
- PERIMETER FENCE
- PROPOSED FLOW DIRECTIONAL ARROW
- SILT FENCE — LOC/SF —
- LIMIT OF CONSTRUCTION — LOC —
- STORMWATER CURB INLET EXISTING
- STORM WATER AREA INLET EXISTING

Issue/Revision

No.	Date	Description

STATE OF TEXAS
AMIR TUGHRAL
139769
LICENSED
PROFESSIONAL ENGINEER

F-22302

ENCON LLC
11917 Oak Knoll Dr. Suite C,
AUSTIN, Tx 78759

PROJECT ADDRESS:
14420 RONALD REAGAN BLVD.
LEANDER, TEXAS

Date: 8/27/2024

CASE No.:

TITLE:
EROSION CONTROL
6 OF 25

2024-5-SD

GENERAL LEGEND

PROPERTY LINE	——
PHASE-1 DEVELOPMENT	——
PUBLIC UTILITY EASEMENT	– – – –
EXISTING CONTOUR LINE	– – – –
PROPOSED GRADING LINE	——
EXISTING ELEVATION	834
PROPOSED ELEVATION	840.00
FLOOD PLAIN ZONE X	–·–·–·–

BENCHMARK INFORMATION:

BM #1: SQUARE IN THE SOUTHWEST CORNER OF INLET +/- 1326' NORTH OF THE INTERSECTION OF RONALD REAGAN BLVD. AND CABALLO RANCH BLVD, +/- 48' EAST OF THE EAST EDGE OF ASPHALT OF RONALD REAGAN BLVD.
ELEVATION = 845.96'
VERTICAL DATUM: NAVD 88 (GEOID 09)

BM#2: SET $\frac{1}{2}$" STEEL ROAD WITH AN ORANGE "RPLS 5207 CAP
NORTHING: 10172201.448
EASTING: 3096188.931
ELEVATION: 851.75

Issue/Revision No.	Date	Description

AMIR TUGHRAL
139769

F-22302

ENCON LLC

1917 Oak Knoll Dr. Suite C,
AUSTIN, Tx 78759

PROJECT ADDRESS:
14420 RONALD REAGAN BLVD.
LEANDER, TEXAS

Date: 01/22/2025

CASE No.:

TITLE:

GRADING
LAYOUT
7 OF 25

2024-5-SD

Appendix C – Copy of NOI / Small Construction Site Notice

SMALL CONSTRUCTION SITE NOTICE

FOR THE
Texas Commission on Environmental Quality (TCEQ)
Stormwater Program

TPDES GENERAL PERMIT TXR150000

The following information is posted in compliance with **Part II.E.2.** of the TCEQ General Permit Number TXR150000 for discharges of stormwater runoff from small construction sites. Additional information regarding the TCEQ stormwater permit program may be found on the internet at:

https://www.tceq.texas.gov/permitting/stormwater/construction

Operator Name:	CEDAR PARK SAN MART LLC
Contact Name and Phone Number:	Naveed Mahmood 512-925-3152
Project Description: *Physical address or description of the site's location, estimated start date and projected end date, or date that disturbed soils will be stabilized*	14420 Ronald Reagan Blvd., Cedar Park, Texas 78660 Estimated Start Date: June 2024 Project End Date: September 2025
Location of Stormwater Pollution Prevention Plan:	14420 Ronald Reagan Blvd., Cedar Park Texas 78641

For Small Construction Activities Authorized Under Part II.E.2. (Obtaining Authorization to Discharge) the following certification must be completed:

I Naveed Mahmood (Typed or Printed Name Person Completing This Certification) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part II.E.2. of TPDES General Permit TXR150000 and agree to comply with the terms of this permit. A stormwater pollution prevention plan has been developed and will be implemented prior to construction, according to permit requirements. A copy of this signed notice is supplied to the operator of the MS4 if discharges enter an MS4. I am aware there are significant penalties for providing false information or for conducting unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

Signature and Title _____ Owner / General Contractor Date 3/14/24

_____ *Date Notice Removed*

____*MS4 operator notified per Part II.F.3.*

Appendix D – Copy of Inspection Form

General Information (see reverse for instructions)					
Name of Project	CEDAR PARK FLEX OFC/WH	**NPDES ID No.**		**Inspection Date**	
Weather conditions during inspection		**Inspection start time**		**Inspection end time**	

Inspector Name, Title & Contact Information	
Present Phase of Construction	
Inspection Location (if multiple inspections are required, specify location where this inspection is being conducted)	

Inspection Frequency *(Note: you may be subject to different inspection frequencies in different areas of the site. Check all that apply)*

Standard Frequency:

☐ Every 7 days

☒ Every 14 days and within 24 hours of a 0.25" rain or the occurrence of runoff from snowmelt sufficient to cause a discharge

Increased Frequency:

☐ Every 7 days and within 24 hours of a 0.25" rain (for areas of sites discharging to sediment or nutrient-impaired waters or to waters designated as Tier 2, Tier 2.5, or Tier 3)

Reduced Frequency:

☐ Twice during first month, no more than 14 calendar days apart; then once per month after first month; (for stabilized areas)

☐ Twice during first month, no more than 14 calendar days apart; then once more within 24 hours of a 0.25" rain (for stabilized areas on "linear construction sites")

☐ Once per month and within 24 hours of a 0.25" rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought)

☐ Once per month (for frozen conditions where earth-disturbing activities are being conducted)

Was this inspection triggered by a 0.25" storm event? ☐ Yes ☐ No

If yes, how did you determined whether a 0.25" storm event has occurred?

☐ Rain gauge on site ☐ Weather station representative of site. Specify weather station source:

Total rainfall amount that triggered the inspection (in inches)**:**

Was this inspection triggered by the occurrence of runoff from snowmelt sufficient to cause a discharge? ☐ Yes ☐ No

Unsafe Conditions for Inspection

Did you determine that any portion of your site was unsafe for inspection per CGP Part 4.5? ☐ Yes ☐ No

If "yes", complete the following:

- Describe the conditions that prevented you from conducting the inspection in this location:

- Location(s) where conditions were found:

Instructions for Filling Out "General Information" Section

Name of Project
Enter the name for the project.

NPDES ID No.
Enter the NPDES ID number that was assigned to your NOI for permit coverage.

Inspection Date
Enter the date you conducted the inspection.

Weather Conditions During Inspection
Enter the weather conditions occurring during the inspection, e.g., sunny, overcast, light rain, heavy rain, snowing, icy, windy.

Inspection start and end times
Enter the time you started and ended the inspection.

Inspector Name, Title & Contact Information
Provide the name of the person(s) (either a member of your company's staff or a contractor or subcontractor) that conducted this inspection. Provide the inspector's name, title, and contact information as directed in the form.

Present Phase of Construction
If this project is being completed in more than one phase, indicate which phase it is currently in.

Inspection Location
If your project has multiple locations where you conduct separate inspections, specify the location where this inspection is being conducted. If only one inspection is conducted for your entire project, enter "Entire Site." If necessary, complete additional inspection report forms for each separate inspection location.

Inspection Frequency
Check the box that describes the inspection frequency that applies to you. Note that you may be subject to different inspection frequencies in different areas of your site. If your project does not discharge to a "sensitive water" (i.e., a water impaired for sediment or nutrients, or listed as Tier 2, 2.5, or 3 by your state or tribe) and you are not affected by any of the circumstances described in CGP Part 4.4, then you can choose your frequency based on CGP Part 4.2 – either every 7 calendar days, or every 14 calendar days and within 24 hours of a 0.25-inch storm event. For any portion of your site that discharges to a sensitive water, your inspection frequency for that area is fixed under CGP Part 4.3 at every 7calendar days and within 24 hours of a 0.25-inch storm event. If portions of your site are stabilized, are located in arid, semi-arid, or drought-stricken areas, or are subject to frozen conditions, consult CGP Part 4.4 for the applicable inspection frequency. Check all the inspection frequencies that apply to your project.

Was This Inspection Triggered by a 0.25 Inch Storm Event or the occurrence of runoff from snowmelt sufficient to cause a discharge?
If you were required to conduct this inspection because of a 0.25-inch (or greater) rain event, indicate whether you relied on an on-site rain gauge or a nearby weather station (and where the weather station is located). Also, specify the total amount of rainfall for this specific storm event. If you were required to conduct this inspection because of the occurrence of runoff from snowmelt, then check the appropriate box.

Unsafe Conditions for Inspection
Inspections are not required where a portion of the site or the entire site is subject to unsafe conditions. See CGP Part 4.5. These conditions should not regularly occur, and should not be consistently present on a site. Generally, unsafe conditions are those that render the site (or a portion of it) inaccessible or that would pose a significant probability of injury to applicable personnel. Examples could include severe storm or flood conditions, high winds, and downed electrical wires.

If your site, or a portion of it, is affected by unsafe conditions during the time of your inspection, provide a description of the conditions that prevented you from conducting the inspection and what parts of the site were affected. If the entire site was considered unsafe, specify the location as "Entire site"

Condition and Effectiveness of Erosion and Sediment (E&S) Controls (CGP Part 2.2) (see reverse for instructions)				
Type/Location of E&S Control [Add an additional sheet if necessary]	**Maintenance Needed?***	**Corrective Action Required?***	**Date on Which Maintenance or Corrective Action First Identified?**	**Notes**
1.	☐Yes ☐No	☐Yes ☐No		
2.	☐Yes ☐No	☐Yes ☐No		
3.	☐Yes ☐No	☐Yes ☐No		
4.	☐Yes ☐No	☐Yes ☐No		
5.	☐Yes ☐No	☐Yes ☐No		
6.	☐Yes ☐No	☐Yes ☐No		
7.	☐Yes ☐No	☐Yes ☐No		
8.	☐Yes ☐No	☐Yes ☐No		
9.	☐Yes ☐No	☐Yes ☐No		
10.	☐Yes ☐No	☐Yes ☐No		

*** Note:** The permit differentiates between conditions requiring routine maintenance, and those requiring corrective action. The permit requires maintenance in order to keep controls in effective operating condition. Corrective actions are triggered only for specific conditions, which include: 1) A stormwater control needs repair or replacement (beyond routine maintenance) if it is not operating as intended; 2) A stormwater control necessary to comply with the permit was never installed or was installed incorrectly; 3) You become aware that the stormwater controls you have installed and are maintaining are not effective enough for the discharge to meet applicable water quality standards or applicable requirements in Part 3.1; 4) One of the prohibited discharges in Part 1.3 is occurring or has occurred; or 5) EPA requires corrective actions as a result of a permit violation found during an inspection carried out under Part 4.8. If a condition on your site requires a corrective action, you must also fill out a corrective action form found at https://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources. See Part 5 of the permit for more information.

Instructions for Filling Out the "Erosion and Sediment Control" Table

Type and Location of E&S Controls
Provide a list of all erosion and sediment (E&S) controls that your SWPPP indicates will be installed and implemented at your site. This list must include at a minimum all E&S controls required by CGP Part 2.2. Include also any natural buffers established under CGP Part 2.2.1. Buffer requirements apply if your project's earth-disturbing activities will occur within 50 feet of a water of the U.S. You may group your E&S controls on your form if you have several of the same type of controls (e.g., you may group "Inlet Protection Measures", "Perimeter Controls", and "Stockpile Controls" together on one line), but if there are any problems with a specific control, you must separately identify the location of the control, whether maintenance or corrective action is necessary, and in the notes section you must describe the specifics about the problem you observed.

Maintenance Needed?
Answer "yes" if the E&S control requires maintenance due to normal wear and tear in order for the control to continue operating effectively. At a minimum, maintenance is required in the following specific instances: (1) for perimeter controls, whenever sediment has accumulated to half or more the above-ground height of the control (CGP Part 2.2.3.a); (2) where sediment has been tracked-out onto the surface of off-site streets or other paved areas (CGP Part 2.2.4); (3) for inlet protection measures, when sediment accumulates, the filter becomes clogged, and/or performance is compromised (CGP Part 2.2.10); and (4) for sediment basins, as necessary to maintain at least half of the design capacity of the basin (CGP Part 2.2.12.f). Note: In many cases, "yes" answers are expected and indicate a project with an active operation and maintenance program. You should also answer "yes" if work to fix the problem is still ongoing from the previous inspection.

Corrective Action Needed?
Answer "yes" if during your inspection you found any of the following conditions to be present (CGP, Part 5.1): (1) a required E&S control needs repair or replacement (beyond routine maintenance required under Part 2.1.4); (2) a require E&S control was never installed or was installed incorrectly; (3) you become aware that the inadequacy of the E&S control has led to an exceedance of an applicable water quality standard; (4) one of the prohibited discharges in Part 1.3 is occurring or has occurred; or (5) EPA requires corrective action for an E&S control as a result of a permit violation found during an inspection carried out under Part 4.8. If you answer "yes", you must take corrective action and complete a corrective action report, found at https://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources.. Note: You should answer "yes" if work to fix the problem from a previous inspection is still ongoing.

Date on Which Maintenance or Corrective Action First Identified?
Provide the date on which the condition that triggered the need for maintenance or corrective action was first identified. If the condition was just discovered during this inspection, enter the inspection date. If the condition is a carryover from a previous inspection, enter the original date of the condition's discovery.

Notes
For each E&S control and the area immediately surrounding it, note whether the control is properly installed and whether it appears to be working to minimize sediment discharge. Describe any problem conditions you observed such as the following, and why you think they occurred as well as actions (e.g., maintenance or corrective action) you will take or have taken to fix the problem:

1. Failure to install or to properly install a required E&S control
2. Damage or destruction to an E&S control caused by vehicles, equipment, or personnel, a storm event, or other event
3. Mud or sediment deposits found downslope from E&S controls
4. Sediment tracked out onto paved areas by vehicles leaving construction site
5. Noticeable erosion at discharge outlets or at adjacent streambanks or channels
6. Erosion of the site's sloped areas (e.g., formation of rills or gullies)
7. E&S control is no longer working due to lack of maintenance

For buffer areas, make note of whether they are marked off as required, whether there are signs of construction disturbance within the buffer, which is prohibited under the CGP, and whether there are visible signs of erosion resulting from discharges through the area.

If maintenance or corrective action is required, briefly note the reason. If maintenance or corrective action have been completed, make a note of the date it was completed and what was done. *If corrective action is required, note that you will need to complete a separate corrective action report describing the condition and your work to fix the problem*.

Condition and Effectiveness of Pollution Prevention (P2) Practices (CGP Part 2.3) (see reverse for instructions)				
Type/Location of P2 Practices [Add an additional sheet if necessary]	**Maintenance Needed?***	**Corrective Action Required?***	**Date on Which Maintenance or Corrective Action First Identified?**	**Notes**
1.	☐Yes ☐No	☐Yes ☐No		
2.	☐Yes ☐No	☐Yes ☐No		
3.	☐Yes ☐No	☐Yes ☐No		
4.	☐Yes ☐No	☐Yes ☐No		
5.	☐Yes ☐No	☐Yes ☐No		
6.	☐Yes ☐No	☐Yes ☐No		
7.	☐Yes ☐No	☐Yes ☐No		
8.	☐Yes ☐No	☐Yes ☐No		
9.	☐Yes ☐No	☐Yes ☐No		
10.	☐Yes ☐No	☐Yes ☐No		

*** Note:** The permit differentiates between conditions requiring routine maintenance, and those requiring corrective action. The permit requires maintenance in order to keep controls in effective operating condition. Corrective actions are triggered only for specific conditions, which include: 1) A stormwater control needs repair or replacement (beyond routine maintenance) if it is not operating as intended; 2) A stormwater control necessary to comply with the permit was never installed or was installed incorrectly; 3) You become aware that the stormwater controls you have installed and are maintaining are not effective enough for the discharge to meet applicable water quality standards or applicable requirements in Part 3.1; 4) One of the prohibited discharges in Part 1.3 is occurring or has occurred; or 5) EPA requires corrective actions as a result of a permit violation found during an inspection carried out under Part 4.8. If a condition on your site requires a corrective action, you must also fill out a corrective action form found at https://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources. See Part 5 of the permit for more information.

Instructions for Filling Out the "Pollution Prevention (P2) Practice" Table

Type and Location of P2 Controls
Provide a list of all pollution prevention (P2) practices that are implemented at your site. This list must include all P2 practices required by Part 2.3, and those that are described in your SWPPP.

Maintenance Needed?
Answer "yes" if the P2 practice requires maintenance due to normal wear and tear in order for the control to continue operating effectively. Note: In many cases, "yes" answers are expected and indicate a project with an active operation and maintenance program.

Corrective Action Needed?
Answer "yes" if during your inspection you found any of the following conditions to be present (CGP, Part 5.1): (1) a required P2 practice needs repair or replacement (beyond routine maintenance required under Part 2.1.4); (2) a require P2 practice was never installed or was installed incorrectly; (3) you become aware that the inadequacy of the P2 practice has led to an exceedance of an applicable water quality standard; (4) one of the "prohibited discharges" listed in CGP Part 1.3 is occurring or has occurred, or (5) EPA requires corrective action for a P2 practice as a result of a permit violation found during an inspection carried out under Part 4.8. If you answer "yes", you must take corrective action and complete a corrective action report (see https://www.epa.gov/npdes/stormwater-discharges-construction-activities#resources). Note: You should answer "yes" if work to fix the problem from a previous inspection is still ongoing.

Date on Which Maintenance or Corrective Action First Identified?
Provide the date on which the condition that triggered the need for maintenance or corrective action was first identified. If the condition was just discovered during this inspection, enter the inspection date. If the condition is a carryover from a previous inspection, enter the original date of the condition's discovery.

Notes
For each P2 control and the area immediately surrounding it, note whether the control is properly installed, whether it appears to be working to minimize or eliminate pollutant discharges, and whether maintenance or corrective action is required. Describe problem conditions you observed such as the following, and why you think they occurred, as well as actions you will take or have taken to fix the problem:

1. Failure to install or to properly install a required P2 control
2. Damage or destruction to a P2 control caused by vehicles, equipment, or personnel, or a storm event
3. Evidence of a spill, leak, or other type of pollutant discharge, or failure to have properly cleaned up a previous spill, leak, or other type of pollutant discharge
4. Spill response supplies are absent, insufficient, or not where they are supposed to be located
5. Improper storage, handling, or disposal of chemicals, building materials or products, fuels, or wastes
6. P2 practice is no longer working due to lack of maintenance

If maintenance or corrective action is required, briefly note the reason. If maintenance or corrective action have been completed, make a note of the date it was completed and what was done. *If corrective action is required, note that you will need to complete a separate corrective action report describing the condition and your work to fix the problem*.

Stabilization of Exposed Soil (CGP Part 2.2.14) (see reverse for instructions)			
Stabilization Area **[Add an additional sheet if necessary]**	**Stabilization Method**	**Have You Initiated Stabilization?**	**Notes**
1.		☐ YES ☐ NO If yes, provide date:	
2.		☐ YES ☐ NO If yes, provide date:	
3.		☐ YES ☐ NO If yes, provide date:	
4.		☐ YES ☐ NO If yes, provide date:	
5.		☐ YES ☐ NO If yes, provide date:	

Description of Discharges (CGP Part 4.6.6) (see reverse for instructions)	
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? ☐ Yes ☐ No **If "yes", provide the following information for each point of discharge:**	
Discharge Location **[Add an additional sheet if necessary]**	**Observations**
1.	Describe the discharge: At points of discharge and the channels and banks of waters of the U.S. in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
2.	Describe the discharge: At points of discharge and the channels and banks of waters of the U.S. in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:

Instructions for Filling Out the "Stabilization of Exposed Soil" Table

Stabilization Area
List all areas where soil stabilization is required to begin because construction work in that area has permanently stopped or temporarily stopped (i.e., work will stop for 14 or more days), and all areas where stabilization has been implemented.

Stabilization Method
For each area, specify the method of stabilization (e.g., hydroseed, sod, planted vegetation, erosion control blanket, mulch, rock).

Have You Initiated Stabilization
For each area, indicate whether stabilization has been initiated.

Notes
For each area where stabilization has been initiated, describe the progress that has been made, and what additional actions are necessary to complete stabilization. Note the effectiveness of stabilization in preventing erosion. If stabilization has been initiated but not completed, make a note of the date it is to be completed. If stabilization has been completed, make a note of the date it was completed. If stabilization has not yet been initiated, make a note of the date it is to be initiated, and the date it is to be completed.

Instructions for Filling Out the "Description of Discharges" Table

You are only required to complete this section if a discharge is occurring at the time of the inspection.

Was a Stormwater Discharge Occurring From Any Part of Your Site At The Time of the Inspection?
During your inspection, examine all points of discharge from your site, and determine whether a discharge is occurring. If there is a discharge, answer "yes" and complete the questions below regarding the specific discharge. If there is not a discharge, answer "no" and skip to the next page.

Discharge Location (repeat as necessary if there are multiple points of discharge)
Location of discharge. Specify the location on your site where the discharge is occurring. The location may be an outlet from a stormwater control or constructed stormwater channel, a discharge into a storm sewer inlet, or a specific point on the site. Be as specific as possible; it is recommended that you refer to a precise point on your site map.

Describe the discharge. Include a specific description of any noteworthy characteristics of the discharge such as color; odor; floating, settled, or suspended solids; foam; oil sheen; and other obvious pollution indicators.

Are there visible signs of erosion or sediment accumulation? At each point of discharge and the channel and streambank in the immediate vicinity, visually assess whether there are any obvious signs of erosion and/or sediment accumulation that can be attributed to your discharge. If you answer "yes", include a description in the space provided of the erosion and sediment deposition that you have found, specify where on the site or in the water of the U.S. it is found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue.

Contractor or Subcontractor Signature and Certification
(see reverse for instructions)

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Contractor or Subcontractor: _____ **Date:**

Printed Name and Affiliation: _____

Operator Signature and Certification
(see reverse for instructions)

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Operator or "Duly Authorized Representative": _____ **Date:**

Printed Name and Affiliation: _____

Instructions for Signature/Certification

Each inspection report must be signed and certified to be considered complete.

Contractor or Subcontractor Signature and Certification
Where you rely on a contractor or subcontractor to carry out the inspection and complete the inspection report, you should require the inspector to sign and certify each report. Note that this does not relieve you, the permitted operator, of the requirement to sign and certify the inspection report as well.

Operator Signature and Certification
At a minimum, the inspection report must be signed by either (1) the person who signed the NOI, or (2) a duly authorized representative of that person. The following requirements apply to scenarios (1) and (2):

If the signatory will be the person who signed the NOI for permit coverage, as a reminder, that person must be one of the following types of individuals:

- *For a corporation*: A responsible corporate officer. For the purpose of this subsection, a responsible corporate officer means: (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision-making functions for the corporation, or (ii) the manager of one or more manufacturing, production, or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.
- *For a partnership or sole proprietorship*: A general partner or the proprietor, respectively.
- *For a municipality, state, federal, or other public agency*: Either a principal executive officer or ranking elected official. For purposes of this subsection, a principal executive officer of a federal agency includes (i) the chief executive officer of the agency, or (ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrator of EPA).

If the signatory will be a duly authorized representative, the following requirements must be met:

- The authorization is made in writing by the person who signed the NOI (see above);
- The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity such as the position of plant manager, operator of a well or a well field, superintendent, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and
- The signed and dated written authorization is included in the SWPPP. A copy must be submitted to EPA, if requested.

Appendix E – Copy of Corrective Action Form

Section A – Initial Report (CGP Part 5.4.1) (Complete this section within 24 hours of identifying the condition that triggered corrective action)					
Name of Project	CEDAR PARK FLEX OFC / WH	**NPDES ID No.**		**Today's Date**	
Date Problem First Discovered		**Time Problem First Discovered**			
Name and Contact Information of Individual Completing this Form					

What site conditions triggered the requirement to conduct corrective action *(check the box that applies)*:

- ☐ A stormwater control needs repair or replacement (beyond routine maintenance required under Part 2.1.4)
- ☐ A stormwater control necessary to comply with the requirements of this permit was never installed, or was installed incorrectly
- ☐ A discharge is causing an exceedance of applicable water quality standards
- ☐ A Part 1.3 prohibited discharge has occurred
- ☐ EPA requires corrective action as a result of permit violations found during an EPA inspection carried out under Part 4.8

Provide a description of the problem:

Deadline for completing corrective action *(check the box that applies)*:

- ☐ Immediately take all reasonable steps to address the condition, including cleaning up any contaminated surfaces so the material will not discharge in subsequent storm events
- ☐ Complete by close of the next business day when problem does not require a new or replacement control or significant repair
- ☐ No later than 7 calendar days from the time of discovery for problems that require a new or replacement control or significant repair
- ☐ Infeasible to complete the installation or repair within 7 calendar days. Explain why it is infeasible and document schedule for installing control:

Enter date of corrective action completion: _____

Section B – Corrective Action Completion (CGP Part 5.4.2)

(Complete this section no later than 24 hours after completing the corrective action)

Section B.1 – Why the Problem Occurred

Cause(s) of Problem (Add an additional sheet if necessary)	**How You Determined the Cause and the Date You Determined the Cause**
1.	**1.**
2.	**2.**

Section B.2 – Stormwater Control Modifications Implemented to Correct the Problem			
List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	**Date of Completion**	**SWPPP Update Necessary?**	**Notes**
1.		☐Yes ☐No If yes, provide date SWPPP modified:	
2.		☐Yes ☐No If yes, provide date SWPPP modified:	

Instructions for Filling Out the Initial Report (Section A)

You must complete Section A of the report form within 24 hours of discovering the condition that triggered corrective action

Name of Project
Enter the name for the project.

NPDES ID No.
Enter the NPDES ID number that was assigned to your NOI for permit coverage.

Today's Date
Enter the date you completed this form.

Date/Time Problem First Discovered
Specify the date on which the triggering condition was first discovered. Also specify the time of the discovery.

Name/Contact Information
Provide the individual's name, title, and contact information as directed in the form.

Site Condition That Triggered Corrective Action
Under the CGP, corrective action is required when one of 4 triggering conditions occurs at your site or when EPA requires a corrective action as a result of a permit violation found during an EPA inspection. See CGP Parts 5.1 and 5.3. Check the box that corresponds to the condition that triggered this corrective action.

Description of the Site Condition
Provide a summary description of the condition you found that triggered corrective action under CGP Part 5.1 and the specific location where it was found. Be as specific as possible about the location; it is recommended that you refer to a precise point on your site map. If you have already provided this explanation in an inspection report, you can refer to that report.

Deadline for Completing Corrective Action
This deadline is fixed in CGP Part 5.2. For all projects, the deadlines are: (1) immediately take all reasonable steps; (2) by the close of the next business day when the problem does not require significant repair or replacement; (3) no more than 7 calendar days after the date you discovered the problem when the problem does require significant repair or replacement, or (4) if it is infeasible to complete work within the first 7 days, as soon as practicable following the 7th day. If your estimated date of completion falls after the 7-day deadline consistent with (3), above, explain (a) why you believe it is infeasible to complete work within 7 days, and (b) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe.

Instructions for Filling Out the Corrective Action Completion Table (Section B)

You must complete Section B of the report form no later than 24 hours after completing the correction action.

Section B.1 – Why the Problem Occurred
After you have had the opportunity to examine the problem more closely, provide details as to what you believe to be the cause of the problem, and specify the follow-up actions you took (along with the dates of such actions) to diagnose the problem. This is consistent with CGP Part 5.4.2.

Section B.2 – Stormwater Control Modifications Implemented
Provide a list of modifications you made to your stormwater controls to correct the problem and the date you completed such work. Keep in mind that your work must be completed within the timeline specified in Section A for the completion of corrective action work.

Also, if a SWPPP modification is necessary consistent with Part 7.4.1.a in order to reflect changes implemented at your site, indicate the date you modified your SWPPP. Keep in mind that SWPPP changes must be made within 7 days of discovering the problem that triggered this corrective action.

Space is provided for you to include additional notes or observations regarding the change that you implemented at your site to correct the problem.

Section C –Signature and Certification (CGP Part 5.4.3)

Section C.1 – Contractor or Subcontractor Signature and Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Contractor or Subcontractor: _____

Date:

Printed Name and Affiliation: _____

Section C.2 – Operator Signature and Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Operator or "Duly Authorized Representative": _____

Date:

Printed Name and Affiliation: _____

Instructions for Signature and Certification (Section C)

Each corrective action report must be signed and certified to be considered complete.

Section C.1 – Contractor or Subcontractor Signature and Certification
Where you rely on a contractor or subcontractor to complete this report and the associated corrective action, you should require the individual(s) to sign and certify each report. Note that this does not relieve you, the permitted operator, of the requirement to sign and certify the report as well.

Section C.2 – Operator Signature and Certification
At a minimum, the corrective action report form must be signed by either (1) the person who signed the NOI, or (2) a duly authorized representative of that person. The following requirements apply to scenarios (1) and (2):

If the signatory will be the person who signed the NOI for permit coverage, as a reminder, that person must be one of the following types of individuals:

- *For a corporation*: A responsible corporate officer. For the purpose of this subsection, a responsible corporate officer means: (i) a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy- or decision-making functions for the corporation, or (ii) the manager of one or more manufacturing, production, or operating facilities, provided, the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.
- *For a partnership or sole proprietorship*: A general partner or the proprietor, respectively.
- *For a municipality, state, federal, or other public agency*: Either a principal executive officer or ranking elected official. For purposes of this subsection, a principal executive officer of a federal agency includes (i) the chief executive officer of the agency, or (ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrator of EPA).

If the signatory will be a duly authorized representative, the following requirements must be met:

- The authorization is made in writing by the person who signed the NOI (see above);
- The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity such as the position of plant manager, operator of a well or a well field, superintendent, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and
- The signed and dated written authorization is included in the SWPPP. A copy must be submitted to EPA, if requested.

Appendix F – SWPPP Amendment Log

No.	Description of the Amendment	Date of Amendment	Amendment Prepared by [Name(s) and Title]

Appendix G – Subcontractor Certifications/Agreements

SUBCONTRACTOR CERTIFICATION
STORMWATER POLLUTION PREVENTION PLAN

Project Number: _____

Project Title: CEDAR PARK FLEX OFFICE WAREHOUSE

Operator(s): CEDAR PARK SAN MART LLC

As a subcontractor, you are required to comply with the Stormwater Pollution Prevention Plan (SWPPP) for any work that you perform on-site. Any person or group who violates any condition of the SWPPP may be subject to substantial penalties or loss of contract. You are encouraged to advise each of your employees working on this project of the requirements of the SWPPP. A copy of the SWPPP is available for your review at the office trailer.

Each subcontractor engaged in activities at the construction site that could impact stormwater must be identified and sign the following certification statement:

I certify under the penalty of law that I have read and understand the terms and conditions of the SWPPP for the above designated project and agree to follow the practices described in the SWPPP.

This certification is hereby signed in reference to the above named project:

Company: Encon, LLC

Address: 11917 Oak Knoll Drive, Austin, Texas 78759

Telephone Number: 512-806-3451

Type of construction service to be provided: INSPECTION OF ONSITE BMPs

Signature: 

Title: Inspector

Date: March 15, 2024

Appendix H –Grading and Stabilization Activities Log

Date Grading Activity Initiated	Description of Grading Activity	Description of Stabilization Measure and Location	Date Grading Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures Initiated
INSERT DATE			INSERT DATE ☐ Temporary ☐ Permanent	INSERT DATE
INSERT DATE			INSERT DATE ☐ Temporary ☐ Permanent	INSERT DATE
INSERT DATE			INSERT DATE ☐ Temporary ☐ Permanent	INSERT DATE
INSERT DATE			INSERT DATE ☐ Temporary ☐ Permanent	INSERT DATE
INSERT DATE			INSERT DATE ☐ Temporary ☐ Permanent	INSERT DATE
INSERT DATE			INSERT DATE ☐ Temporary ☐ Permanent	INSERT DATE
INSERT DATE			INSERT DATE ☐ Temporary ☐ Permanent	INSERT DATE

Appendix I –SWPPP Training Log Stormwater Pollution Prevention Training Log

CEDAR PARK FLEX OFFICE WAREHOUSE
Project Location: **14420 RONALD REAGAN BLVD., CEDAR PARK TEXAS 78641**
Instructor's Name(s):
Instructor's Title(s):

Course Location: _____ Date: _____

Course Length (hours): _____

Stormwater Training Topic: *(check as appropriate)*

☐	**Sediment and Erosion Controls**	☐	**Emergency Procedures**
☐	**Stabilization Controls**	☐	**Inspections/Corrective Actions**
☐	**Pollution Prevention Measures**		

Specific Training Objective:_____

_____

Attendee Roster: *(attach additional pages as necessary)*

No.	Name of Attendee	Company
1		
2		
3		
4		
5		

Appendix J – Delegation of Authority Form

Delegation of Authority

I, Naveed Mahmood (name), hereby designate the person or specifically described position below to be a duly authorized representative for the purpose of overseeing compliance with environmental requirements, including the Construction General Permit (CGP), at the Cedar Park Flex Office Warehouse construction site located at 14420 Ronald Reagan Blvd, Cedar Park, Williamson County, Texas 78641. The designee is authorized to sign any reports, stormwater pollution prevention plans and all other documents required by the permit.

Sub-Contractor (name of person or position)

ENCON LLC (company)

11917 Oak Knoll Dr., Ste. C (address)

Austin, Texas 78759 (city, state, zip)

512-806-3451 (phone)

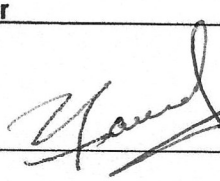
By signing this authorization, I confirm that I meet the requirements to make such a designation as set forth in Appendix I of EPA's CGP, and that the designee above meets the definition of a "duly authorized representative" as set forth in Appendix I.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I have no personal knowledge that the information submitted is other than true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: **Naveed Mahmood**

Company: **CEDAR PARK SAN MART, LLC**

Title: **Owner**

Signature: 

Date: 3/14/24

Appendix K – Endangered Species Documentation

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Williamson County, Texas

Local office

Austin Ecological Services Field Office

(512) 937-7371

1505 Ferguson Lane

Austin, TX 78754-4501

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Tricolored Bat Perimyotis subflavus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Birds

NAME	STATUS
Golden-cheeked Warbler Setophaga chrysoparia Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/33	Endangered
Piping Plover Charadrius melodus This species only needs to be considered if the following condition applies: • Wind Energy Projects There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/6039	Threatened
Rufa Red Knot Calidris canutus rufa Wherever found This species only needs to be considered if the following condition applies: • Wind Energy Projects There is **proposed** critical habitat for this species. https://ecos.fws.gov/ecp/species/1864	Threatened
Whooping Crane Grus americana There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/758	Endangered

Amphibians

NAME	STATUS
Jollyville Plateau Salamander Eurycea tonkawae Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/3116	Threatened

Clams

NAME	STATUS
False Spike Fusconaia mitchelli Wherever found There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/3963	Proposed Endangered

Insects

NAME	STATUS
Coffin Cave Mold Beetle Batrisodes texanus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6234	Endangered
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate
Tooth Cave Ground Beetle Rhadine persephone Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5625	Endangered

Arachnids

NAME	STATUS

Bone Cave Harvestman Texella reyesi — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/5306

Tooth Cave Spider Tayshaneta myopica — Endangered
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/2360

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

There are no documented cases of eagles being present at this location. However, if you believe eagles may be using your site, please reach out to the local Fish and Wildlife Service office.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Golden-plover Pluvialis dominica This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Chimney Swift Chaetura pelagica This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Eastern Meadowlark Sturnella magna This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 31
Field Sparrow Spizella pusilla This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 1 to Aug 15

Lesser Yellowlegs Tringa flavipes This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Long-billed Curlew Numenius americanus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/5511	Breeds elsewhere
Painted Bunting Passerina ciris This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
Pectoral Sandpiper Calidris melanotos This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum

probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

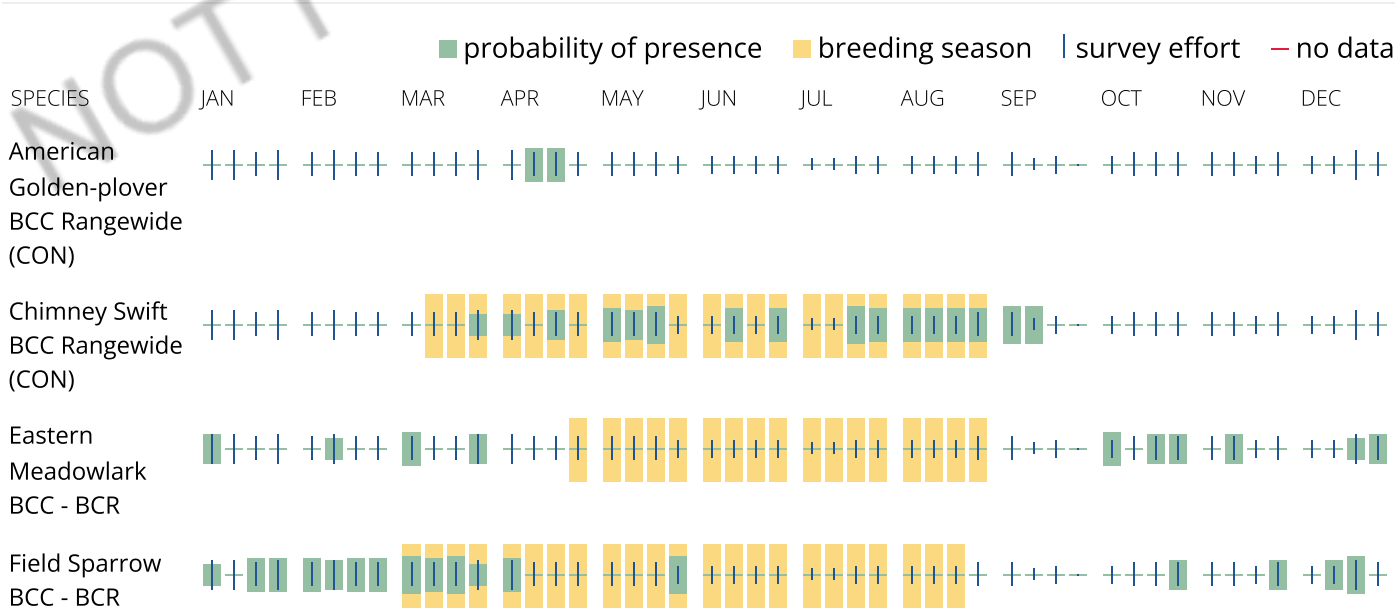
Breeding Season (▬)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

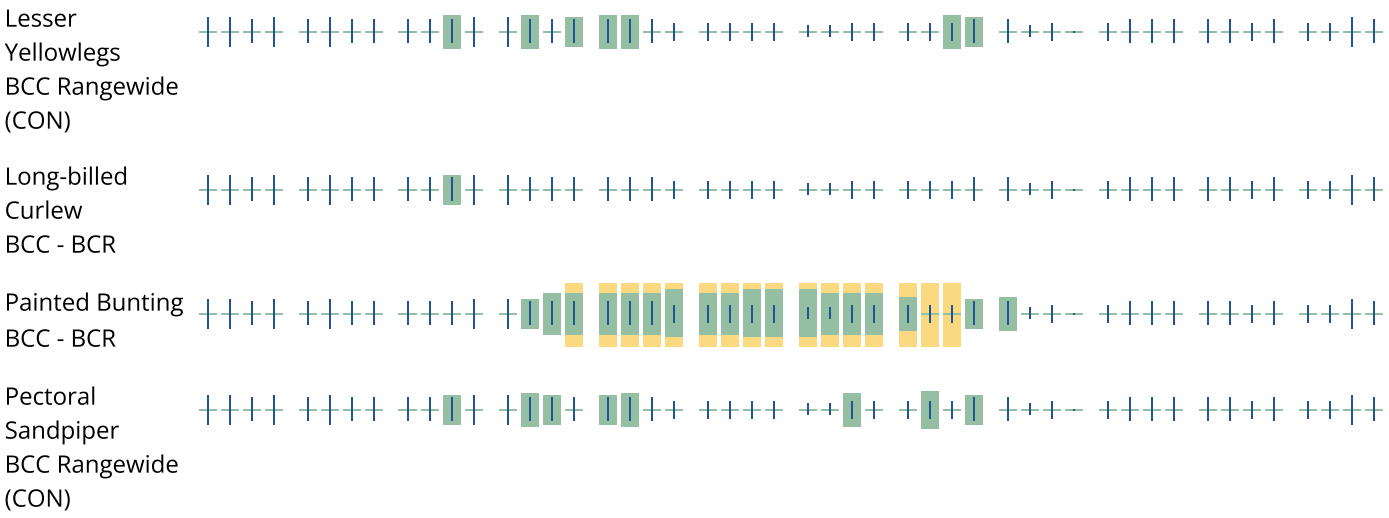
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should

seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

TCEQ Office Use Only
Permit No:
CN:
RN:

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

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly. **Incomplete applications delay approval or result in automatic denial.**

Once processed your permit authorization can be viewed by entering the following link into your internet browser: http://www2.tceq.texas.gov/wq_dpa/index.cfm or you can contact TCEQ Stormwater Processing Center at 512-239-3700.

ePERMITS

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ-20754).

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: https://www3.tceq.texas.gov/steers/index.cfm

APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is $325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is $225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser: http://www.tceq.texas.gov/epay.

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
  - Check/Money Order Number: Click here to enter text
  - Name printed on Check: Click here to enter text
- If payment was made via ePay, provide the following:
  - Voucher Number: Click here to enter text
  - A copy of the payment voucher is attached to this paper NOI form.

RENEWAL (This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? ☐ Yes ☒ No

If Yes, provide the authorization number here: TXR15 Click here to enter text

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN CN605580133

(Refer to Section 1.a) of the Instructions)

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

CEDAR PARK SAN MART LLC

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): Click here to enter text

First and Last Name: NAVEED MAHMOOD Suffix: Click here to enter text

Title: Click here to enter text Credentials: Click here to enter text

Phone Number: 512-925-3152 Fax Number: Click here to enter text

E-mail: NM4986@OUTLOOK.COM

Mailing Address: 11420 RONALD REAGAN BLVD

City, State, and Zip Code: CEDAR PARK TX 78641

Mailing Information if outside USA:

Territory: Click here to enter text

Country Code: Click here to enter text Postal Code: Click here to enter text

d) Indicate the type of customer:

☐ Individual	☐ Federal Government
☐ Limited Partnership	☐ County Government
☐ General Partnership	☐ State Government
☐ Trust	☐ City Government
☐ Sole Proprietorship (D.B.A.)	☐ Other Government
☒ Corporation	☐ Other: Click here to enter text
☐ Estate	

e) Is the applicant an independent operator? ☒ Yes ☐ No

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

☒ 0-20 ☐ 251-500

☐ 21-100 ☐ 501 or higher

☐ 101-250

g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: 802607987

Federal Tax ID:

Texas Secretary of State Charter (filing) Number: 32062355048

DUNS Number (if known):

SECTION 2. APPLICATION CONTACT

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

☐ Yes, go to Section 3

☒ No, complete this section

Prefix (Mr. Ms. Miss):

First and Last Name: AMIR TUGHRAL Suffix:

Title: Credential: PE

Organization Name: ENCON LLC

Phone Number: 512-806-3451 Fax Number:

E-mail: encon@enconllc.com

Mailing Address: 11917 Oak Knoll Dr., Ste. C

Internal Routing (Mail Code, Etc.):

City, State, and Zip Code: Austin TX 78759

Mailing information if outside USA:

Territory:

Country Code: Postal Code:

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

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN RN110379898

(Refer to Section 3.a) of the Instructions)

b) Name of project or site (the name known by the community where it's located): SAN MART

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): COMMERCIAL

d) County or Counties (if located in more than one): WILLIAMSON

e) Latitude: 30.549658 Longitude: -97.79411

f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name: 14420 RONALD REAGAN BLVD

City, State, and Zip Code: CEDAR PARK TX 78641

Section B:

Location Description:

City (or city nearest to) where the site is located:

Zip Code where the site is located:

SECTION 4. GENERAL CHARACTERISTICS

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

☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.

☒ No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? 5541

d) What is the Secondary SIC Code(s), if applicable? 4225

e) What is the total number of acres to be disturbed? 1.82

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

☐ Yes

☒ No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? 08/30/2024

h) What is the estimated end date of the project? 11/28/2025

i) Will concrete truck washout be performed at the site? ☒ Yes ☐ No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? BRUSHY CREEK

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1244

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

☒ Yes ☐ No

If Yes, provide the name of the MS4 operator: CITY OF CEDAR PARK

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

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

☒ Yes, complete the certification below.

☐ No, go to Section 5

I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. ☒ Yes

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). ☒ Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. ☒ Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☒ Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). ☒ Yes

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

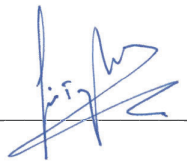
SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: AMIR TUGHRAL, PE

Operator Signatory Title: ENGINEER

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

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document, and can provide documentation in proof of such authorization upon request.

Signature (use blue ink):  Date: 03/28/2024

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

☐ Check number and name on check is provided in this application.

If using ePay:

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

RENEWAL

☐ If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

☐ Customer Number (CN) issued by TCEQ Central Registry

☐ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)

☐ Name and title of responsible authority signing the application.

☐ Phone number and e-mail address

☐ Mailing address is complete & verifiable with USPS. www.usps.com

☐ Type of operator (entity type). Is applicant an independent operator?

☐ Number of employees.

☐ For corporations or limited partnerships – Tax ID and SOS filing numbers.

☐ Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

☐ Regulated Entity Number (RN) (if site is already regulated by TCEQ)

☐ Site/project name and construction activity description

☐ County

☐ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html

☐ Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

☐ Indian Country Lands –the facility is not on Indian Country Lands.

☐ Construction activity related to facility associated to oil, gas, or geothermal resources

☐ Primary SIC Code that best describes the construction activity being conducted at the site. www.osha.gov/oshstats/sicser.html

☐ Estimated starting and ending dates of the project.

☐ Confirmation of concrete truck washout.

☐ Acres disturbed is provided and qualifies for coverage through a NOI.

☐ Common plan of development or sale.

☐ Receiving water body or water bodies.

☐ Segment number or numbers.

☐ MS4 operator.

☐ Edwards Aquifer rule.

CERTIFICATION

☐ Certification statements have been checked indicating Yes.

☐ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

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

I NAVEED MAHMOOD,
Print Name

MANAGER,
Title - Owner/President/Other

of CEDAR PARK SAN MART LLC,
Corporation/Partnership/Entity Name

have authorized Diane Bernal / Amir Tughral, P.E.
Print Name of Agent/Engineer

of ENCON, 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

12/10/24
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Naveed Mahmood 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 10 day of December 2024

NOTARY PUBLIC

Janet Fimihan-Ajayi
Typed or Printed Name of Notary

JANET FIMIHAN AJAYI
Notary ID #135001316
My Commission Expires
July 22, 2028

MY COMMISSION EXPIRES: 07/22/2028

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: CEDAR PARK BUSINESS CENTER
Regulated Entity Location: 14420 RONALD W REAGAN BLVD, CEDAR PARK, TX 78613
Name of Customer: CEDAR PARK SAN MART LLC
Contact Person: NAVEED MAHMOOD Phone: 512-925-3152
Customer Reference Number (if issued):CN 605580133
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	5.132 Acres	$ 5000
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: Diane Bernal Date: DEC 6, 2024

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Core Data Form

TCEQ Use Only

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 605580133		RN

SECTION II: Customer Information

4. General Customer Information	5. Effective Date for Customer Information Updates (mm/dd/yyyy)	12/6/2024

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

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

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

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)*	*If new Customer, enter previous Customer below:*
CEDAR PARK SAN MART 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)*
802607987	32062355048	82-3617933	

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ 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 ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:	14420 RONALD W REAGAN BLVD						
	City	CEDAR PARK	State	TX	ZIP	78613	ZIP + 4

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	nm4986@outlook.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 925-3152	0	( ) -N/A

SECTION III: Regulated Entity Information

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

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

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

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

CEDAR PARK BUSINESS CENTER

23. Street Address of the Regulated Entity: *(No PO Boxes)*	14420 RONALD W REAGAN BLVD							
	City	Cedar Park	**State**	TX	**ZIP**	78613	**ZIP + 4**	
24. County								

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	To Parmer Lane, turn left (North) and travel 12.9 miles, Parmer Lane to Ronald Reagan Blvd., destination is on the right approximately 1.3 miles north of FM 1431

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

27. Latitude (N) In Decimal:	30.550455	**28. Longitude (W) In Decimal:**	-97.793072

Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	33	1.6374	-97	47	35.0586

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)
4225		493110	

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

FLEX OFFICE / WAREHOUSE

34. Mailing Address:	14420 RONALD W REAGAN BLVD							
	City	CEDAR PARK	**State**	TX	**ZIP**	78613	**ZIP + 4**	N/A

35. E-Mail Address:	**NM4986@outlook.com**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 925-3152	**N/A**	**(0) -**

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

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

SECTION IV: Preparer Information

40. Name:	DIANE BERNAL	**41. Title:**	DEV. CONSULTANT

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 215-1433	N/A	(N/A) -	diane@enconllc.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:	ENCON LLC	**Job Title:**	DEV. CONSULTANT
Name *(In Print):*	DIANE BERNAL	**Phone:**	(512) 215- **1433**
Signature:	Diane Bernal	**Date:**	01/20/2025