CONTRIBUTORY ZONE PLAN AND REPORT
PREPARED FOR:
Cypress Creek Office Building

Project site: 601 Cypress Creek Road, Cedar Park, Texas 78613

4-16-2025

Prepared By: Capital Engineering
Sid Bassari, P.E.
Firm Registration No.: F-7819
2501 S. Bagdad Road
Leander, Tx 78641
512.630.6184
sbassari@capitalengineeringtx.com

Contributing Zone Plan Checklist

✓ **Edwards Aquifer Application Cover Page (TCEQ-20705)**

✓ **Contributing Zone Plan Application (TCEQ-10257)**

✓ Attachment A - Road Map
✓ Attachment B - USGS Quadrangle Map
✓ Attachment C - Project Narrative
✓ Attachment D - Factors Affecting Surface Water Quality
✓ Attachment E - Volume and Character of Stormwater
N/A Attachment F - Suitability Letter from Authorized Agent (if OSSF is proposed)
N/A Attachment G - Alternative Secondary Containment Methods (if AST with an alternative method of secondary containment is proposed)
N/A Attachment H - AST Containment Structure Drawings (if AST is proposed)
N/A Attachment I - 20% or Less Impervious Cover Declaration (if project is multi-family residential, a school, or a small business and 20% or less impervious cover is proposed for the site)
✓ Attachment J - BMPs for Upgradient Stormwater
✓ Attachment K - BMPs for On-site Stormwater
✓ Attachment L - BMPs for Surface Streams
✓ Attachment M - Construction Plans
✓ Attachment N - Inspection, Maintenance, Repair and Retrofit Plan
Attachment O - Pilot-Scale Field Testing Plan, if BMPs not based on Complying with the
✓ Edwards Aquifer Rules: Technical Guidance for BMPs
✓ Attachment P - Measures for Minimizing Surface Stream Contamination

✓ **Storm Water Pollution Prevention Plan (SWPPP)**

-OR-

– **Temporary Stormwater Section (TCEQ-0602)**

Attachment A - Spill Response Actions
Attachment B - Potential Sources of Contamination
Attachment C - Sequence of Major Activities
Attachment D - Temporary Best Management Practices and Measures
Attachment E - Request to Temporarily Seal a Feature, if sealing a feature
Attachment F - Structural Practices
Attachment G - Drainage Area Map
Attachment H - Temporary Sediment Pond(s) Plans and Calculations
Attachment I - Inspection and Maintenance for BMPs
Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

✓ **Copy of Notice of Intent (NOI) To be prepared by site contractor prior to start of construction**

✓ **Agent Authorization Form (TCEQ-0599), if application submitted by agent**

- ✓ **Application Fee Form (TCEQ-0574)**
- ✓ **Check Payable to the "Texas Commission on Environmental Quality"**
- ✓ **Core Data Form (TCEQ-10400)**

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: Cypress Creek Office Building						**2. Regulated Entity No.:**			
3. Customer Name: Reza Shamsaria						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		0.912	
9. Application Fee:	$3000.00		**10. Permanent BMP(s):**			Partial Sedimentation/Filtration basin			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
13. County:	Williamson		**14. Watershed:**			Cluck 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.)	___	___	_1_
Region (1 req.)	___	___	_1_
County(ies)	___	___	_1_
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin X Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Saeid Bassari
Print Name of Customer/Authorized Agent Saeid Bassari 4-16-2025
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: Saeid Bassari

Date: 3-3-2025

Signature of Customer/Agent:

Regulated Entity Name: Cypress Creek Office Building

Project Information

1. **County:** ***Williamson***

2. Stream Basin:Cluck Creek

3. Groundwater Conservation District (if applicable):N/A

4. Customer (Applicant):

Contact Person: Reza Shams Entity:Raha Group LLC.
Mailing Address:9801 Anderson Mill Rd.
City, State:Austin , Texas Zip: 78750
Telephone:512 -585-6760
Email Address:rahagroupllc@gmail.com Fax: -

5. Agent/Representative (If any): Contact
   Person:Saeid Bassari, PE
   Entity:Capital Engineering
   Mailing Address:204 Escalera Pkwy
   City, State:Georgetown, Tx Zip: 78628
   Telephone:512-630-6184 Fax: X
   Email Address:sbassari@capitalengineeringtx.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.

   From IH 35 exit at US HWY 183 North, travel for 14 miles. left on Cypress Creek Rd. to sit.

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

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

   ☒ Project site boundaries.
   ☒ USGS Quadrangle Name(s).

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

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

11. Existing project site conditions are noted below:

    ☐ Existing commercial site
    ☐ Existing industrial site
    ☐ Existing residential site

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

12. The type of project is:

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

13. Total project area (size of site): **0.912** Acres

Total disturbed area: 0.617 Acres

14. Estimated projected population: 20

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	**4632**	÷ 43,560 =	**0.106**
Parking	**22234**	÷ 43,560 =	**0.510**
Other paved surfaces		÷ 43,560 =	
Total Impervious Cover	**26,866.00**	÷ 43,560 =	**0.617**

Total Impervious Cover 0.617 ÷ Total Acreage 0.912 X 100 = 67.6 % 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 City of Cedar Park (name) Treatment the 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): _____.

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

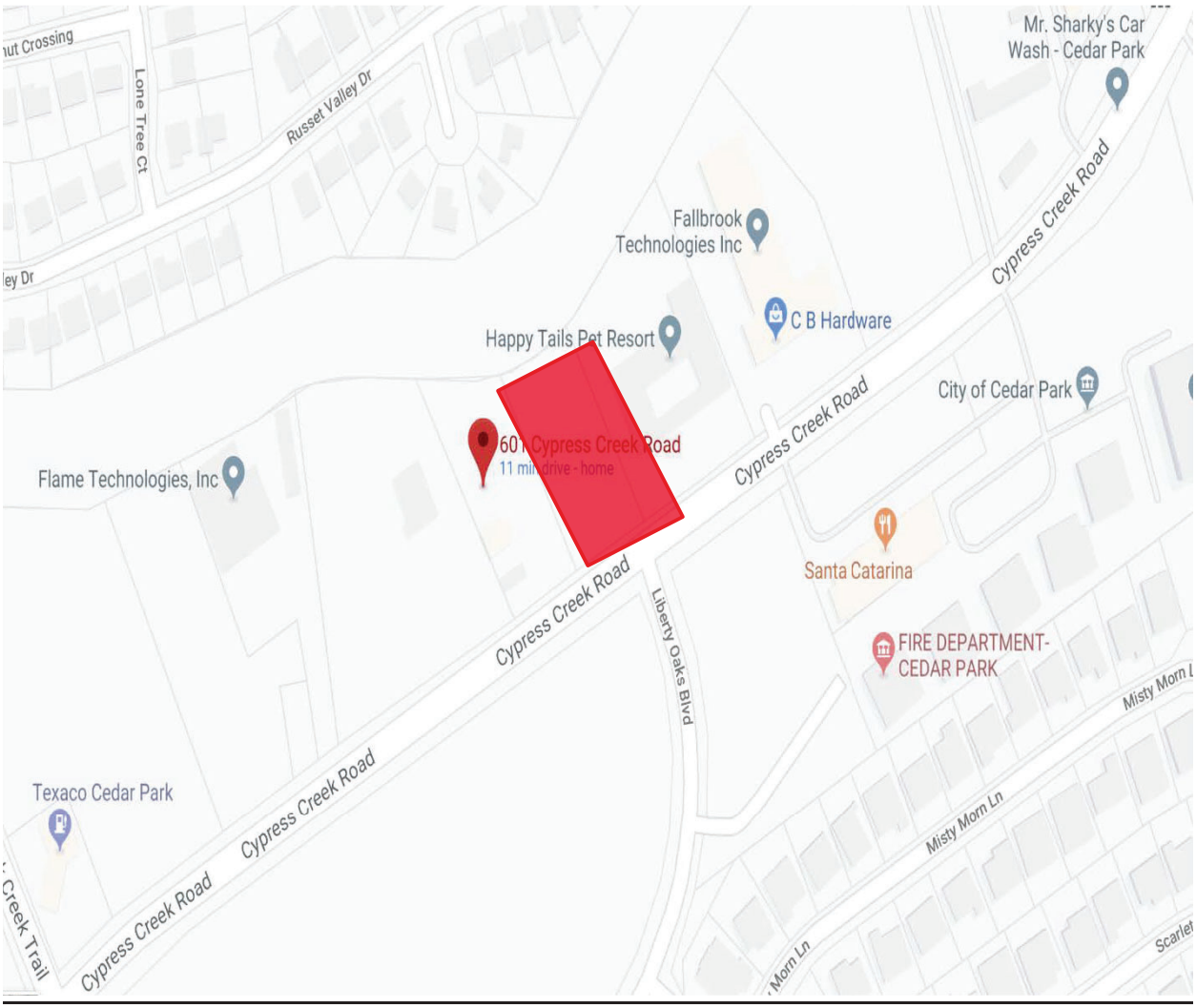
62. [X] Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

63. [X] 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.

[X] The Temporary Stormwater Section (TCEQ-0602) is included with the application.

Capital Engineering
204 Escalera Parkway,
Georgetown,Texas 78628
Phone: (512) 630-6184

A. APPENDIX-A: ROAD MAP



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

The National Map US Topo

JOLLYVILLE QUADRANGLE
TEXAS
7.5-MINUTE SERIES

SITE LOCATION

CEDAR PARK
Anderson Mill
Jollyville
AUSTIN
Lake Travis
Bullick Hollow
Comanche Peak
Defeat Hollow
Jollyville Plateau
Panther Hollow
Concordia Univ Texas
Pond Springs Cem
Rhodes Cem
Jollyville Cem
Balcones Country Club-Lake
Tanglewood Spring
House Springs Swimming Spring
Muir Lake
Ganzert Lake
WILLIAMSON CO
TRAVIS CO
Buttercup Cr
Cluck Cr
S Brushy Cr
Lake Cr
Long Hollow Cr
Cypress Cr
Bull Cr
W Buttercup Cr
Rattan Cr
Laurel Oaks Cr
Davis Spring Br
Cow Fork
Mulberry Cr
Panther Cr

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 14R
10 000-foot ticks: Texas Coordinate System of 1983 (central zone)

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, August 2014
Roads..... U.S. Census Bureau, 2014 - 2015
Names.....GNIS, 2015
Hydrography.....National Hydrography Dataset, 2014
Contours.....National Elevation Dataset, 2002
Boundaries.....Multiple sources; see metadata file 1972 - 2015

Wetlands.....FWS National Wetlands Inventory 1977 - 2014

UTM GRID AND 2016 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
MN 4° 6′ 73 MILS
GN 0° 36′ 11 MILS

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

SCALE 1:24 000
1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.19

TEXAS
QUADRANGLE LOCATION

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

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES
1 Nameless
2 Leander
3 Round Rock
4 Mansfield Dam
5 Pflugerville West
6 Bee Cave
7 Austin West
8 Austin East

JOLLYVILLE, TX
2016

NSN. 7643016396729
NGA REF NO. USGSX24K2747

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Saeid Bassari

Date: 5-29-2025

Signature of Customer/Agent: Saeid Bassari

Project Information

1. Current Regulated Entity Name:Cypress Creek Office Building
   Original Regulated Entity Name:Cypress Creek Office Building
   Assigned Regulated Entity Number(s) (RN): 110881042
   Edwards Aquifer Protection Program ID Number(s):11001776
   ☐ The applicant has not changed and the Customer Number (CN) is: _____
   ☒ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

2. ☒ **Attachment A: Original Approval Letter and Approved Modification Letters**. A copy of the original approval letter and copies of any modification approval letters are attached.

3. A modification of a previously approved plan is requested for (check all that apply):

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

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

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	0.912	0.912
Type of Development	Commercial	Commercial
Number of Residential Lots		
Impervious Cover (acres)	0.854	0.854
Impervious Cover (%)	67.6	67.6
Permanent BMPs	full sediment/ filtration	full sediment/filtration
Other		

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs		
Other		

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs		
Other		

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

ATTACHMENT "A"

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 30, 2020

Mr. Henry De Keratry
MJC MEC Management II, LLC
100 East Whitestone Blvd., Ste. 148-115
Cedar Park, Texas 78613

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Cypress Creek Office Building; located at 601 Cypress Creek Road, Cedar Park, Texas

TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Edwards Aquifer Protection Program ID No. 11001776; Regulated Entity No. RN110881042

Dear Mr. De Keratry:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Application for the above-referenced project submitted to the Austin Regional Office by Capital Engineering on behalf of MJC MEC Management II, LLC on October 25, 2019. Final review of the CZP was completed after additional material was received on January 16, 2020 and January 28, 2020, and January 29, 2020. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed non-residential project will have an area of approximately 0.91 acres. It will include an office building, drives, parking, utilities, a water quality facility, and associated appurtenances. The impervious cover will be 0.62 acres (68 percent). Project wastewater will be disposed of by conveyance to the existing the City of Cedar Park Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a partial sedimentation/filtration basin, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 539 pounds of TSS generated from the 0.62 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

I. All permanent pollution abatement measures shall be operational prior to occupancy of the facility.

II. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and

the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

14. Owners of permanent BMPs and measures must insure that the 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 Austin Regional Office within 30 days of site completion.
15. The applicant shall be 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. A copy of the transfer of responsibility must be filed with the executive

director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact James "Bo" Slone, P.G. of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,

Robert Sadlier, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/jcs

Enclosure: Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

Change in Responsibility for Maintenance
on Permanent Best Management Practices and Measures

The applicant is no longer responsible for maintaining the permanent best management practice (BMP) and other measures. The project information and the new entity responsible for maintenance is listed below.

Customer: _____

Regulated Entity Name: _____

Site Address: _____

City, Texas, Zip: _____

County: _____

Approval Letter Date: _____

BMPs for the project: _____

New Responsible Party: _____

Name of contact: _____

Mailing Address: _____

City, State: _____ Zip: _____

Telephone: _____ FAX: _____

_____ _____

Signature of New Responsible Party Date

I acknowledge and understand that I am assuming full responsibility for maintaining all permanent best management practices and measures approved by the TCEQ for the site, until another entity assumes such obligations in writing or ownership is transferred.

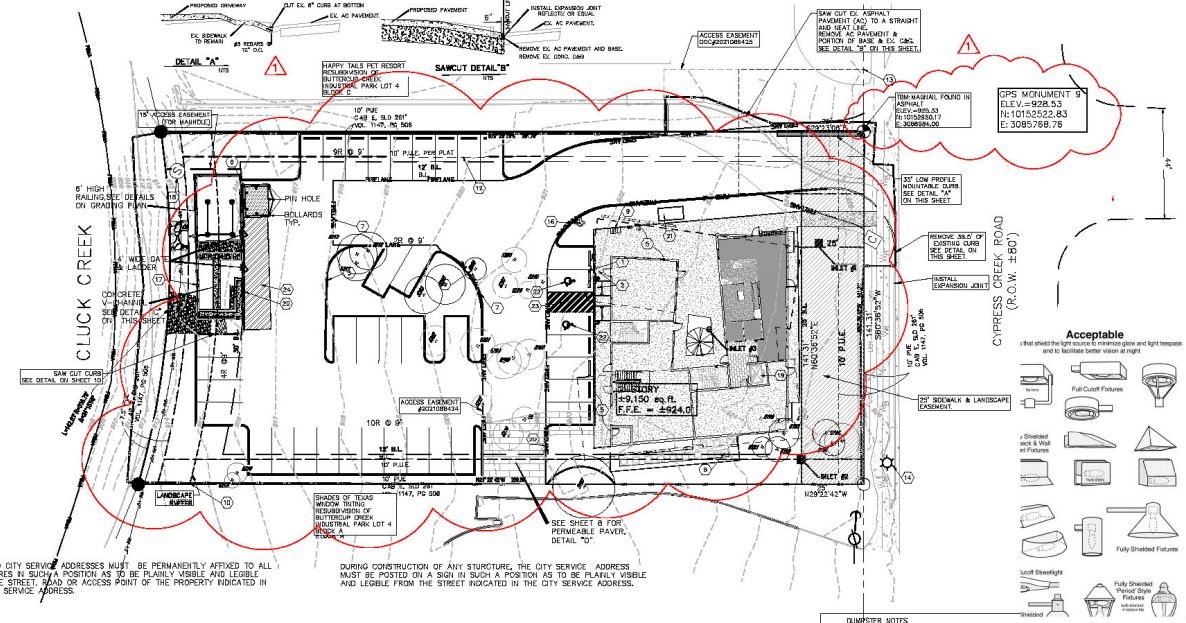
If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

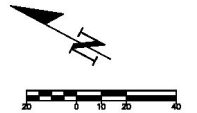
Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.

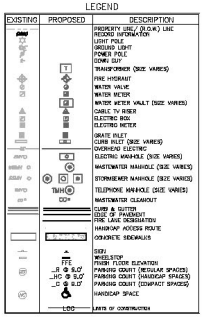
Cypress Creek Office Building
Narrative of Proposed Modification-Attachment B

This property was designed and approved by City of Cedar park and TCEQ in 2022 and under owner's name "MJC MEC Management II LLC", however, the owner decided to sell this property in its undeveloped condition to its current owner "Raha Group, LLC."

The only change in this project is the architectural design and business type where some of office spaces are kept but new businesses such as a wedding clothing business and a small coffee shop were added to the building within roughly the same area of previous building design.
In summary, there are no major changes that would affect the performance of the water quality pond.







LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE/ (R.O.W.) LINE RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
	T	TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GRATE INLET
		CURB INLET (SIZE VARIES)
		OVERHEAD ELECTRIC
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMWATER MANHOLE (SIZE VARIES)
	T&TV	TELEPHONE MANHOLE (SIZE VARIES)
	CO+	WASTEWATER CLEANOUT
		CURB & GUTTER EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
	FFE	STEP/ WHEELSTOP FINISH FLOOR ELEVATION
	LR @ 8.0' HC @ 8.0' C @ 8.0'	PARKING COUNT (REGULAR SPACES) PARKING COUNT (HANDICAP SPACES) PARKING COUNT (COMPACT SPACES)
		HANDICAP SPACE
	LOD	LIMITS OF CONSTRUCTION

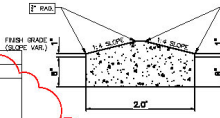
LEGEND

1. WHEEL STOP – SEE DETAIL SHEET 8
2. ADA SIGN – SEE DETAIL SHEET 9
3. PROPOSED 6" CURB – SEE DETAIL SHEET 8
4. EXISTING TREE – SEE TREE LIST ON SHEET 4
5. PROPOSED SIDEWALK – SEE DETAIL SHEET 8
6. INSTALL DUMPSTER ENCLOSURE – SEE DETAIL SHEET 9
7. PROPOSED 25' FIRE LANE – SEE DETAIL SHEET 9
8. AC UNITS
9. 3 BIKE RACKS – SEE DETAIL SHEET 9
10. LANDSCAPE BUFFER
11. PROPERTY LINE – SEE EXISTING CONDITION SHEET 4
12. EASEMENT LINE – SEE EXISTING CONDITION SHEET 4
13. ACCESS EASEMENT DOCUMENT # 2002077389
14. EXISTING POWER POLE
15. 5'x5' CONCRETE PAD FOR TRANSFORMER
16. PROPOSED FIRE HYDRANT
17. WATER QUALITY POND – SEE SHEET 13 & 14 FOR DETAIL
18. EXISTING SANITARY MANHOLE
19. ELEVATOR BY OTHERS.
20. CURB CUT (OPENING) SEE GRADING PLAN
21. GREASE TRAP BY OTHERS.
22. INSTALL ADA PARKING SIGN.
23. HANDICAP RAMP.
24. LOADING ZONE

PARKING SUMMARY TABLE:

REQUIRED PARKING TABLE				
USE	PARKING RATIO	DESCRIPTION	REQUIRED	
OFFICE	1 PER 300 SF	1195.5	3.98	TREES TO BE COUNTED TOWARD 5% REDUCTION IN NUMBER OF NUMBER OF PARKING SPACES:
RETAIL	1 PER 250 SF	2023.0	8.09	Ø1-94 (11"), Ø195 (11") AND Ø198 (14")
COFFEE SHOP	1 PER 100 SF	1145.0	11.45	TOTAL REDUCTION=3 TREES/EACH =.05= 0.75 SPACES
BRIDAL	1 PER 200 SF	2342.0	11.37	
ALTERATION	1 PER 200 SF	1725	8.63	
TOTAL		8930.5	43.52	43.52-0.75= 36.77=37 PARKING SPACES

NOTE: Per City code: As an alternative to the credits provided in subsection (b)(4), the applicant may request a reduction in the number of parking spaces required by the City's parking regulations, in exchange for retaining and protecting existing trees on site. For every existing tree measuring eight caliper inches or greater, measured four-and-one-half (4-1/2) feet above the ground, that is retained and protected during development, the applicant shall be entitled to a five percent (5%) reduction in the number of parking spaces required."



LOW PROFILE MOUNTABLE CURB
Scale: NTS

PROVIDED PARKING TABLE	
REGULAR	36
HANDICAP	2
TOTAL PARKING	37
LOADING/UNLOADING	1

IMPERVIOUS/PERVIOUS COVER

PERVIOUS COVER	12,019.7	0.275 AC	
BUILDING	4632 SF	0.106AC.	
CONCRETE	20,553 SF	0.472 AC.	
WALKWAY	2,525 SF	0.058 AC.	
TOTAL LOT	39,728.7 SF	0.912 AC.	
TOTAL IMPERVIOUS COVER	27,707 SF	0.636 AC.	68.7%
PERMEABLE PAVERS	(841 SF)	(0.019 AC.)	(2.1%)
NET TOTAL I.C.	26,866 SF	0.617 AC.	67.6%

SITE DATA TABLE

1.	PROPERTY ZONING:	LB – LOCAL BUSINESS
2.	LANDING USE:	OFFICE
3.	NUMBER OF STORIES	2 STORIES
4.	BUILDING HEIGHT:	MAX. 45'
5.	TOTAL BUILDING AREA	9,150.0 sf
6.	SITE AREA	0.912 AC. 39,728.7 sf
7.	BUILDING COVERAGE	11.85%
8.	FOUNDATION	SLAB ON GRADE

DUMPSTER NOTES

1. DUMPSTER ENCLOSURES ARE REQUIRED. THE ENCLOSURE WOULD BE THREE-SIDED MASONRY WITH GATES ON THE OPENING THAT IS REMAINING. THE MASONRY SHOULD MATCH THE OVERALL DESIGN OF PRIMARY STRUCTURES. GATES MUST BE SOLID SCREEN.
2. DUMPSTER ENCLOSURES SHALL BE BUILT TO COMPLIMENT THE PRIMARY STRUCTURE WITH SIMILAR DESIGN AND MATERIALS. THE MATERIAL MUST BE SOMETHING OTHER THAN WOOD AND SHOULD HAVE THE RESILIENCE OF METAL OR CONCRETE.
3. EXCEPTION TO LOCATE THE DUMPSTER WITHIN 50' OF THE ADJACENT SU ZONING WAS APPROVED BY THE CITY.

FIRE LANE NOTES

1. ALL BUILDINGS OF THIS PROJECT ARE WITHIN 400' OF THE PRIMARY FIRE HYDRANT AND 400' OF THE SECONDARY FIRE HYDRANT, AND 150' FROM A FIRE LANE OR PUBLIC STREET.
2. THE 25' FIRE LANE SHOWN HEREON SHALL BE MARKED BY PAINTED LINES OR RED TRAFFIC PAINT 6" WIDE TO SHOW THE BOUNDARIES OF THE FIRE LANE. THE WORDS "NO PARKING FIRE LANE" SHALL APPEAR 30' 4" WHITE LETTERS AT 20' FT. INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE.
3. FIRE LANES SHALL BE CONSTRUCTED TO ADEQUATELY TOLERATE DEMANDS OF THE HEAVYWEIGHT OF 75,000 LB FOR VEHICLES PROVIDING FIRE PROTECTION SERVICES.

SIGNS AND OUTDOOR ADVERTISING DISPLAY

1. SIGNS AND OUTDOOR ADVERTISING DISPLAY SHALL BE UNDER SEPARATE PERMIT.

ADA COMPLIANCE

1. ALL INTERIOR AND EXTERIOR ADA DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENT ADA GUIDELINES AND COMPLIANCE OF SAME SHALL BE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR AND PROJECT ARCHITECT. CONTRACTOR SHALL REVIEW PLANS AND NOTIFY PROJECT ARCHITECT/ENGINEER WITH ANY MODIFICATIONS REQUIRED FOR SUBSTANTIAL COMPLIANCE.
2. APPROVAL OF THESE PLANS BY THE CITY OF CEDAR PARK INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATION ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
3. SLOPES ON ACCESSIBLE ROUTE MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS§ 403.3]
4. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS§ 403.3]

GENERAL NOTES

1. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
2. PAVERS MAY BE USED ON THE ADA ROUTE WITH THE FOLLOWING CONDITIONS:
   - JOINTS BETWEEN PAVERS ¼" MAXIMUM
   - VERTICAL DIFFERENCES BETWEEN PAVERS ¼" MAXIMUM
   - RUNNING SLOPE (IN THE DIRECTION OF TRAVEL): 1:20 (5%) MAXIMUM
   - CROSS SLOPE (PERPENDICULAR TO THE DIRECTION OF TRAVEL): ¼" PER FOOT (2%) MAXIMUM
3. THE SITE IS ZONED LOCAL BUSINESS (LB). THE MINIMUM FRONT, SIDE AND REAR BUILDING SETBACK FOR LB ZONING DISTRICT IS FRONT 25' / INTERIOR SIDE 12' / REAR 30' DUE TO ABUTTING SU RESIDENTIAL ZONING).
4. THE PROPOSED BUILDING HEIGHT FOR THIS PROJECT IS 34'-3". THE MAXIMUM BUILDING HEIGHT ALLOWED IN LB ZONING IS 45', MEASURED TO THE HIGHEST POINT OF THE ROOF. BUILDINGS LOCATED WITHIN 100' OF RESIDENTIAL ZONING WILL BE LIMITED TO 35' IN HEIGHT AS MEASURED FROM EXISTING GRADE. (SEC. 11.03.05F).
5. GROSS BUILDING AREA IS 10,100 SQUARE FEET.
6. ALL MECHANICAL EQUIPMENT ASSOCIATED WITH BUILDING OPERATIONS AND IS EITHER MOUNTED ON THE GROUND, ROOF, OR DIRECTLY TO THE BUILDING SHALL BE FULLY SCREENED FROM VIEW OF ADJACENT PROPERTIES AND RIGHT-OF-WAY. ALL SCREENING SHALL MEET THE STANDARDS REFERENCED IN SECTION 11.03.05A&B.1.C.

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

5/28/2025

STATE OF TEXAS
SAED BASSAR
81420
REGISTERED
PROFESSIONAL
ENGINEER
Saed Bassar

REVISION	DATE	BY
ADD ADA LANDING AND ACCESSIBLE PATH, REMOVE & RE-INSTALL	4/29/2025	
ADD TRASH ENCLOSURE	5/28/2025	

APPROVED

CAPITAL ENGINEERING
204 ESCALERA PARKWAY
GEORGETOWN, TEXAS 78628
FIRM REG. NO.: F-7819

CYPRESS CREEK OFFICE BUILDING
601 CYPRESS CREEK,
CEDAR PARK, TEXAS,
78613

SITE PLAN & DIMENSIONS

APPROVED BY: S.B.
DESIGNED BY: A.S.
SCALE: 1":20'
DATE: 5/28/2025

SHEET
7 of 24

PERMIT NO.: SD-19-00032 5/28/2025 8:47:32 PM

C:\PROJECTS\Rosa Shemkovitz\06 SITE PLAN AND DIMENSIONS.dwg

Cypress Creek Office Building
Project Description-Attachment C

This 0.912-acre project site is located at 601 Cypress Creek, Cedar Park, Williamson County. This site will be developed as a two-story office building with concrete parking areas, water quality pond and minor utility work, no detention pond will be provided.

Site Description:

Existing site is covered with native grass/weeds and minor scattered brushes and some trees. There are no other paved areas nor existing buildings on the site. Currently, the land drains north to Cluck Creek.

Proposed site:

The proposed development of 0.912 acre (39,726.7 sf) includes two-story building (9150 sf total), 4632.0 sf footprint 11.66%, 22,234 sf of paved area 55.96%. Total impervious cover is 0.617 acres (67.6%).

Soil Condition: Clayey Sand

Cypress Creek Office Building
Factors Affecting Water Quality-Attachment D

The following construction activities may affect surface and groundwater quality:

Pollutant-Generating Activity	**Pollutants or Pollutant Constituents** (that could be discharged if exposed to stormwater)	**Location on Site**
Grading, Excavation	Oil, Gasoline, grease, hydraulic fluid, coolant.	Entire site
Pavement	Cement	Entire site
Building	Stucco, paint	At Building
*Landscaping (if any)	Fertilizer, pesticide	All landscape areas

Cypress Creek Office Building
Volume and Character of Storm Water-Attachment "E"

A pre and post development drainage analysis was performed to determine flow for 25 and 100 year storm event as follow:

At pre-developed condition the flow for Q (25) and Q(100) are 6.65 cfs and 9.30 cfs, respectively. At post developed condition the flow for Q(25) and Q(100) are 7.79 cfs and 10.5, respectively.

Calculation has been submitted showing there will be no rise to the Cluck Creek water surface elevation by draining the post-development runoff directly to the creek, therefore, there will be no detention pond provided.

Table 2.2 on the City of Austin Drainage manual was used to determine the CN Value, see construction plan for details.

HEC-HMS model has been used to determine the runoff, model available upon request, please email sbassari@capitalengineeringtx.com to request a copy if needed.

Temporary Erosion and sedimentation control such as silt fence, concrete washout, spoil area, construction entrance have been provided to prevent sediments and pollutants from leaving the site. In addition, a water quality pond has been provided, please see construction plan for details.

Cypress Creek Office Building
BMP For Upgradient stormwater- Attachment J

Temporary erosion and sedimentation control such as Silt fence, construction entrance, concrete washout have been added to the plan to contain upgradient stormwater.

Filtration and sedimentation water quality pond has also been provided as a permanent measure to contain upgradient stormwater.

Cypress Creek Office
Building BMP for On- Site Storm Water- Attachment K

A full Sedimentation/Filtration pond system is considered and designed as a Permanent BMP to treat polluted surfaces and groundwater prior to discharging into streams and surface water**.**
A concrete splitter box is designed to collect run-off and allow a 25 year storm event to enter in a concrete sediment pond (see plans for calculations and construction details) where sediments will settle and water gradually flows to a filtration pond (see plans for calculations and construction details) to be treated by a layer of sand filter and perforated PVC pipes. Any storm event greater than 25 year flow will be splitted via a weir in sufficient length and height and conveyed to the creek.

TSS removal calculations are also shown on plans indicating volume of ponds required to handle pollutants, generated form on-site surface run-offs during any given storm events up to 100 year frequency.

Cypress Creek Office Building
Streams-Attachment L

The proposed Partial Sediment/Filtration pond as explained in Attachment “K”, will serve as a measure to prevent pollutant from entering surface stream. The TSS removal calculations shown on construction plans indicate that 89% of pollutants are removed from run-off generated on site. Additionally, rock riprap is constructed at outlet structure to slow down discharge velocities as run-off enters the creek.

Cypress Creek Office Building
Construction Plans-Attachment M

The calculations for determining the load removed for this catchment area by the proposed BMP, the total capture volume required, and the size of the required sedimentation chamber and filtration ponds area are attached and are also shown on plans.. These calculations are based on the TCEQ Technical Guidance Manual.
TCEQ construction notes can be found on General notes included in plan set.
All proposed structural BMP(s) are shown on plans.

Cypress Creek Office Building
Inspection, Maintenance, Repair and Retrofit Plan-Attachment N

During the first year of operation and after large storms, inspect sand filter system monthly to ensure proper operation and provide maintenance personnel with a feel for the operational characteristics of the filter (Sand bed, PVC pipes and clean outs). After the first year of operation, inspect after every significant rainfall event and as needed based on first years' experience.

Sediment Removal: Remove sediment from the inlet structure, sedimentation chamber and filtration chamber after each rainfall event.

Media Replacement: sand bed shall be cleaned once a year or when the drawdown time exceeds 48 hours. The geotextile wrapping around the PVC pipes should be inspected each time the sand bed is being replaced and should be repaired or replaced if damage or permanent clogging is observed. Debris and Litter Debris and litter will accumulate near the sedimentation basin outlet device and should be removed during regular clean-up operations and inspections. Particular attention should be paid to floating debris that can eventually clog the pipes and valve.

Filter Underdrain: Clean the underdrain piping network to remove any sediment buildup at least every two years, or as needed to maintain the design drawdown time.

Controls: Verify that all controls are functioning correctly at least once per month and after each rainfall event. Inspect any components that are inoperative, i.e…..gates, ladder, fence, pump and pump appurtenances. Should any operational problems be found, repairs or replacement should be completed immediately.

Security Fencing: Check and verify that the BMP facility site is secure at least once per month. Any site found to be insecure should be made secure immediately.

Responsible Party for Maintenance: 9801 Anderson Mill Rd. Austin, Tx 78750
Contact name: "Reza Shamsaria
Telephone Number: 512-585-6760
Signature of Responsible Party:
Date:

Project Engineer: Sid Bassari, P.E.
Address: 204 Escalera Parkway, Georgetown, Texas 78628
Phone: 512-630-6184
Date: 3-03-2025

Cypress Creek Office Building
Measures for Minimizing Surface Stream Contamination-Attachment P

The measures that will be used to avoid or minimize surface stream contamination due to the changes in the way the water enters a stream as a result of the construction and development will be as outlined below:

I- During Construction

A) Erosion and Sedimentation:

Silt fences will be installed prior to construction at the downstream edge of disturbed areas where there will be shallow sheet flow. An stabilized construction entrance pad will be installed prior to construction to control tracking off site. Disturbed areas will be restored as soon as practicable during construction. Temporary erosion and sedimentation controls will be removed only after all disturbed areas have been restored.

B) Stabilization Practices:

Disturbed areas including spoils disposal sites where construction activity temporarily ceases for at least 21 days will be stabilized with seeding and mulching by the 14th day after the last disturbance. Seeding shall be as follows:

1. **Grasses:**
   Unhulled Bermuda and Winter Rye from September 15 to March Hulled Bermuda from March 2 to September 14.
2. **Application:**
   Broadcast seeding or hydro mulch
3. **Fertilization:**
   Fertilization shall have an analysis of 15-15-15 and shall be applied at the rate of 1.5 pounds per 1,000 square feet.

C) Other Pollutant Sources:

There will be no source of pollutants other than those generated by the construction of this project and the water quality/detention pond associated with the site.

D) Dissipation devices:

Rock riprap and rock berm shall be installed at the end of the outflow structure for pond.

II- After Construction

E) See Attachment N- Inspection, Maintenance, repair and Retrofit Plan.

Cypress Creek Office Building
Spill Response Action Attachment A

Major Spills:

Only trained personnel should ever approach a spill. Containment, clean up, or neutralization of the hazardous material be accomplished by individuals or organizations familiar with or trained in such activities. The following steps should be considered general guidelines and may not apply for all circumstances.

1. Notify responsible site contact for spill management and control.
2. Survey the scene and assess extent of spill, determine the existence or possibility of runoff, determine if any dead animals are near, evaluate the distressed nature of surrounding vegetation. Evaluate any markings on containers. Assess the physical characteristics of the material (color, solid, liquid, powder, or granules).
3. Restrict access to the spill site. Keep the public away from the hazard. Provide traffic control, as needed.
4. Notify supervisor by radio or telephone.
5. Supervisor should notify local fire department, Department of Public Safety, and district hazardous materials coordinator. Supervisor should ensure that field personnel only conduct traffic control from a safe distance from the spill.
6. Determine if a reportable discharge or spill has occurred and if so, the district hazardous materials coordinator should ensure TCEQ has been notified of the spill or release as soon as possible but not later than 24 hours after the discovery of the spill or discharge. Provide the following information, if possible:
    - the name, address, and phone number of the person making the report.
    - the date, time, and location of the spill or discharge.
    - a specific description of the hazardous substance discharged or spilled o an estimate of the quantity discharged or spilled.
    - the duration of the incident.
    - the name of the surface water affected or threatened by the discharge or spill.
    - the source of the discharge or spill.
    - a description of the extent of actual or potential harmful impact to the environment and an identification of any environmentally sensitive areas or natural resources at risk.
    - the names, addresses, and telephone numbers of the responsible person and the contact person at the location of the discharge or spill.
    - a description of any actions that have been taken, are being taken, and will be taken to contain and respond to the discharge or spill any known or anticipated health risks

- the identity of any governmental representatives, including local authorities or third parties, responding to the discharge or spill
- any other information that may be significant to the response action.

In addition to the good housekeeping and material management practices discussed above, the following practices will be followed for spill prevention and cleanup:

- Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and material will include, but not be limited to, brooms, dustpans, mops, rags, gloves, goggles, sand, sawdust, and plastic and metal trash containers specifically for this purpose.

Minor Spills:

The responsible site contact person shall designate an area as spill storage location prepared with sand and containment device such as silt fence to store spilled material and removal to a facility for further handling. Minor spills are defined as minor equipment leakage of oil and gasoline.

Cypress Creek Office Building
Potential Source of Contamination-Attachment B

Pollutant-Generating Activity	**Pollutants or Pollutant Constituents** (that could be discharged if exposed to stormwater)	**Location on Site**
Grading, Excavation	Oil, Gasoline, grease, hydraulic fluid, rock, gravel, sand and soil	Entire site
Pavement	Concrete & Conc. Product, reinforcement bars	Entire site
Building	Stucco, paint	At Building
Landscaping	Fertilizer, pesticide	All landscape areas
Utility Work	PVC pipe	Site, Front building

Cypress Creek Office Building
Sequence of Major Activities- Attachment C

Order of work shall be as follows:

1- Installation of the exterior silt fence along property line downstream of site.
2- Installation of interior erosion control measures such as: sediment trap, concrete wash out area, storage and staging areas as shown on plan (Erosion Control Sheet).
3- Construct underground utilities.
4- Construct foundation and buildings.
5- Construct concrete pavement and striping.
6- Install landscaping
7- Construct permanent water quality pond.

Cypress Creek Office Building
Temporary BMP and Measures-Attachment D

<u>These TBMP's shall be considered and followed:</u>

Temporary silt fence, spoils area, construction entrance are installed and designated to protect natural streams, sensitive features, surface and ground water. These protection measures will be installed prior to start of any construction and shall be inspected after each rain and every week, any damaged areas shall be repaired or replaced if necessary. Remove siltation as required when siltation reaches ½ of its design depth or one foot. Inspect after each rain or every week.

When necessary, wheels must be cleaned to remove sediment prior to entrance onto public right of way. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment basin/trap. All sediment shall be prevented from entering any storm drain, ditch or watercourse using approved method.

A sediment trap will be constructed and inspected after each rainfall or every six (6) months.

Designate a spoil area (shown on plan) for handling waste, inspect and secure the silt fence to prevent pollution spills. This area will be graded toward the sediment trap for maximum pollution and sedimentation prevention.

Contractor's staging area and construction material is designated on plans. This area is enclosed with silt fence and inspected regularly. This area will be graded toward the sediment trap for maximum pollution and sedimentation prevention.

Designated washout area will also be enclosed with silt fence. This area will be graded toward the sediment trap for maximum pollution and sedimentation prevention.

Important factor in this area is to transport contaminated soil due to fuel and oil to spoil area frequently and as required by the city/TCEQ. This area is designated on plan and enclosed with silt fence.

All equipment will be washed in the designated area as shown on plan.

Silt fences will be inspected and properly maintained as required.

Gravel, stone, reinforcement bars for concrete foundation and retaining wall, sand, rock, construction equipment and/or any mechanical equipment will be stored on site.

A silt fence area adjacent to material storage area is set up for washout area where concrete mix trucks, will be washed and handled.

All equipment/vehicle fueling and discharge are handled within this area. In event of spills, contractor shall have sand and/or hay available on site to apply to the contaminated areas in order to contain and clean up possible spills. Contaminated sand shall be transported to the spoil area and disposed of off-site to a disposal site by the contractor.

Measures taken to prevent pollution: A construction exit/entrance will be installed to reduce tracking dirt on the pavement after exiting the construction area. Silt fences at critical locations are installed to reduce run-off velocity and retain sediments. All drainage inlets or culverts affected by this project's site activities shall be covered with silt fence, hay bale or rock berm.

a. Sensitive feature(s): During excavation or construction the Contractor shall stop work at the location where the sensitive feature is discovered and notify TCEQ and the Engineer preparing this report, for further inspection and evaluation to apply an appropriate BMP measure.

Cypress Creek Office Building
Request to Seal a Feature-Attachment E

If required per Attachment D, a Request will be filed.

Cypress Creek Office Building
Structural Practices- Attachment F

Silt Fence will be installed as shown on the plan, silt fence will be regularly checked and maintained per attachment D.

Cypress Creek Office Building
Inspection and maintenance for BMP's- Attachment I

I) Maintenance Procedures

The Contractor will be responsible for ensuring maintenance of the erosion and sedimentation controls. Repairs will be made to damaged areas as soon as practicable after damage is discovered, but no later than seven (7) days after the inspection. Built-up sediment will be removed when the depth reached six inches.

Temporary and permanent seeding shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. Irrigation shall occur at 10-day intervals during the first two months.

Rainfall of *1/2* inche or more shall postpone the watering schedule by one week.

II) Inspection Procedures

The Contractor will inspect the control measures weekly and within 24 hours after rainfall events on ½ inch or more.

The Contractor will also be responsible for inspections, maintenance, and repair activities as well as preparing the inspection and maintenance forms. Major observations to be made during inspections include:

- Locations of discharges of sediment or other pollutants from the site;
- Locations of BMP's that are in need of maintenance;
- Locations of BMP's that are not performing, failing to operate, or were inadequate;
- Locations where additional BMP's are needed.

III) Additional Maintenance Procedure

Keep necessary equipment's in working order ready for sediment/pollutant cleanup which may possibly escape the construction site and onto street, drainage inlets or streams.

All construction debris, litters shall be picked up and area cleaned on daily basis. All construction material and/or chemicals shall be stored in designated areas as shown on plan. Inspect all equipment on daily bases for potential leaks and repair as required.

Cypress Creek Office Building
Inspection and maintenance for BMP's- Attachment I

Inspect all seeded areas for failures and reseed within planting season if necessary. (See below for more information).

Inspect on monthly basis. Maintain width and length and if required add rock to keep required thickness.

In event of spills, contractor shall have sand and/or hay available on site to apply to the contaminated areas in order to contain and clean up possible spills. Contaminated sand shall be transported to the spoil area and disposed of offsite to a disposal site by the contractor.

Cypress Creek Office Building
Schedule of Interim and Permanent Soil Stabilization Practices- Attachment J

Disturbed areas including spoils disposal sites where construction activity temporarily ceases for at least 21 days will be stabilized with seeding and mulching by the 14th day after the last disturbance. Seeding shall be as follows:

1. Grasses:
   Unhulled Bermuda and Winter Rye from September 15 to March Hulled Bermuda from March 2 to September 14.

4. Application:
   Broadcast seeding or hydro mulch

5. Fertilization:
   Fertilization shall have an analysis of 15-15-15 and shall be applied at the rate of 1.5 pounds per 1,000 square feet.

6. **Mulch:**
   Mulch type used shall be hay, straw, or mulch applied at a rate of 45 pounds per 1,000 square feet.

7. **Sprinkling:**
   The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at 10-day intervals during the first two months.
   Rainfall occurrences of ½ inch or more shall postpone the watering schedule for one week.

RECORD KEEPING:

Records will be retained for a minimum period of at least 3 years after the permit is terminated.

- The following is a list of records which will be kept at project site available for inspectors to review:
- Dates of grading, construction activity, and stabilization
- A copy of the construction general permit.
- The signed and certified NOI form or permit application form.
- A copy of the letter from EPA or/the state notifying their receipt of complete NOI/application.
- Inspection reports (attach)
- Records relating to endangered species and historic preservation, if required.

Texas Commission on Environmental Quality

P.O. Box 13087, Austin, Texas 78711-3087

GENERAL PERMIT TO DISCHARGE UNDER THE

TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM

under provisions of
Section 402 of the Clean Water Act
and Chapter 26 of the Texas Water Code

This permit supersedes and replaces
TPDES General Permit No. TXR150000,
effective March 5, 2018, and amended January 28, 2022

Construction sites that discharge stormwater associated with construction activity located in the state of Texas may discharge to surface water in the state only according to monitoring requirements and other conditions set forth in this general permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ or Commission), the laws of the State of Texas, and other orders of the Commission of the TCEQ. The issuance of this general permit does not grant to the permittee the right to use private or public property for conveyance of stormwater and certain non-stormwater discharges along the discharge route. This includes property belonging to but not limited to any individual, partnership, corporation or other entity. Neither does this general permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to use the discharge route.

This general permit and the authorization contained herein shall expire at midnight, on March 5, 2028.

EFFECTIVE DATE: March 5, 2023

ISSUED DATE: February 27, 2023

For the Commission

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

Reza Shamsaria
Print Name

Owner
Title - Owner/President/Other

of Raha Group llc.
Corporation/Partnership/Entity Name

have authorized Saeid (Sid) Bassari
Print Name of Agent/Engineer

of Capital Engineering
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

3/6/2025
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Reza Shamsaria 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 6th day of March, 2025.

NOTARY PUBLIC

JEREMY MUIRHEAD
My Notary ID # 130740634
Expires September 13, 2027

Jeremy Muirhead
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 09-13-27

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Cypress Creek Office Building
Regulated Entity Location: 601 Cypress Creek Road, Cedar Park Texas 78613
Name of Customer: Raha Group, LLC.
Contact Person: Reza Shamsaria Phone: 512-585-6760
Customer Reference Number (if issued):CN
Regulated Entity Reference Number (if issued):RN

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	0.912 Acres	$ 3000
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: Fahd Barsari Date: 3/03/2025

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		RN

SECTION II: Customer Information

4. General Customer Information	5. Effective Date for Customer Information Updates (mm/dd/yyyy)	03/03/2025

☐ 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:*
Raha Group, LLC.	MJC MEC Management II, 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)*
		47-0976441	

11. Type of Customer: ☐ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☒ Other: Limited Liability Company

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:	9801 Anderson Mill Rd. Suite 101						
	City	Austin	State	TX	ZIP	78750	ZIP + 4	

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 585-6760		( ) -

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.)*

Cypress Creek Office Building

23. Street Address of the Regulated Entity: *(No PO Boxes)*	601 Cypress Creek Road							
	City	Cedar Park	**State**	TX	**ZIP**	78613	**ZIP + 4**	
24. County	Williamson							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	

26. Nearest City	**State**	**Nearest ZIP Code**
Leander	Tx	78641

27. Latitude (N) In Decimal:			**28. Longitude (W) In Decimal:**		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	27	43	-97	49	26

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)
7389		55111	

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

Offices

34. Mailing Address:	**601 Cypress Creek Road**							
	City	**Cedar Park**	**State**	**TX**	**ZIP**	**78613**	**ZIP + 4**	

35. E-Mail Address:	**sbassari@capitalengineeringtx.com**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 630-6184		**( ) -**

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:	Sid Bassari,	**41. Title:**	Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 630-6184		( ) -	sbassari@capitalengineeringtx.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:	Capital Engineering	**Job Title:**	Engineer
Name*(In Print)* **:**	Saeid Bassari	**Phone:**	(512) 630-6184

Signature:	Said Bassari	Date:	3/3/2025

Stormwater Pollution Prevention Plan (SWPPP)

For Construction Activities At:

601 Cypress Creek Road
Cedar Park, Tx 78613

SWPPP Prepared For:

Cypress Creek Office Building

SWPPP Prepared By:
Sid Bassari, P.E.
204 Escalera Parkway
Georgetown, Tx 78628
512-630-6184
TBPE No.:F-7819
sbassari@capitalengineeringtx.com

SWPPP Preparation Date:

4/ 16/2025

Estimated Project Dates:

Project Start Date: 6/1/ 2025
Project Completion Date: 6/ 15 / 2026

Contents

SECTION 1: CONTACT INFORMATION/RESPONSIBLE PARTIES

1.1 Operator(s) / Subcontractor(s)

Instructions (see definition of "operator" at CGP Part 1.1.a):

- Identify the operator(s) who will be engaged in construction activities at the site. Indicate respective responsibilities, where appropriate. Also include the 24-hour emergency contact.
- List subcontractors expected to work on-site. Notify subcontractors of stormwater requirements applicable to their work.
- Consider using Subcontractor Agreements such as the type included as a sample in Appendix G of the Template.

Operator(s):

Company or Organization Name: Jone Star Construction, LLC
Contact Name:Tyler Jones

Address: 2501 Bagdad Road

Leander, Tx 78641

Number: 832-444-2908

Email Address: tyler@jonestarconstruction.com

Area of control: 0.912 ac

Emergency 24-Hour Contact:

Company or Organization Name: Jone Star Construction, LLC
Name: Tyler Jones

Telephone Number: 832-444-2908

1.2 Stormwater Team

Instructions (see CGP Part 7.2.1):

- Identify the staff members (by name or position) that comprise the project's stormwater team as well as their individual responsibilities. At a minimum the stormwater team is comprised of individuals who are responsible for overseeing the development of the SWPPP, any later modifications to it, and for compliance with the requirements in this permit (i.e., installing and maintaining stormwater controls, conducting site inspections, and taking corrective actions where required).
- Each member of the stormwater team must have ready access to either an electronic or paper copy of applicable portions of the 2012 CGP and your SWPPP.

Role or Responsibility:Oversees all aspects of project
Position: Site Manager
Name: Tyler Jones

Telephone Numbe: 832-444-2908

Email: : tyler@jonestarconstruction.com

SECTION 2: SITE EVALUATION, ASSESSMENT, AND PLANNING

2.1 Project/Site Information

Instructions (see "Project/Site Information" section of Appendix J – NOI form):

- In this section, you are asked to compile basic site information that will be helpful to you when you file your NOI.
- Detailed information on determining your site's latitude and longitude can be found at www.epa.gov/npdes/stormwater/latlong

Project Name and Address

Project/Site Name: Cypress Creek Office Building
Project Street/Location: 601 Cypress Creek
City: Cedar Park
State: Texas
ZIP Code: 78613
County or Similar Subdivision: Williamson County

Project Latitude/Longitude

(Use **one** of three possible formats, and specify method)

Latitude:	Longitude:
1. 30° 29' 47" N (degrees, minutes, seconds)	1. -97 ° 49 ' 26" W (degrees, minutes, seconds)
2. _ _ ° _ _ . _ _' N (degrees, minutes, decimal)	2. _ _ ° _ _ . _ _' W (degrees, minutes, decimal)
3. _ _ . _ _ _ _ ° N (decimal)	3. _ _ . _ _ _ _ ° W (decimal)

Method for determining latitude/longitude:
☐ USGS topographic map (specify scale:) ☐ EPA Web site ☐ GPS
☒ Other (please specify): Google Map

Horizontal Reference Datum:
☐ NAD 27 ☒ NAD 83 or WGS 84 ☐ Unknown

If you used a U.S.G.S topographic map, what was the scale?_____

Additional Project Information

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

Are you applying for permit coverage as a "federal operator" as defined in Appendix A of the 2012 CGP? ☐ Yes ☒ No

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. Because you may be using EPA's mapping tool to answer some of these questions, and the tool is accessed in the NOI system, you may find it necessary to leave some questions unanswered until you have completed that portion of the NOI.
- For Table 1, list the name of the first surface water that receives discharges from your site. If your site has discharges to multiple surface waters, indicate the names of all such waters.
- For Table 2, if any of the surface waters you listed out in Table 1 are listed as impaired by the applicable State or Tribe, provide specified information about pollutants causing the impairment and whether or not a Total Maximum Daily Load (TMDL) has been completed for the surface water. For more information on TMDLs and impaired waters, including a list of TMDL contacts and links by state, visit www.epa.gov/npdes/stormwater/tmdl.
- For Table 3, indicate whether any of the surface waters you listed out in Table 1 are designated as Tier 2, 2.5, or 3 waters by your State or Tribe. See Appendix F for more information.

Does your project/site discharge stormwater into Caldwell/Bastrop County Storm Sewer System?

☐ Yes ☒ No

Are there any surface waters that are located within 50 feet of your construction disturbances?

☒ Yes ☐ No

Table 1 – Names of Receiving Waters

Name(s) of the first surface water that receives stormwater directly from your site and/or from the MS4 (note: multiple rows provided where your site has more than one point of discharge that flows to different surface waters)
1. Cluck Creek
2.
3.
4.
5.
6.

[Include additional rows as necessary.]

Table 2 – Impaired Waters / TMDLs(Answer the following for each surface water listed in Table 1 above)

	Is this surface water listed as "impaired"?	If you answered yes, then answer the following:		
		What pollutant(s) are causing the impairment?	Has a TMDL been completed?	Title of the TMDL document
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	

[Include additional rows as necessary.]

Describe the method(s) you used to determine whether or not your project/site discharges to an impaired water: TCEQ web site

Table 3 – Tier 2, 2.5, or 3 Waters (Answer the following for each surface water listed in Table 1 above)

	Is this surface water designated as a Tier 2, Tier 2.5, or Tier 3 water? (see Appendix F)	If you answered yes, specify which Tier (2, 2.5, or 3) the surface water is designated as?
1.	☐ YES ☒ NO	INSERT "Tier 2", "Tier 2.5", or "Tier 3"
2.	☐ YES ☐ NO	INSERT "Tier 2", "Tier 2.5", or "Tier 3"
3.	☐ YES ☐ NO	INSERT "Tier 2", "Tier 2.5", or "Tier 3"
4.	☐ YES ☐ NO	INSERT "Tier 2", "Tier 2.5", or "Tier 3"
5.	☐ YES ☐ NO	INSERT "Tier 2", "Tier 2.5", or "Tier 3"
6.	☐ YES ☐ NO	INSERT "Tier 2", "Tier 2.5", or "Tier 3"

2.3 Nature of the Construction Activity

Instructions (see CGP Parts 1.3.c and 7.2.2):

- Provide a general description of the nature of the construction activities at your project.
- Describe the size of the property (in acres) and the total area expected to be disturbed by the construction activities (in acres), construction support activities covered by this permit (see Part 1.3.c of the permit), and the maximum area expected to be disturbed at any one time.

General Description of Project

construction of 2 buildings (5942 sf and 4514 sf) , parking spaces, detention pond, landscaping, water line, and grading. The proposed subdivision is approximately 23.88 acres with 16 single family lots, each approximately one acre or greater in size. The project site is located in Cedar Park, Williamson County and includes: clearing and grubbing; installing stabilized construction entrance, installing erosion and sediment controls; grading, and excavation for utilities; permanent water quality pond, concrete pavement; a two story building and landscaping. The north property line abuts Cluck Creek which will receive discharge from water quality pond. Jone Star Construction, LLC is responsible for overall site construction.

Size of Construction Project

TOTAL AREA OF CONSTRUCTION DISTURBANCES: 0.912 ac.

Construction Support Activities

All concrete used in this project will be brought in from batch plants. A designated construction staging and material storage are provided within the limits of construction. Concrete pavement will be brought in.

Paving Company: Tyler Jones Construction, LLC.

Contact Name: Tyler Jones

Email: tyler@jonestarconstruction.com

832-444-2908

2.4 Sequence and Estimated Dates of Construction Activities

Instructions (see CGP Part 7.2.5):

- Describe the intended construction sequence and timing of major activities.
- For each phase of construction, include the following information:
  - ✓ Installation of stormwater controls, and when they will be made operational;
  - ✓ Commencement and duration of earth-disturbing activities, including clearing and grubbing, mass grading, site preparation (i.e., excavating, cutting and filling), final grading, and creation of soil and vegetation stockpiles requiring stabilization;
  - ✓ Cessation, temporarily or permanently, of construction activities on the site, or in designated portions of the site;
  - ✓ Final or temporary stabilization of areas of exposed soil. The dates for stabilization must reflect the applicable deadlines to which you are subject to in Part 2.2.1; and
  - ✓ Removal of temporary stormwater conveyances/channels and other stormwater control measures, removal of construction equipment and vehicles, and cessation of any pollutant-generating activities.
- The construction sequence must reflect the following requirements:
  - ✓ Part 2.1.1.1 (area of disturbance);
  - ✓ Part 2.1.1.3.a (installation of stormwater controls); and
  - ✓ Parts 2.2.1.1, 2.2.1.2, 2.2.1.3 (stabilization deadlines).
- Also, see EPA's *Construction Sequencing BMP Fact Sheet* at http://www.epa.gov/npdes/stormwater/menuofbmps/construction/cons_seq)

GENERAL DESCRIPTION

Soil disturbing activities will include clearing and grubbing; installing stabilized construction exits; installing erosion and sediment controls; grading; excavation for utilities; parking spaces, building ,landscaping and installation of post-construction controls.

Table 1. Timeline of Activity: Mr. Tyler Jones will follow the sequence of activities below for major construction activities and BMP installation.

Estimated Timeline of activity	**Construction activity and BMP descriptions**
6/1//2025	***Before any site grading activities begin*** 1. Install temporary sanitary facilities and dumpsters 2. Install perimeter silt fences 3. Install contractor's staging area. 4. Construct stabilized construction exits
Site grading 6/9/2025	1. Begin site clearing and grubbing operations 2. Begin overall site grading and topsoil stripping 3. Establish topsoil stockpile 4. Install silt fences around stockpile and cover stockpiles 5. Disturbed areas where construction will cease for more than 14 days will be stabilized with erosion controls.

Infrastructure (utilities, etc.)
6/30/2025 — 1. Construct all underground utilities

Construct Building
7/1/2025 — 1. Construct a two story building

Pavement Construction
4/30/2026 — 1. Construct water quality pond
2. Construct pavement.

Landscaping
5/20/2026 — 1. Install plant and trees.
2.Establish revegetation in all disturbed areas

Finish Up
5/29/2026 — 1. Remove temporary erosion control

- FOR AREAS OF THE SITE REQUIRED TO BE STABILIZED, INSERT ESTIMATED DATE(s) OF APPLICATION OF STABILIZATION MEASURES: This project will be constructed in one phase, and the entire area will be under construction, temporary stabilization is not practical. All disturbed areas will be stabilized after construction.
- ESTIMATED DATE(s) WHEN STORMWATER CONTROLS WILL BE REMOVED: 6-10-2025

Phase I: As described above
INSERT GENERAL DESCRIPTION OF PHASE
- INSERT ESTIMATED START AND END DATES OF CONSTRUCTION DISTURBANCES ASSOCIATED WITH THIS PHASE : **6/1/2025 to 6/10/2026**
- FOR EACH STORMWATER CONTROL, INSERT ESTIMATED DATE(s) OF INSTALLATION OF EACH STORMWATER CONTROL: **Silt fence 6/1/2025**
- FOR AREAS OF THE SITE REQUIRED TO BE STABILIZED, INSERT ESTIMATED DATE(s) OF APPLICATION OF STABILIZATION MEASURES: 6/1/2026
- INSERT ESTIMATED DATE(s) WHEN STORMWATER CONTROLS WILL BE REMOVED: **6-15-2026**

Phase 2: N/A
INSERT GENERAL DESCRIPTION OF PHASE
- INSERT ESTIMATED START AND END DATES OF CONSTRUCTION DISTURBANCES ASSOCIATED WITH THIS PHASE :
- FOR EACH STORMWATER CONTROL, INSERT ESTIMATED DATE(s) OF INSTALLATION OF EACH STORMWATER CONTROL:
- FOR AREAS OF THE SITE REQUIRED TO BE STABILIZED, INSERT ESTIMATED DATE(s) OF APPLICATION OF STABILIZATION MEASURES:
- INSERT ESTIMATED DATE(s) WHEN STORMWATER CONTROLS WILL BE REMOVED:

2.5 Allowable Non-Stormwater Discharges

Instructions (see CGP Parts 1.3.d and 7.2.8):

- Identify all allowable sources of non-stormwater discharges. The allowable non-stormwater discharges identified in Part 1.3.d of the 2012 CGP include:
  - ✓ Discharges from emergency fire-fighting activities;
  - ✓ Fire hydrant flushings;
  - ✓ Landscape irrigation;
  - ✓ Waters used to wash vehicles and equipment, provided that there is no discharge of soaps, solvents, or detergents used for such purposes;
  - ✓ Water used to control dust;
  - ✓ Potable water including uncontaminated water line flushings;
  - ✓ Routine external building wash down that does not use detergents;
  - ✓ Pavement wash waters provided spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and detergents are not used. You are prohibited from directing pavement was waters directly into any surface water, storm drain inlet, or stormwater conveyance, unless the conveyance is connected to a sediment basin, sediment trap, or similarly effective control;
  - ✓ Uncontaminated air conditioning or compressor condensate;
  - ✓ Uncontaminated, non-turbid discharges of ground water or spring water;
  - ✓ Foundation or footing drains where flows are not contaminated with process materials such as solvents or contaminated ground water; and
  - ✓ Construction dewatering water that has been treated by an appropriate control.

List of Allowable Non-Stormwater Discharges Present at the Site

Type of Allowable 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
Routine external building wash down	☐ 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 reminded of the requirement to identify the likely locations of these allowable non-stormwater discharges on your site map. See Section 2.6, below, of the SWPPP Template.)

2.6 Site Maps

Instructions (see CGP Part 7.2.6):

- 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;
  - ✓ Approximate slopes before and after major grading activities. Note areas of steep slopes, as defined in Appendix A;
  - ✓ Locations where sediment, soil, or other construction materials will be stockpiled;
  - ✓ Locations of any crossings of surface waters;
  - ✓ Designated points on the site where vehicles will exit onto paved roads;
  - ✓ Locations of structures and other impervious surfaces upon completion of construction; and
  - ✓ Locations of construction support activity areas covered by this permit.
- Locations of all surface waters, including wetlands, that exists on or near your site. 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.
- The boundary lines of any natural buffer areas. See CGP Part 2.1.2.1.a.
- Areas of federally-listed critical habitat for endangered or threatened species.
- Topography of the site, existing vegetative cover (e.g., forest, pasture, pavement, structures), and drainage pattern(s) of stormwater and allowable non-stormwater flow onto, over, and from the site property before and after major grading activities.
- Stormwater and allowable non-stormwater discharge locations, including:
  - ✓ Locations of any storm drain inlets on the site and in the immediate vicinity of the site; and
  - ✓ Locations where stormwater or allowable non-stormwater will be discharged to surface waters (including wetlands).
- Locations of all potential pollutant-generating activities.
- Locations of stormwater control measures.
- 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

Instructions (see CGP Parts 1.1.e, 7.2.14.1, Appendix D, and the "Endangered Species Protection" section of the Appendix J – NOI form):

Follow the process in Appendix D of the permit for determining which eligibility criterion (A-E) you have met with respect to the protection of endangered species. You will

- Include documentation supporting your determination of eligibility.
- Additional information on Endangered Species Act (ESA) provisions for EPA's Construction General Permit is at www.epa.gov/npdes/stormwater/esa

Eligibility Criterion

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

☐ **A** ☐ **B** ☒ **C** ☐ **D** ☐ **E**

For reference purposes, the eligibility criteria listed in Appendix D are as follows:

Criterion A. No federally-listed threatened or endangered species or their designated critical habitat(s) are likely to occur in your site's "action area" as defined in Appendix A of this permit.

Criterion B. The construction site's discharges and discharge-related activities were already addressed in another operator's valid certification of eligibility for your action area under eligibility Criterion A, C, D, E, or F and there is no reason to believe that federally-listed species or federally-designated critical habitat not considered in the prior certification may be present or located in the "action area". To certify your eligibility under this Criterion, there must be no lapse of NPDES permit coverage in the other operator's certification. By certifying eligibility under this Criterion, you agree to comply with any effluent limitations or conditions upon which the other operator's certification was based. You must include in your NOI the tracking number from the other operator's notification of authorization under this permit. If your certification is based on another operator's certification under Criterion C, you must provide EPA with the relevant supporting information required of existing dischargers in Criterion C in your NOI form.

Criterion C. Federally-listed threatened or endangered species or their designated critical habitat(s) are likely to occur in or near your site's "action area," and your site's discharges and discharge-related activities are not likely to adversely affect listed threatened or endangered species or critical habitat. This determination may include consideration of any stormwater controls and/or management practices you will adopt to ensure that your discharges and discharge-related activities are not likely to adversely affect listed species and critical habitat. To make this certification, you must include the following in your NOI: 1) any federally listed species and/or designated habitat located in your "action area"; and 2) the distance between your site and the listed species or designated critical habitat (in miles). You must also include a copy of your site map with your NOI.

Criterion D. Coordination between you and the Services has been concluded. The coordination must have addressed the effects of your site's discharges and discharge-related activities on federally-listed threatened or endangered species and federally-designated critical habitat, and must have resulted in a written concurrence from the relevant Service(s) that your site's discharges and discharge-related activities are not likely to adversely affect listed species or critical habitat. You must include copies of the correspondence between yourself and the Services in your SWPPP and your NOI.

Criterion E. Consultation between a Federal Agency and the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service under section 7 of the ESA has been concluded. The consultation must have addressed the effects of the construction site's discharges and discharge-related activities on federally-listed threatened or endangered species and federally-designated critical habitat. The result of this consultation must be either:

i. a biological opinion that concludes that the action in question (taking into account the effects of your site's discharges and discharge-related activities) is not likely to jeopardize the continued existence of listed species, nor the destruction or adverse modification of critical habitat; or

ii. written concurrence from the applicable Service(s) with a finding that the site's discharges and discharge-related activities are not likely to adversely affect federally-listed species or federally-designated habitat.

You must include copies of the correspondence between yourself and the Services in your SWPPP and your NOI.

Criterion F. Your construction activities are authorized through the issuance of a permit under section 10 of the ESA, and this authorization addresses the effects of the site's discharges and discharge-related activities on federally-listed species and federally-designated critical habitat. You must include copies of the correspondence between yourself and the Services in your SWPPP and your NOI.

Supporting Documentation

Provide documentation for the applicable eligibility criterion you select in Appendix D, as follows:

For criterion A, indicate the basis for your determination that no federally-listed threatened or endangered species or their designated critical habitat(s) are likely to occur in your site's action area (as defined in Appendix A of the permit). Check the applicable source of information you relied upon:

☐ Specific communication with staff of the U.S. Fish & Wildlife Service or National Marine Fisheries Service.
☒ Publicly available species list. www.tpwd.state.tx.us (Fish and Wild Life website)
☐ Other source:

For criterion B, provide the Tracking Number from the other operator's notification of permit authorization

Provide a brief summary of the basis used by the other operator for selecting criterion A, B, C, D, E, or F:

For criterion C, provide the following information:

Also, provide a brief summary of the basis used for determining that your site's discharges and discharge-related activities are not likely to adversely affect listed species or critical habitat: **All of generated run-offs due to rainfall events enters a water quality pond and discharges directly into Cluck Creek via an outlet structure. No cave was observed for underground species of insects and arachnids.**

For criterion D, E, or F, attach copies of any letters or other communication between you and the U.S. Fish & Wildlife Service or National Marine Fisheries Service concluding consultation or coordination activities. INSERT COPIES OF LETTERS OR OTHER COMMUNICATIONS HERE

3.2 Historic Preservation

Instructions (see CGP Part 1.1.f, 7.2.14.2, 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? Check all that apply below, and proceed to Appendix E, Step 2.

- ☐ Dike
- ☐ Berm
- ☐ Catch Basin (will be connected to existing underground stormwater pipes. The area of concern has been disturbed by previous project by placing the stormwater pipe removing any artifacts, records and remains, if they had existed.)
- ☒ Pond
- ☒ Stormwater Conveyance Channel (e.g., ditch, trench, perimeter drain, swale, etc.)
- ☐ Culvert Short pipe : Shallow Underground storm sewer pipes, only 2' deep
- ☐ 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.

Appendix E, Step 3

If you answered no in Step 2, have you determined that your installation of subsurface earth-disturbing stormwater controls will have no effect on historic properties? ☒ YES ☐ NO

If yes, provide documentation of the basis for your determination. **No historic properties were observed based on our site inspection nor in city records.**

If no, proceed to Appendix E, Step 4.

Appendix E, Step 4

If you answered no in Step 3, did the State Historic Preservation Officer (SHPO), Tribal Historic Preservation Office (THPO), or other tribal representative (whichever applies) respond to you within 15 calendar days to indicate whether the subsurface earth disturbances caused by the installation of stormwater controls affect historic properties? ☐ YES ☒ NO

If no, no further documentation is required for Section 3.2 of the Template.

If yes, describe the nature of their response:

☐ Written indication that adverse effects to historic properties from the installation of stormwater controls can be mitigated by agreed upon actions. INSERT COPIES OF LETTERS, EMAILS, OR OTHER COMMUNICATION BETWEEN YOU AND THE APPLICABLE SHPO, THPO, OR OTHER TRIBAL REPRESENTATIVE

☐ No agreement has been reached regarding measures to mitigate effects to historic properties from the installation of stormwater controls. INSERT COPIES OF LETTERS, EMAILS, OR OTHER COMMUNICATION BETWEEN YOU AND THE APPLICABLE SHPO, THPO, OR OTHER TRIBAL REPRESENTATIVE

☐ Other: INSERT COPIES OF LETTERS, EMAILS, OR OTHER COMMUNICATION BETWEEN YOU AND THE APPLICABLE SHPO, THPO, OR OTHER TRIBAL REPRESENTATIVE

3.3 Safe Drinking Water Act Underground Injection Control Requirements

Instructions (see CGP Part 7.2.14.3):

- If you will use any of the identified controls in this section, include documentation of contact between you and the applicable state agency or EPA Regional Office responsible for implementing the requirements for underground injection wells in the Safe Drinking Water Act and EPA's implementing regulations at 40 CFR Parts 144-147.
- For state UIC program contacts, refer to the following EPA website: *http://water.epa.gov/type/groundwater/uic/whereyoulive.cfm*.

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

☐ 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)

If yes, INSERT COPIES OF LETTERS, EMAILS, OR OTHER COMMUNICATION BETWEEN YOU AND THE STATE AGENCY OR EPA REGIONAL OFFICE

SECTION 4: EROSION AND SEDIMENT CONTROLS

General Instructions (See CGP Parts 2.1 and 7.2.10):

- Describe the erosion and sediment controls that will be installed and maintained at your site.
- For more information or ideas on BMPs, see EPA's National Menu of BMPs http://www.epa.gov/npdes/stormwater/menuofbmps

4.1 Natural Buffers or Equivalent Sediment Controls

Instructions (see CGP Parts 2.1.2.1 and 7.2.9, and Appendix G):

This section only applies to you if a surface water is located within 50 feet your construction activities. If this is the case, consult CGP Part 2.1.2.1 and Appendix G for information on how to comply with the buffer requirements.

- Describe the compliance alternative (CGP Part 2.1.2.1.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 2.1.2.1.e, include documentation related to your qualification for such exceptions.

Buffer Compliance Alternatives

Are there any surface waters within 50 feet of your project's earth disturbances? ☒ YES ☐ NO

(Note: If no, no further documentation is required for the SWPPP Template.)

Check the compliance alternative that you have chosen:

☐ I will provide and maintain a 50-foot undisturbed natural buffer.

(Note (1): You must show the 50-foot boundary line of the natural buffer on your site map.)

(Note (2): You must show on your site map how all discharges from your construction disturbances through the natural buffer area will first be treated by the site's erosion and sediment controls. Also, show on the site map any velocity dissipation devices used to prevent erosion within the natural buffer area.)

☒ I will provide and maintain an undisturbed natural buffer that is less than 50 feet and is supplemented by additional erosion and sediment controls, which in combination achieves the sediment load reduction equivalent to a 50-foot undisturbed natural buffer.

(Note (1): You must show the boundary line of the natural buffer on your site map.)

(Note (2): You must show on your site map how all discharges from your construction disturbances through the natural buffer area will first be treated by the site's erosion and sediment controls. Also, show on the site map any velocity dissipation devices used to prevent erosion within the natural buffer area.)

- INSERT WIDTH OF NATURAL BUFFER TO BE RETAINED
- INSERT EITHER ONE OF THE FOLLOWING:

  (1) THE ESTIMATED SEDIMENT REMOVAL FROM A 50-FOOT BUFFER USING APPLICABLE TABLES IN APP. G, ATTACHMENT 1. INCLUDE INFORMATION ABOUT THE BUFFER VEGETATION AND SOIL TYPE THAT PREDOMINATE AT YOUR SITE

  OR

  (2) IF YOU CONDUCTED A SITE-SPECIFIC CALCULATION FOR THE ESTIMATED SEDIMENT REMOVAL OF A 50-FOOT BUFFER, PROVIDE THE SPECIFIC REMOVAL EFFICIENCY, AND INFORMATION YOU RELIED UPON TO MAKE YOUR SITE-SPECIFIC CALCULATION.
- INSERT DESCRIPTION OF ADDITIONAL EROSION AND SEDIMENT CONTROLS TO BE USED IN COMBINATION WITH NATURAL BUFFER AREA
- INSERT THE FOLLOWING INFORMATION:
  - (1) SPECIFY THE MODEL OR OTHER TOOL USED TO ESTIMATE SEDIMENT LOAD REDUCTIONS FROM THE COMBINATION OF THE BUFFER AREA AND ADDITIONAL EROSION AND SEDIMENT CONTROLS INSTALLED AT YOUR SITE, AND
  - (2) INCLUDE THE RESULTS OF CALCULATIONS SHOWING THAT THE COMBINATION OF YOUR BUFFER AREA AND THE ADDITIONAL EROSION AND SEDIMENT CONTROLS INSTALLED AT YOUR SITE WILL MEET OR EXCEED THE SEDIMENT REMOVAL EFFICIENCY OF A 50-FOOT BUFFER

☐ It is infeasible to provide and maintain an undisturbed natural buffer of any size, therefore I will implement erosion and sediment controls that achieve the sediment load reduction equivalent to a 50-foot undisturbed natural buffer.

- INSERT EITHER ONE OF THE FOLLOWING:

  (1) THE ESTIMATED SEDIMENT REMOVAL FROM A 50-FOOT BUFFER USING APPLICABLE TABLES IN APP. G, ATTACHMENT 1. INCLUDE INFORMATION ABOUT THE BUFFER VEGETATION AND SOIL TYPE THAT PREDOMINATE AT YOUR SITE: Per Attachment 1 of CGP manual, Table G-10

  the sediment removal is 53%.
- INSERT DESCRIPTION OF ADDITIONAL EROSION AND SEDIMENT CONTROLS TO BE USED IN COMBINATION WITH NATURAL BUFFER AREA
- INSERT THE FOLLOWING INFORMATION:
  - (1) SPECIFY THE MODEL OR OTHER TOOL USED TO ESTIMATE SEDIMENT LOAD REDUCTIONS FROM THE EROSION AND SEDIMENT CONTROLS INSTALLED AT YOUR SITE, AND
  - (2) INCLUDE THE RESULTS OF CALCULATIONS SHOWING THAT THE ADDITIONAL EROSION AND SEDIMENT CONTROLS INSTALLED AT YOUR SITE WILL MEET OR EXCEED THE SEDIMENT REMOVAL EFFICIENCY OF A 50-FOOT BUFFER

☐ I qualify for one of the exceptions in Part 2.1.2.1.e. (If you have checked this box, provide information on the applicable buffer exception that applies, below.)

Buffer Exceptions

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

☐ There is no discharge of stormwater to the surface water that is located 50 feet from my construction disturbances.

(Note: If this exception applies, no further documentation is required for Section 4.1 of the Template.)

☐No natural buffer exists due to preexisting development disturbances that occurred prior to the initiation of planning for this project.

(Note (1): If this exception applies, no further documentation is required for Section 4.1 of the Template.)

(Note (2): Where some natural buffer exists but portions of the area within 50 feet of the surface water are occupied by preexisting development disturbances, you must still comply with the one of the CGP Part 2.1.2.1.a compliance alternatives.)

☐For a "linear project" (defined in Appendix A), site constraints (e.g., limited right-of-way) make it infeasible form to meet any of the CGP Part 2.1.2.1.a compliance alternatives. INCLUDE DOCUMENTATION HERE OF THE FOLLOWING: (1) WHY IT IS INFEASIBLE FOR YOU TO MEET ONE OF THE BUFFER COMPLIANCE ALTERNATIVES, AND (2) BUFFER WIDTH RETAINED AND/OR SUPPLEMENTAL EROSION AND SEDIMENT CONTROLS TO TREAT DISCHARGES TO THE SURFACE WATER

☐The project qualifies as "small residential lot" construction (defined in Part 2.1.2.1.e.iv and in Appendix A).

For Alternative 1 (see Appendix G, Part G.2.3.2.a):

- INSERT WIDTH OF NATURAL BUFFER TO BE RETAINED
- INSERT APPLICABLE REQUIREMENTS BASED ON TABLE G-1
- INSERT DESCRIPTION OF HOW YOU WILL COMPLY WITH THESE REQUIREMENTS

For Alternative 2 (see Appendix G, Part G.2.3.2.b):

- INSERT (1) THE ASSIGNED RISK LEVEL BASED ON APPLICABLE TABLE IN APP. G, PART G.2.3.2.b, AND (2) THE PREDOMINANT SOIL TYPE AND AVERAGE SLOPE AT YOUR SITE
- INSERT APPLICABLE REQUIREMENTS BASED ON APP. G, TABLE G-7
- INSERT DESCRIPTION OF HOW YOU WILL COMPLY WITH THESE REQUIREMENTS

☐Buffer disturbances are authorized under a CWA Section 404 permit. INSERT DESCRIPTION OF ANY EARTH DISTURBANCES THAT WILL OCCUR WITHIN THE BUFFER AREA

(Note (1): If this exception applies, no further documentation is required for Section 4.1 of the Template.)

(Note (2): This exception only applies to the limits of disturbance authorized under the Section 404 permit, and does not apply to any upland portion of the construction project.)

☐Buffer disturbances will occur for the construction of a water-dependent structure or water access area (e.g., pier, boat ramp, and trail). INSERT DESCRIPTION OF ANY EARTH DISTURBANCES THAT WILL OCCUR WITHIN THE BUFFER AREA

(Note (1): If this exception applies, no further documentation is required for Section 4.1 of the Template.)

4.2 Perimeter Controls

Instructions (see CGP Parts 2.1.2.2 and 7.2.10):

- Describe sediment controls that will be used (e.g., silt fences, filter berms,temporary diversion dikes, or fiber rolls) to meet the Part 2.1.2.2 requirement to "install sediment controls along those perimeter areas of your site that will receive stormwater from earth-disturbing activities."
- For linear projects, where you have determined that the use of perimeter controls in portions of the site is impracticable, document why you believe this is to be the case.
- Also see, EPA's *Silt Fence BMP Fact Sheet* at www.epa.gov/npdes/stormwater/menuofbmps/construction/silt_fences or *Fiber Rolls BMP Fact Sheet* at www.epa.gov/npdes/stormwater/menuofbmps/construction/fiber_rolls

Silt Fence

BMP Description: Silt fences will be installed on the perimeters of the site as shown on plan and around the topsoil stockpile. Silt fences will be installed by excavating a 6-inch-deep trench along the line of proposed installation. Wooden posts supporting the silt fence will be spaced to 6feet apart and driven securely into the ground; a minimum of 18 to 20 inches deep. The bottom edge of the silt fence will extend across the bottom of the trench and the trench will be backfilled and compacted to prevent stormwater and sediment from discharging underneath the silt fence. For design specifications, Exhibit "B".

Installation Schedule:	The silt fences will be installed before construction begins at the site and around topsoil stockpiles once they have been established.
Maintenance and Inspection:	Silt fences will be inspected weekly and immediately after storm events to ensure it is 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 and hauled off-site for disposal at (off-site). 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.

Design Specifications

1. The silt fence will be constructed long enough to extend across the expected flow path.
2. The support posts will be a minimum of 4.5 feet and driven a minimum of 18 to 20 inches in the ground. Posts will be spaced a maximum of 6 feet apart. Fabric will be securely fastened to posts with half-inch staples or16-gauge wire ties spaced a maximum of 6 inches.
3. A 6-inch trench will be excavated along the uphill side of the silt fence posts. The bottom edge of the fabric will extend across the bottom of the trench. The trench will be backfilled to 4 inches above ground and compacted to bury and secure the bottom of the filter fabric.

4.3 Sediment Track-Out

Instructions (see CGP Parts 2.1.2.3 and 7.2.10):

- Describe stormwater controls that will be used to "minimize the track-out of sediment onto off-site streets, other paved areas, and sidewalks from vehicles exiting your construction site."
- 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.
- Also, see EPA's *Construction Entrances BMP Fact Sheet* at www.epa.gov/npdes/stormwater/menuofbmps/construction/cons_entrance

Stabilized Construction Exits

BMP Description: Anti-tracking pads consisting of stone *will* be installed off of the common driveway and is identified on Erosion Control Plan, Exhibit "B", to prevent the off-site transport of sediment by construction vehicles. The anti-tracking pads will be at least 50 feet long, a minimum of 10 feet wide, flared at the end closest to the paved road, and will consist of a 6-inch-thick layer of crushed stone (2 inches in diameter).

Installation Schedule:	The stabilized exits will be installed before construction begins on the site. The stone will remain in place until the subgrade of pavement is installed at the site. The anti-tracking pads will be placed on the pavement and will remain until all areas of the site have been stabilized.
Maintenance and	The exit will be inspected weekly and after storm events or

Inspection:	heavy use. The exit will be maintained in a condition that will prevent tracking or flowing of sediment onto common drive. This could require adding additional crushed stone to the exit. All sediment tracked, spilled, dropped, or washed onto the common driveway will be swept up immediately and hauled off-site for disposal at landfill determined by "Site Contractor". Sediment will be swept from the anti-tracking pad at least weekly, or more often if necessary. If excess sediment has clogged the pad, the exit will be top dressed with new crushed stone. Replacement of the entire pad might be necessary when the pad becomes completely filled with sediment. The pad will be reshaped as needed for drainage and runoff control. Broken road pavement as a result of construction activities on roadways immediately adjacent to the project site will be repaired immediately. The stone anti-tracking pad will be removed before the subgrade of pavement is applied to the parking lot. he removed stone and sediment from the pad will be hauled off-site and disposed of at a landfill determined by “Site Contractor".

Street Sweeping

BMP Description:"Site Contractor will sweep sediments and other contaminants directly from the paved surfaces.

Installation Schedule:	Immediately upon evidences of sedimentation
Maintenance and Inspection:	All materials collected during street sweeping will be disposed of at an off-site location determined by "Site Contractor" . Where sediment has been tracked-out from site onto the surface of local street, and sidewalks, "Site contractor" company will remove the deposited sediment by the end of the same work day in which the track-out occurs or by the end of the next work day if track-out occurs on a non-work day. Remove the track-out by sweeping, shoveling, or vacuuming these surfaces, or by using other similarly effective means of sediment removal. It is prohibited from hosing or sweeping tracked-out sediment into any storm water conveyance (unless it is connected to a sediment basin, sediment trap, or similarly effective control), storm drain inlet, or surface water.")

4.4 Stockpiled Sediment or Soil

Instructions (see CGP Parts 2.1.2.4 and 7.2.10):

- Describe stormwater controls and other measures you will take to minimize the discharge of sediment or soil particles from stockpiled sediment or soil. Include a description of structural practices (e.g., diversions, berms, ditches, storage basins), including design, installation, and maintenance specifications, used to divert flows from stockpiled sediment or soil, retain or detain flows, or otherwise limit exposure and the discharge of pollutants from stockpiled sediment or soil.
- Also, describe any controls or procedures used to minimize exposure resulting from adding to or removing materials from the pile.

Soil & Sediment Stockpiles:

BMP Description: Topsoil stripped from the immediate construction area will be stockpiled as identified on the Erosion Control Plan. The slope of stockpile will not exceed 2:1 to prevent erosion. A silt fence will be installed around the perimeter of the stockpile in accordance with the plans and specifications.

Installation Schedule:	Topsoil and sediment stock piles will be established during grading activities. Temporary stabilization will be applied immediately after slopes of stockpiles have been graded and construction equipment transverses the slope.
Maintenance and Inspection:	The area will be inspected weekly for erosion and immediately after storm events. Areas on or around the stockpiles that have eroded will be stabilized immediately with erosion controls.

4.5 Minimize Dust

Instructions (see CGP Parts 2.1.2.5 and 7.2.10):

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

Dust Control

BMP 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 Schedule:	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 and Inspection:	At least one mobile unit will be available at all times to distribute potable water to control dust on the project area. Each mobile unit will be equipped with a positive shut off valve to prevent overwatering of the disturbed area. For vehicle and equipment maintenance practices, see Section 3, Part 3.4.

4.6 Minimize the Disturbance of Steep Slopes

Instructions (see CGP Parts 2.1.2.6 and 7.2.10):

- Describe how you will minimize the disturbance to steep slopes (as defined by CGP Appendix A).
- Describe controls (e.g., erosion control blankets, tackifiers), including design, installation and maintenance specifications,that will be implemented to minimize sediment discharges from slope disturbances.
- Also, see EPA's *Geotextiles BMP Fact Sheet* at www.epa.gov/npdes/stormwater/menuofbmps/construction/geotextiles

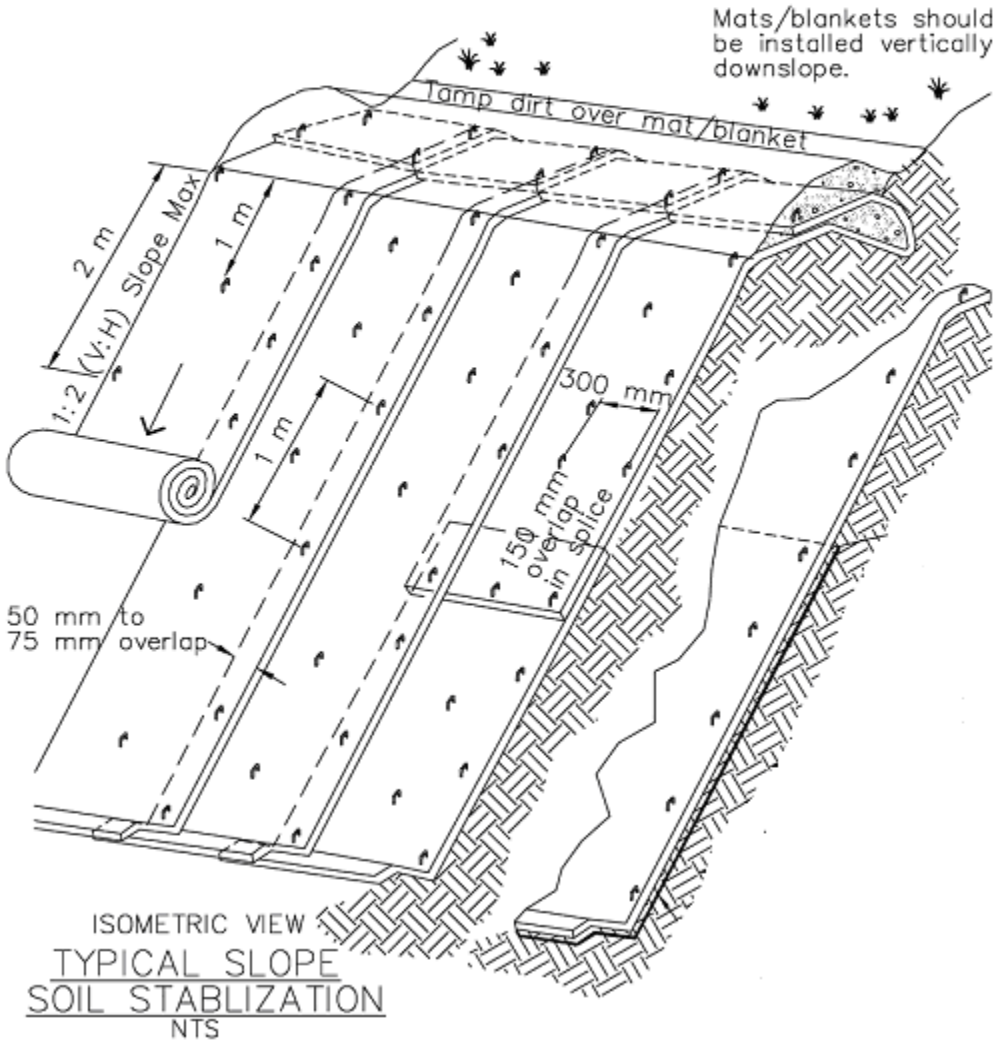
Geotextile Erosion Control Blanket (For slopes of 2:1 and steeper only)

BMP Description: It is not anticipated to have slopes of 2:1 (2 Horizontal: 1 Vertical), however, this measure may be used if the site condition does not allow slopes flatter than 2:1. Geotextile erosion control blankets will be used to provide stabilization for the slopes in the vegetated swale and sediment trap. The blanket will cover the entire area of the graded slope and bottom channel. The bottom and side slopes will be seeded and mulched before the blanket is applied. The blanket will be installed by digging a small trench on the upside oftheslope,12incheswideby6inches deep, and stapling the leading edge of the blanket in the trench. The blanket will be rolled down the slope slowly to maintain soil contact and stapled in12-inch intervals. If the blanket cannot cover the entire slope, the blankets will be overlapped (minimum of 2 inches) and stapled at the overlapped edge. The erosion control blanket will always be installed according to the manufacturer's instructions and specifications. For design specifications, see Figure below.

Installation Schedule:	The erosion control blankets will be installed once the vegetated swale and sediment trap have reached final grade.
Maintenance and Inspection:	The erosion control blanket will be inspected weekly and immediately after storm events to determine if cracks, tears, or breaches have formed in the fabric; if so, the blanket will be repaired or replaced immediately. Good contact with the soil must be maintained and erosion should not occur under the blanket. Any areas where the blanket is not in close contact with the ground will be repaired or replaced.

Design Specifications

- Slope surface will be free of rocks, clods, sticks and grass. The blankets will have good soil contact.
- Lay blankets loosely and staple to maintain direct contact with the soil. Do not stretch.
- Install per manufacturer's recommendations.



4.7 Topsoil

BMP Description: Topsoil stripped from the immediate construction area will be stockpiled as identified on the Erosion Control Plan. The slope of stockpile will not exceed 2:1 to prevent erosion. A silt fence will be installed around the perimeter of the stock pile in accordance with the plans and specifications.

Installation Schedule:	Topsoil stockpile will be established during grading activities. Temporary stabilization will be applied immediately after slopes of stockpiles have been graded and construction equipment transverses the slope.
Maintenance and Inspection:	The area will be inspected weekly for erosion and immediately after storm events. Areas on or around the stockpile that have eroded will be stabilized immediately with erosion controls.

4.8 Soil Compaction:

Instructions (see CGP Parts 2.1.2.8 and 7.2.10):

- In areas where final vegetative stabilization will occur or where infiltration practices will be installed, describe the controls, including design, installation, and maintenance specifications that will be used to restrict vehicle or equipment access or condition the soil for seeding or planting.

General

- INSERT GENERAL DESCRIPTION OF HOW YOU WILL COMPLY WITH CGP PART 2.1.2.8 routing construction traffic around the areas and protecting natural vegetation with fencing, tree armoring, retaining walls, or tree wells. Avoid disturbing vegetation on steep slopes or other critical areas.

Specific Soil Compaction Controls

Soil Compaction Control # 1
Soil Compaction Control Description

- INSERT DESCRIPTION OF SOIL COMPACTION CONTROL TO BE INSTALLED

Maintain radial tire pressures around 10 psi for any tractor or compacting vehicle. Hydro-mulching maybe considered by contractor also.

- INCLUDE COPIES OF DESIGN SPECIFICATIONS HERE: **N/A**

Installation

- INSERT APPROXIMATE DATE OF INSTALLATION
  Shall be installed at the same time when erosion control measures take place.

Maintenance Requirements

- INSERT MAINTENANCE REQUIREMENTS FOR THE SOIL COMPACTION CONTROL
  Keep re-vegetated areas moist by proper watering
  Keep traffic off such areas

[Repeat as needed for individual soil compaction controls.]

4.9 Storm Drain Inlets:

BMP Description:

Installation Schedule:	Around 6/20/2025
Maintenance and Inspection:	**Frequency:** Clean inlets frequently, especially after rainfall events or periods of heavy soil disturbance. **Method:** Remove accumulated sediment, construction debris (like wood scraps, concrete chunks, packaging), leaves, and other obstructions manually or using vacuum trucks. Ensure the entire inlet structure, including the grate and any catch basin, is clear.

- **Structural Repairs:**
  - Repair any cracks, breaks, or damage to the inlet structure, grates, and frames promptly.
  - Ensure the grate is securely in place to prevent safety hazards.
- **Inlet Protection During Construction:**
  - Implement inlet protection measures *before* any upslope soil disturbance.
  - Use devices like sediment bags, filter socks, wattles, or manufactured inlet guards to prevent sediment from entering the inlets during construction activities.
  - Inspect and maintain these protection devices regularly, especially after rain events, and remove accumulated sediment.

4.15 Site Stabilization:

Instructions (see CGP Parts 2.2 and 7.2.10):

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. See CGP Part 2.2.1. The CGP also requires that stabilization measures meet certain minimum criteria. See CGP Part 2.2.2. 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.
- Also, see EPA's *Seeding BMP Fact Sheet* at www.epa.gov/npdes/stormwater/menuofbmps/construction/seeding
- 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

Site Stabilization Practice(only use this if you are not located in an arid, semi-arid, or drought-stricken area)
☐*Vegetative* ☐*Non-Vegetative*
☐*Temporary* ☐*Permanent*

Description of Practice
- INSERT DESCRIPTION OF STABILIZATION PRACTICE TO BE INSTALLED
- NOTE HOW DESIGN WILL MEET REQUIREMENTS OF PART 2.2.2.1 OR 2.2.2.2, WHICHEVER APPLIES
- INCLUDE COPIES OF DESIGN SPECIFICATIONS HERE

Installation
- INSERT APPROXIMATE DATE OF INSTALLATION
- INSERT APPROXIMATE COMPLETION DATE CONSISTENT WITH CGP PART 2.2.1.2

Maintenance Requirements
INSERT MAINTENANCE REQUIREMENTS FOR THE STABILIZATION PRACTICE

[Repeat as needed for additional stabilization practices.]

Site Stabilization Practice (only use this if you are located in an arid, semi-arid, or drought-stricken area)
☐*Vegetative* ☐*Non-Vegetative*
☒*Temporary* ☐*Permanent*

Temporary Stabilization

BMP Description: *If required* Hydro mulching 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) per1,000 square feet or 2 tons (100–200 bales) per acre. 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 over 75 to 90 percent of the ground surface. In areas, where hydro mulching 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.

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.

Permanent	***Temporary***
Installation Schedule:	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.
Maintenance and Inspection:	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.

Permanent Stabilization

BMP 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.

Installation Schedule:	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.
Maintenance and Inspection:	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.

SECTION 5: POLLUTION PREVENTION STANDARDS

5.1 Potential Sources of Pollution

Instructions (see CGP Part 7.2.7):

- 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.

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)
grading	Oil, Gasoline, grease, hydraulic fluid	See plan
Pavement	Concrete and Asphalt Pavement	See plan
Landscaping	Fertilizer, pesticide	All landscape areas

[Include additional rows as necessary.]

5.2 Spill Prevention and Response

Instructions (see CGP Parts 2.3 and 7.2.11):

- 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 2.3.3.4c 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

BMP Description:

1. Employee Training: All employees will be trained via biweekly tail gate sessions, as detailed in Section 6, Part 6.3.
2. Vehicle Maintenance: Vehicles and equipment will be maintained off-site. All vehicles and equipment including subcontractor vehicles 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 and equipment that are parked overnight.
3. Hazardous Material Storage: Hazardous materials will be stored in accordance withSection3, Part 1andfederaland municipal regulations.
4. Spill Kits: Spill kits will be within the materials storage area and concrete washout areas.
5. Spills: All spills will be cleaned up immediately upon discovery. Spill absorbent materials and rags will be hauled off-site immediately after the spill is cleaned up for disposal at ” To Be Determined” by the Contractor. Spills large enough (over 25 gallons) to discharge to surface water, City of Georgetown, Fire Department and TCEQ should be informed as soon as possible.
6. Material safety data sheets, a material inventory, and emergency contact information will be maintained at the on-site project trailer.

Installation Schedule:	The spill prevention and control procedures will be implemented once construction begins on-site.
Maintenance and Inspection-	All personnel will be instructed, during tailgate training sessions, regarding the correct procedures or spill prevention and control. Notices that state these practices 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.

5.3 Fueling and Maintenance of Equipment or Vehicles

Instructions (see CGP Parts 2.3.3.1 and 7.2.11):

- Describe equipment/vehicle fueling and maintenance practices that will be implemented to eliminate the discharge of spilled or leaked chemicals(e.g., providing secondary containment *(examples: spill berms, decks, spill containment pallets)* and cover where appropriate, and/or having spill kits readily available.
- Also, see EPA's *Vehicle Maintenance and Washing Areas BMP Fact Sheet* at www.epa.gov/npdes/stormwater/menuofbmps/construction/vehicile_maintain

Vehicle/Equipment Fueling and Maintenance

BMP Description: Several types of vehicles and equipment will be used on-site throughout the project, including graders, scrapers, excavators, loaders, paving equipment, rollers, 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 in accordance with Part3.1. 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 Schedule:	BMPs implemented for equipment and vehicle maintenance and fueling activities will begin at the start of the project.
Maintenance and Inspection:	Inspect equipment/vehicle storage areas and fuel tank 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(s) or equipment 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.

5.4 Washing of Equipment and Vehicles

Instructions (see CGP Parts 2.3.3.2 and 7.2.11):

- Describe equipment/vehicle washing practices that will be used to minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other types of washing (e.g., locating activities away from surface waters and stormwater inlets or conveyances and directing wash waters to a sediment basin or sediment trap, using filtration devices, such as filter bags or sand filters, or using other similarly effective controls).
- Describe how you will prevent the discharge of soaps, detergents, or solvents by providing either (1) cover (*examples: plastic sheeting or temporary roofs*) to prevent these detergents from coming into contact with rainwater, or (2) a similarly effective means designed to prevent the discharge of pollutants from these areas.
- Also, see EPA's *Vehicle Maintenance and Washing Areas BMP Fact Sheet* at www.epa.gov/npdes/stormwater/menuofbmps/construction/vehicile_maintain

BMP Description: All equipment and vehicle washing will be performed off-site.

Installation Schedule:	N/A
Maintenance and Inspection:	N/A

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

Instructions (see CGP Parts 2.3.3.3 and 7.2.11):

- For any of the types of construction products, materials, and wastes below in Sections 5.5.1-5.5.6 below that are expected to be used or stored at your site, provide the information on how you will comply with the corresponding CGP provision and the specific practices that will be employed.
- Also, see EPA's *General Construction Site Waste Management BMP Fact Sheet* at www.epa.gov/npdes/stormwater/menuofbmps/construction/cons_wasteman

5.5.1 Building Products

Materials Storage Area

BMP Description: Construction equipment and maintenance materials will be stored at the combined staging area and materials storage areas. Gravel bag berms or silt fence will be installed around the perimeter to designate the staging and materials storage area. A watertight shed container will be used to store hand tools, small parts, and other construction materials.

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

BMP Description: All pesticide, herbicide and insecticide will be stored in structurally sound and sealed containers, within the hazardous materials storage area. These materials will be stored in appropriate and clearly marked containers and segregated from other non-waste materials.

Fertilizer and landscape materials will be the last stage of construction and they will be stored on the areas designated as landscape areas. The landscape activities are short term and does not require silt fence and will be covered with mulch and/or grass as the activity progresses forward.

Installation Schedule:	Containers used to store hazardous waste materials will be installed once the site materials storage area has been installed.
Maintenance and Inspection:	The hazardous waste material storage areas will be inspected weekly and after storm events. The storage areas will be kept lean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Material safety datasheets, material inventory, and emergency contact numbers will be maintained in the office trailer.

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

BMP Description: All major equipment/vehicle fueling and maintenance will be performed off-site. A small, 20-gallon pickup bed 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 in accordance with Part3.1. 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 Schedule:	BMPs implemented for equipment and vehicle maintenance and fueling activities will begin at the start of the project.
Maintenance and Inspection:	Inspect equipment/vehicle storage areas and fuel tank 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(s) or equipment will be removed from the project site. Keep ample supply of spill-cleanup materials on-site and immediately clean up spills and dispose of materials properly.

5.5.4 Hazardous or Toxic Waste

BMP Description: All hazardous waste materials such as oil filters, petroleum products, paint, and equipment maintenance fluids will be stored in structurally sound and sealed 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.
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 dumpster. 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 Schedule:	Containers used to store hazardous waste materials will be installed once the site materials storage area has been installed.
Maintenance and Inspection:	The hazardous waste materials to rage 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 datasheets, material inventory, and emergency contact numbers will be maintained in the office trailer.

5.5.5 Construction and Domestic Waste

BMP Description: All waste materials will be collected and disposed of into one metal trash dumpsters in the materials storage area. Dumpster will have a secure watertight lid, be placed away from stormwater conveyance sand 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-to-day site operations will be responsible for seeing that these practices are followed.

Installation	Trash dumpsters will be installed once the materials storage area is stablished.

Maintenance and Inspection:	The dumpster will be inspected weekly and immediately after storm events. The dumpster will be emptied when full and taken to“ To be determined ” trash company. If trash and construction debris are exceeding the dumpster’s capacity, the dumpster will be emptied more frequently.

5.5.6 Sanitary Waste

Sanitary Waste

BMP Description: temporary 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 Schedule:	:portable toilets will be brought to the site once the staging area has been established.

Maintenance and Inspection:	All sanitary waste will be collected from the portable facilities a minimum of three times per week by “To Be Determined” by "Site Contractor". 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.

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

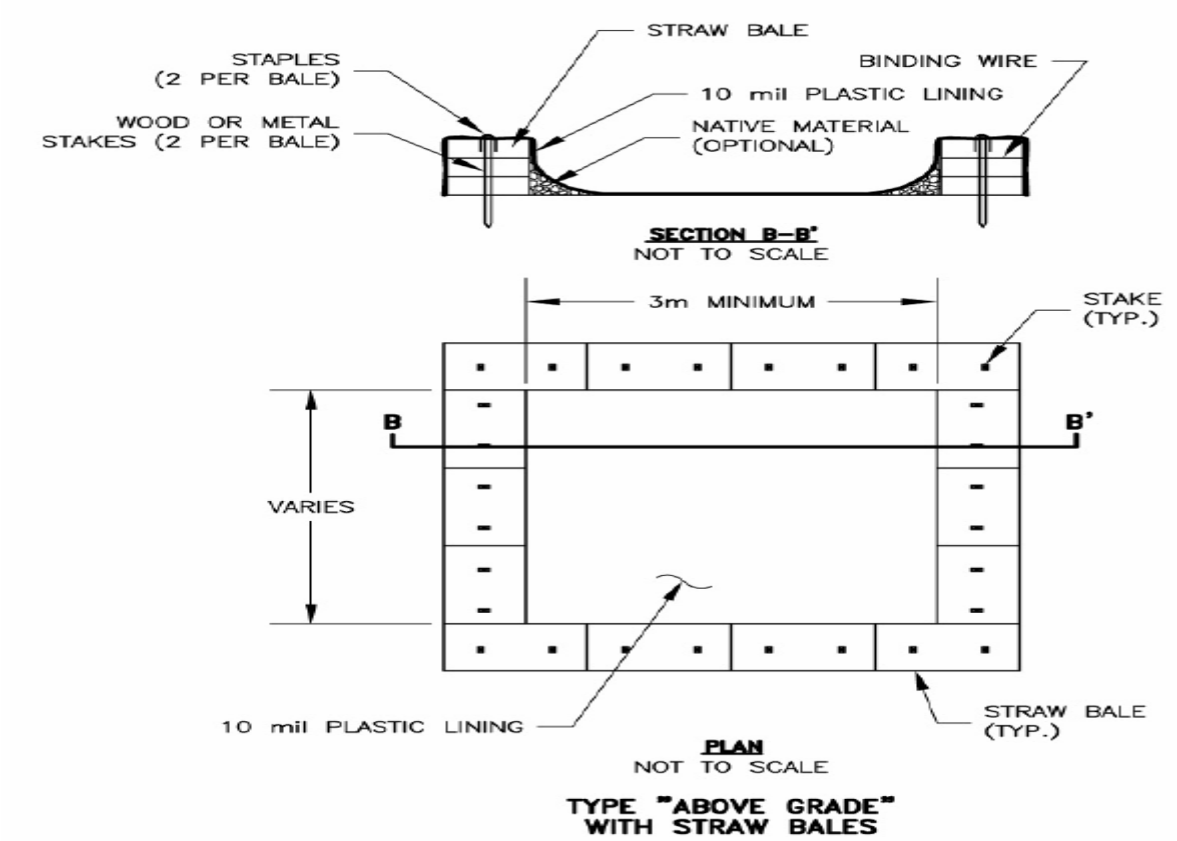
Instructions (see CGP Parts 2.3.3.4 and 7.2.11):

- Describe how you will comply with the CGP Part 2.3.3.4 requirement to “provide an effective means of eliminating the discharge of water from the washout and cleanout of stucco, paint, concrete, form release oils, curing compounds, and other construction materials."
- Also, see EPA’s *Concrete Washout BMP Fact Sheet* at www.epa.gov/npdes/stormwater/menuofbmps/construction/concrete_wash

Concrete and Washing Applicator Washout Area

BMP Description: A concrete and washing applicator washout pit will be placed on site as shown below. A natural ground berm or straw bale maybe used to construct the pit. The lining of the pit will be at least a 4 mil. plastic. A sign will be posted near the washout and the concrete delivery company will be informed of the washout location.

Installation Schedule:	The concrete and washing applicator washout will be installed before any concrete poured.
Maintenance and Inspection:	The concrete and washing applicator washout will be inspected on the days when concrete is being poured onsite to determine if a larger pit is required and that the drivers are using the washout. The concrete washout will also be inspected after/during storm events.


STRAW BALE
STAPLES
(2 PER BALE)
BINDING WIRE
10 mil PLASTIC LINING
WOOD OR METAL
STAKES (2 PER BALE)
NATIVE MATERIAL
(OPTIONAL)
SECTION B–B'
NOT TO SCALE
3m MINIMUM
STAKE
(TYP.)
B
B'
VARIES
10 mil PLASTIC LINING
STRAW BALE
(TYP.)
PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"
WITH STRAW BALES

5.7 Fertilizers

Instructions (CGP Parts 2.3.5 and 7.2.11):

Describe how you will comply with the CGP Part 2.3.5 requirement to "minimize discharges of fertilizers containing nitrogen or phosphorus"

Fertilizer and landscape materials will be the last stage of construction and they will be stored on the areas designated as landscape areas. The landscape activities are short term and does not require silt fence and will be covered with mulch and/or grass as the activity progresses forward.

5.8 Other Pollution Prevention Practices (N/A)

Instructions:

Describe any additional pollution prevention practices that do not fit into the above categories.

SECTION 6: INSPECTION AND CORRECTIVE ACTION

6.1 Inspection Personnel and Procedures

Instructions (see CGP Parts2.1.1.4, 2.3.2, 3.3.2, 4, 5, and 7.2.12):

Describe the procedures you will follow for conducting inspections in accordance with CGP Parts 2.1.1.4, 2.3.2, 3.3.2, 4, 5, and 7.2.12.

Personnel Responsible for Inspections

Inspection Personnel: Identify the person(s) who will be responsible for conducting Inspections and describe their qualifications:

Qualifications:
The site contractor, JoneStar Construction has experience in handling SWPPP procedures.

2. Inspection Schedule and Procedures:

1. Inspections of the site will be performed once every 7 days and within 24 hours of the end of a storm event of one-half inch or greater. The inspections will verify that all required BMPs are implemented, maintained, and effectively minimizing erosion and preventing stormwater contamination from construction materials.

If corrective actions are identified by Jonestar Construction during the inspection, he will record the deficiencies and will be responsible for initiating the corrective action within 24

hours of the report and completing maintenance as soon as possible or before the next storm event. For any corrective actions requiring a SWPPP amendment or change to a stormwater conveyance or control design, Jonestar Construction: Mt Tyler Jones will notify Sid Bassari, P.E., as soon as possible, before initiating the corrective action.

Attach a copy of the inspection report you will use for your site: See Appendix D

6.2 Corrective Action

Instructions (CGP Parts 5 and 7.2.12):

- Describe the procedures for taking corrective action in compliance with CGP Part 5.

Personnel Responsible for Corrective Actions
Jonestar Construction: Tyler Jones

Corrective Action Forms
See Appendix E

6.3 Delegation of Authority

Instructions:

- Identify the individual(s) or positions within the company who have been delegated authority to sign inspection reports.
- Attach a copy of the signed delegation of authority (see example in Appendix J of the Template.
- For more on this topic, see Appendix I, Subsection 11 of EPA's CGP.

Duly Authorized Representative(s) or Position(s):
Company : Jonestar Construction

CONTACT: Tyler Jones
Telephone Numbe: 832-444-2908

SECTION 7: TRAINING

Instructions (see CGP Part 6 and 7.2.13):

- 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 to track completion of this training
- The following personnel, at a minimum, must be 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 4.1.1; 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 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.

Individual(s) Responsible for Training:

Tyler Jones

Describe Training Conducted:

1. General stormwater and BMP awareness training for staff and subcontractors:

   Mr. Tyler Jones will conduct informal training for all staff, including subcontractors, on the site. The training will be conducted primarily via tailgate sessions and will focus on avoiding damage to stormwater BMPs and preventing illicit discharges. The tailgate sessions will be conducted biweekly and will address the following topics: Erosion Control BMPs, Sediment Control BMPs, Non-Stormwater BMPs, Waste Management and Materials Storage BMPs, and Emergency Procedures specific to the construction site.

2. Detailed training for staff and subcontractors with specific stormwater responsibilities:

   Mr. Jones will provide formal training to all staff and subcontractors with specific stormwater responsibilities, such as installing and maintaining BMPs. The formal

training will cover all design and construction specifications for installing the BMPs and proper procedures for maintaining each BMP. Formal training will occur before any BMPs are installed on the site.

Table 7-1: Documentation for Completion of Training

Name	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 am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: Saeid (Sid) Bassari, PE Title: Engineer

Signature: Saeid Bassari Date: 4-16-2025

SWPPP APPENDICES

Attach the following documentation to the SWPPP:

Appendix A – Site Maps

Appendix B – Copy of 2023 CGP

Appendix C – NOI and EPA Authorization Email (By Site Contractor prior to start of construction)

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

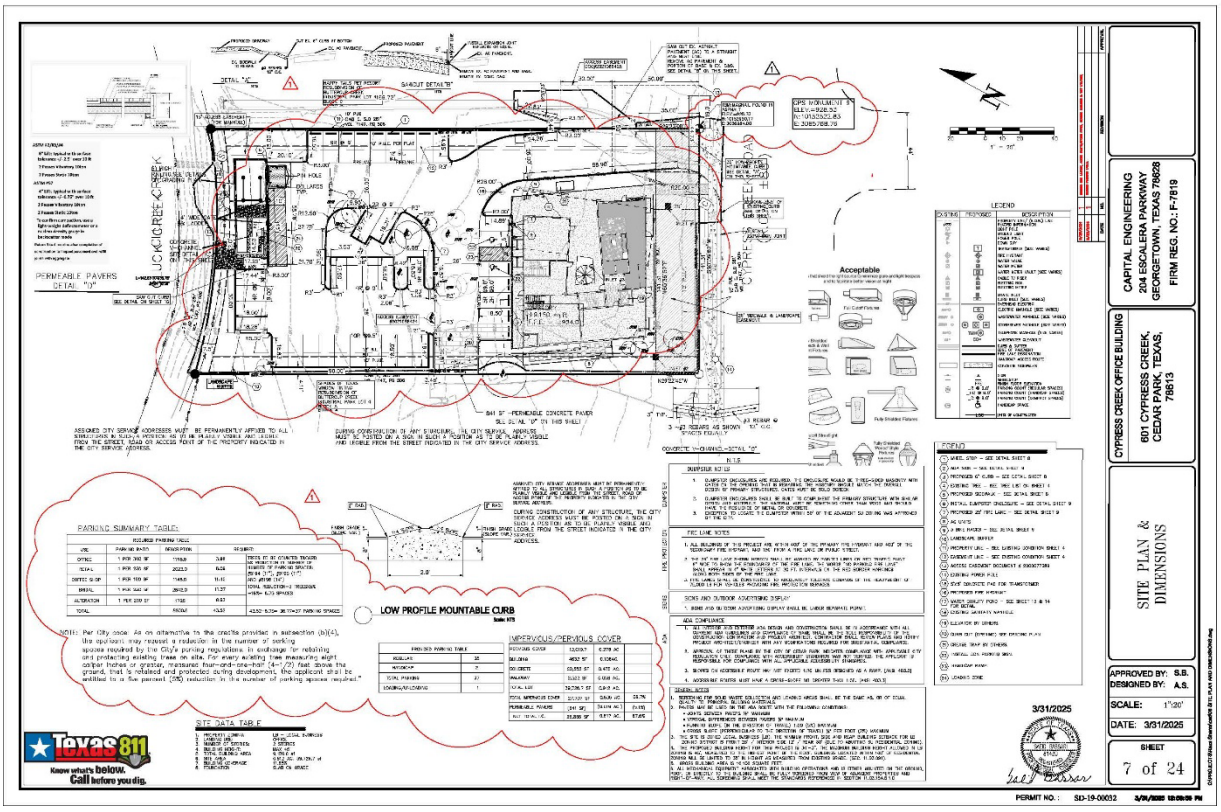
Appendix K –Endangered Species Documentation

Appendix L – Historic Preservation Documentation

Appendix A: General Location Map and Site Map


Mr. Sharky's Car Wash - Cedar Park
Russet Valley Dr
Lone Tree Ct
Fallbrook Technologies Inc
Cypress Creek Road
C B Hardware
Happy Tails Pet Resort
City of Cedar Park
601 Cypress Creek Road
11 min drive - home
Flame Technologies, Inc
Cypress Creek Road
Santa Catarina
Liberty Oaks Blvd
FIRE DEPARTMENT-CEDAR PARK
Cypress Creek Road
Texaco Cedar Park
Misty Morn Ln
Cypress Creek Road

PROJECT SITE PLAN


CAPITAL ENGINEERING
204 ESCALERA PARKWAY
GEORGETOWN, TEXAS 78628
FIRM REG. NO.: F-7619
CYPRESS CREEK OFFICE BUILDING
601 CYPRESS CREEK,
CEDAR PARK, TEXAS,
78613
SITE PLAN & DIMENSIONS
APPROVED BY: S.B.
DESIGNED BY: A.S.
SCALE: 1"=20'
DATE: 3/31/2025
SHEET
7 of 24
3/31/2025
PERMIT NO.: SD-19-0003
LOW PROFILE MOUNTABLE CURB
PARKING SUMMARY TABLE:
SITE DATA TABLE
IMPERVIOUS/PERVIOUS COVER
LEGEND
Acceptable
Texas 811
Know what's below.
Call before you dig.

Appendix B: 2023 CGP ATTACHEMENT "B"

Texas Commission on Environmental Quality

P.O. Box 13087, Austin, Texas 78711-3087

GENERAL PERMIT TO DISCHARGE UNDER THE

TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM

under provisions of
Section 402 of the Clean Water Act
and Chapter 26 of the Texas Water Code

This permit supersedes and replaces
TPDES General Permit No. TXR150000,
effective March 5, 2018, and amended January 22, 2022

Construction sites that discharge stormwater associated with construction activity located in the state of Texas may discharge to surface water in the state only according to monitoring requirements and other conditions set forth in this general permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ or Commission), the laws of the State of Texas, and other orders of the Commission of the TCEQ. The issuance of this general permit does not grant to the permittee the right to use private or public property for conveyance of stormwater and certain non-stormwater discharges along the discharge route. This includes property belonging to but not limited to any individual, partnership, corporation or other entity. Neither does this general permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to use the discharge route.

This general permit and the authorization contained herein shall expire at midnight, on March 5, 2028.

EFFECTIVE DATE: March 5, 2023

ISSUED DATE: February 27, 2023

For the Commission

Appendix D: Inspection Reports

Job/Site Name:				
Site Location:		Inspected By:		
Weather Conditions:	Rain in prior 24 hrs >0.5 inches:		Rain in prior 14 days:	
	Yes ☐	No ☐	Yes ☐	No ☐
Time of Inspection:	Rain total (inches):		Rain total (inches):	
Type of Project:	□ Commercial	□ Residential	□ Utility	□ Roadway/Street
Storm Water Pollution Prevention Plan (SWPPP) Up-To-Date?	Yes ☐		No ☐	

	BMP/Activity	Implemented?	Maintenance Required?
1	Is the construction exit preventing sediment from being tracked into the street?	Yes ☐ No ☐ N/A ☐	Yes ☐ No ☐ N/A ☐
	Notes/Corrective Action, if require		
2	Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	Yes ☐ No ☐ N/A ☐	Yes ☐ No ☐ N/A ☐
	Notes/Corrective Action, if require		
3	Are storm drain inlets properly protected?	Yes ☐ No ☐ N/A ☐	Yes ☐ No ☐ N/A ☐
	Notes/Corrective Action, if require		
4	Is trash/litter from work areas collected and placed in containers?	Yes ☐ No ☐ N/A ☐	Yes ☐ No ☐ N/A ☐
	Notes/Corrective Action, if require		
5	Are washout facilities (e.g., paint, stucco, concrete, waste water) available, clearly marked and maintained?	Yes ☐ No ☐ N/A ☐	Yes ☐ No ☐ N/A ☐
	Notes/Corrective Action, if require		
6	Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks or any other deleterious material?	Yes ☐ No ☐ N/A ☐	Yes ☐ No ☐ N/A ☐
	Notes/Corrective Action, if require		
7	Are materials that are potential storm water contaminants stored inside or under cover?	Yes ☐ No ☐ N/A ☐	Yes ☐ No ☐ N/A ☐
	Notes/Corrective Action, if require		
8	Are discharge points and receiving waters free of any sediment deposits?	Yes ☐ No ☐ N/A ☐	Yes ☐ No ☐ N/A ☐
	Notes/Corrective Action, if require		
9	Are all slopes and disturbed areas not actively being worked properly stabilized?	Yes ☐ No ☐ N/A ☐	Yes ☐ No ☐ N/A ☐
	Notes/Corrective Action, if require		

10	Are discharges from dewatering activities managed by appropriate BMP?	Yes ☐ No ☐ N/A ☐	Yes ☐ No ☐ N/A ☐
Notes/Corrective Action, if require			
11	Are measures in place to prevent the generation of dust?	Yes ☐ No ☐ N/A ☐	Yes ☐ No ☐ N/A ☐
Notes/Corrective Action, if require			
12	Is the construction site notice and/or NOI posted on site and in a readily available spot?	Yes ☐ No ☐ N/A ☐	Yes ☐ No ☐ N/A ☐
Notes/Corrective Action, if require			

Line Item Issues	Required Information/Documentation/Corrective Action

Additional Comments: _____

Inspectors Qualifications: _____

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.

Signature: _____ Date: _____

Appendix E: Corrective Action Log

Corrective Action Log

Project Name:_____

Inspection Date	Inspector's Name	Description of Line Item Issue (from inspection report)	Corrective Action and Date Performed	Responsible Person

Appendix F: SWPPP Amendment Log

SWPPP Amendment Log

Project Name:_____

Amendment No. and Page No.	Description of Amendment	Date of Amendment	Amendment Prepared by (Name and Title)

Appendix G: Subcontractor Certification/Agreement

Subcontractor Certification

Project Number:_____
Project Title:_____
Operator(s):_____
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 upon request.
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 penalty of law that I have read or have been informed of 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:_____
Address:_____
Telephone Number:_____
Type of construction service to be provided:_____

_____

_____

_____

Signature:_____
Title:_____
Date:_____

Appendix H: Grading and Stabilization Activity 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**

Appendix I: Training Log

Stormwater Pollution Prevention Training Log

Project Name:

Project Location:

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		
6		
7		
8		

Appendix J: Delegation of Authority

Delegation of Signatories to Reports

Facility/Company/Site Name:_____
TPDES Authorization Number: (If applicable)_____

This letter serves to designate the following people or positions as authorized personnel for signing reports, storm water pollution prevention plans, certifications or other information requested by TCEQ or EPA and as required by the TPDES construction general permit, as set forth by 30 TAC §305.128

Name or Position_____

Name or Position_____

Name or Position_____

I understand that this authorization does not extend to the signing of a Notice of Intent for obtaining coverage under a storm water general permit.

By signing this authorization, I confirm that I meet the requirements to make such a designation as set forth in 30 TAC §305.44.

_____

Name Title Date

Appendix K: Endangered Species Documentation

NONE FOUND

Appendix L – Historic Properties Documentation

None observed

Deed Recordation Affidavit
Contributing Zone Plan

THE STATE OF TEXAS §

County of _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ who, being duly sworn by me, deposes and says:

(1) That my name is _____ and that I own the real property described below.

(2) That said real property is subject to an CONTRIBUTING ZONE PLAN which was required under the 30 Texas Administrative Code (TAC) Chapter 213.

(3) That the CONTRIBUTING ZONE PLAN for said real property was approved by the Texas Commission on Environmental Quality (TCEQ) on _____.

A copy of the letter of approval from the TCEQ is attached to this affidavit as Exhibit A and is incorporated herein by reference.

(4) The said real property is located in _____ County, Texas, and the legal description of the property is as follows:

_____
LANDOWNER-AFFIANT

SWORN AND SUBSCRIBED TO before me, on this __ day of _____, _____.

_____
NOTARY PUBLIC

THE STATE OF _____ §

County of _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 __ day of _____, _____..

_____
NOTARY PUBLIC

_____
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

SITE DEVELOPMENT PERMIT PLANS

CYPRESS CREEK OFFICE BUILDING

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING PLAT
3	GENERAL NOTES
4	EXISTING CONDITION
5	EROSION AND SEDIMENTATION CONTROL PLAN
6	EROSION & SEDIMENTAION DETAILS
7	SITE PLAN & DIMENSIONS
8	SITE PLAN DETAIL–1
9	SITE PLAN DETAIL–2
10	GRADING PLAN
11	EXISTING DRAINAGE PLAN
12	PROPOSED DRAINAGE PLAN
13	WATER QUALITY – 1
14	WATER QUALITY – 2
15	UTILITY PLAN (WATER & WASTEWATER)
16	WATER & WASTEWATER DETAILS – 1
17	WATER & WASTEWATER DETAILS – 2
18	FIRE PROTECTION PLAN
19	PAVING PLAN
20	RETAINING WALL DETAIL
21	BUILDING ELEVATION
22	BUILDING ELEVATION (2)
23	LANDSCAPE PLAN
24	LANDSCAPE DETAIL

APPROVED FOR ACCEPTANCE:

Ellen Nelson

PLANNING	SD–19–00032	DATE
URBAN FORESTER	SD–19–00032	DATE
INDUSTRIAL PRETREATMENT	SD–19–00032	DATE
FIRE MARSHAL	SD–19–00032	DATE
ENGINEERING SERVICES	SD–19–00032	DATE
ADDRESSING	SD–19–00032	DATE
SITE DEVELOPMENT PERMIT NUMBER	SD–19–00032	DATE

APPROVED ELECTRONICALLY

OWNER : Raha Group LC.
9801 Anderson Mill Rd., Suite 101
Austin, Tx 78750
rahagroupllc@gmail.com
PH:512-585-6760

ENGINEER 1: Capital Engineering
204 Escalera Parkway
Georgetown, Tx 78628
sbassari@capitalengineeringtx.com
512-630-6184

LANDSCAPE: Blair Landscape Architecture, LLC.
306 W. Main St., Suite 12
Round Rock,Tx 78664

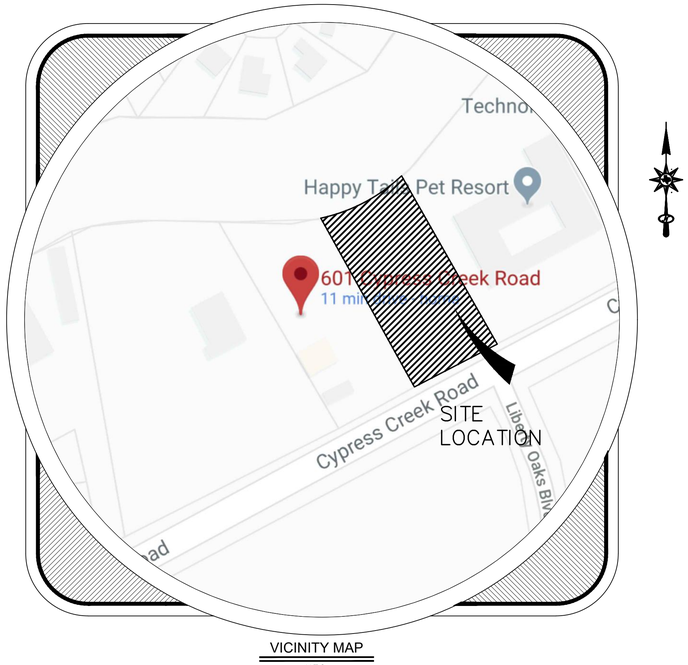
PERMIT NO. : SD–19–00032

ADDRESS : 601 CYPRESS CREEK ROAD
CEDAR PARK, TX 78613

SUBMITTAL DATE : 11/05/2019

SUBMITTED BY : SAEID BASARI, P.E.

TCEQ PROGRAM ID NO.:



VICINITY MAP
N.T.S.

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	CITY OF CEDAR PARK APPROVAL/DATE	DATE IMAGED
1	Revised parking space locations and direction,Revised building elevation, interior and use. Added drain inlets, added roof drain. Relocated fire hydrant and riser room	R) 1,3,8,5,6 7,10,11,12, 15,18,21,22, 19,21, 22,23,24	24	0	26957.9 sf 67.6%		

SITE INFORMATION:

LEGAL DESCRIPTION: BUTTERCUP CREEK INDUSTRIAL PARK RESUB LOT 4, LOT B, ACRES .914
EDWARDS AQUIFER CONTRIBUTING ZONE
NEIGHBORHOOD: L50 - LEANDER/CEDAR PARK VACANT
MAP NUMBER: 4-5828
ZONING: LB - LOCAL BUSINESS

GENERAL NOTE:

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

THIS SITE PLAN HAS BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION FOR REVIEW OF COMPLIANCE WITH THE ARCHITECTURAL BARRIERS ACT. THE REFERENCE # TABS2020004446 IS PROOF OF SUBMITTAL TO TDLR.

PROJECT DESCRIPTION:

CONSTRUCTION OF A 2–STORY BUILDING WITH A TOTAL OF 10,100 SQUARE FEET WITH ASSOCIATED PARKING, DRIVE AISLES AND INFRASTRUCTURE.

FLOODPLAIN INFORMATION:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48491C0605F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

December 14, 2020

STATE OF TEXAS
SAEID BASARI
81420
REGISTERED
PROFESSIONAL
ENGINEER

Said Bassari

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

Capital Engineering

IMPERVIOUS COVER

GRASS	12019.7 SF	0.276 ac	
BUILDING	4632 SF	0.106 ac	
CONCRETE	20553 SF	0.472 ac	
TOTAL	39,726.7 SF	0.912 AC.	
TOTAL IMPERVIOUS COVER		67.6%	

APPROVED
8/2/2021
PLANNING DEPT.
CITY OF CEDAR PARK

THE STANDARD SHEETS SPECIFICALLY IDENTIFIED ABOVE HAVE BEEN SELECTED BY ME OR UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

Said Bassari — July 15, 2021

SAEID BASARI, P.E. — DATE

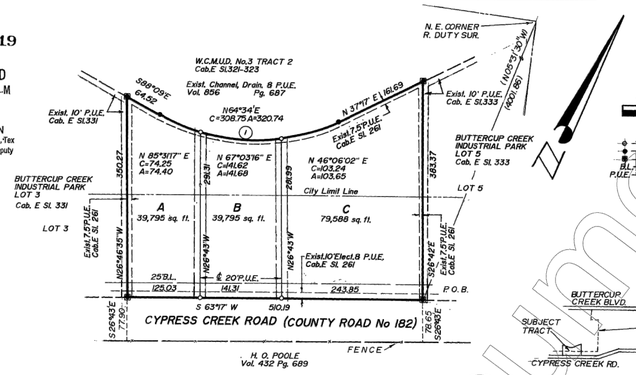
G:\My Drive\Capital Engineering TX\11-1028 601 cypress creek\cad\1 COVER SHEET.dwg

Cab. I, Slide 217

RESUBDIVISION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 4

16519

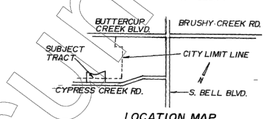
FILED FOR RECORD
at 10:45 o'clock A M
APR 27 1987
JAMES N. BOYDSTON
County County Clerk, Williamson Co., Tex
By Elaine Boyzzell Deputy



SCALE: 1" = 100'

LEGEND
- ⊙ — PIN SET
- ● — PIN FOUND
- ■ — CONCRETE MONUMENT SET
- B.L. — BUILDING LINE
- P.U.E. — PUBLIC UTILITY EASEMENT

CURVE DATA
(1)
I = 54°34'
T = 173.70'
R = 336.78
C = 308.75
A = 320.74'



LOCATION MAP
NO SCALE

FIELD NOTES DESCRIBING 3.654 ACRES OF LAND OUT OF THE RICHARD DUTY SURVEY IN WILLIAMSON COUNTY, TEXAS, SAID 3.654 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF LOT 4 BUTTERCUP CREEK INDUSTRIAL PARK, LOT 4 A SUBDIVISION OF RECORD IN CABINET E, SLIDE 261 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.654 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOW;

BEGINNING AT A CONCRETE MONUMENT SET TO REPLACE A STEEL PIN FOUND IN THE NORTH LINE OF CYPRESS CREEK ROAD, AT THE SOUTHEAST CORNER OF SAID LOT 4, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, AND FROM WHICH POINT THE NORTHEAST CORNER OF SAID RICHARD DUTY SURVEY BEARS APPROXIMATELY (FROM RECORD DESCRIPTION) N05°31'30" W 400.86 FEET;

THENCE WITH THE NORTH LINE OF SAID CYPRESS CREEK ROAD S 63°17' W 510.19 FEET TO A CONCRETE MONUMENT SET TO REPLACE A STEEL PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 4 FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED

THENCE LEAVING SAID CYPRESS CREEK ROAD AND WITH THE WEST LINE OF SAID LOT 4 N 26°46'35" W 350.27 FEET TO A CONCRETE MONUMENT SET TO REPLACE A STEEL PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 4 FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE WITH THE NORTH LINE OF SAID LOT 4 S 89°09' E 64.52 FEET TO A STEEL PIN FOUND AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 336.78 FEET AND WHOSE LONG CHORD BEARS N 64°30' E A DISTANCE OF 308.75 FEET TO A STEEL PIN FOUND AT THE END OF SAID CURVE;

THENCE CONTINUE WITH THE NORTH LINE OF SAID LOT 4 N 37°17' E 186.69 FEET TO A CONCRETE MONUMENT SET TO REPLACE A STEEL PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 4 FOR THE NORTH EAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE WITH THE EAST LINE OF SAID LOT 4 S 26° 42' E 383.37 FEET TO THE PLACE OF BEGINNING CONTAINING 3.654 ACRES OF LAND.

I, P.H. PATTERSON, A REGISTERED PUBLIC SURVEYOR FOR AND IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND; AND THE CORNER MONUMENTATION SHOWN WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK TEXAS.

P.H. Patterson 2-2-87
P. H. PATTERSON, R.P.S. No.2517 DATE
P.O. BOX 1475
CEDAR PARK, TEXAS 78613

STATE OF TEXAS P. H. PATTERSON 2517 REGISTERED PUBLIC SURVEYOR

NOTES:

1. STORMWATER DETENTION WILL BE PROVIDED EITHER ON SITE OR THROUGH A REGIONAL SYSTEM. CITY APPROVAL WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY WILLIAMSON COUNTY M.U.D. No3.
3. NO STRUCTURE OR LAND ON THIS PLAT SHALL HERE AFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

I DO HEREBY CERTIFY THAT NO LOT WITHIN THIS SUBDIVISION IS ENCROACHED BY ANY AREA WHICH IS SUBJECT TO 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR.

I DO HEREBY CERTIFY THAT THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

Dani A. Shanahan 2-2-87
DANIEL A. SHANAHAN, P.E. No.52169 DATE
304 EAST UNIVERSITY
GEORGETOWN, TEXAS 78626

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS, AND WILLIAMSON COUNTY PRIVATE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY HEALTH DEPARTMENT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

D."M" "Jack" Purcell by Jim Moore 4-6-87
D. M. "JACK" PURCELL DATE
DIRECTOR OF ENVIRONMENTAL SERVICES

PROPOSED USE: COMMERCIAL, INDUSTRIAL, OFFICE

OWNER: REID FUNDERBURK
13276 RESEARCH BLVD. No. 203
AUSTIN, TX. 78750

SURVEYOR: P.H. PATTERSON
P.O. BOX 1475
CEDAR PARK, TX. 78613

ENGINEER: DAN SHANAHAN
304 EAST UNIVERSITY
GEORGETOWN, TX. 78626

DATE: FEB. 2, 1987

SHEET 1 OF 2

Cab. I, Slide 217

Cab. I, Slide 218

RESUBDIVISON OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 4

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

That Reid Funderburk, Trustee, owner of Lot 4 Buttercup Creek Industrial Park, Lot 4, a subdivision in Williamson County, Texas, of record in Cabinet E, Slide 261 of the Plat Records of Williamson County, Texas, conveyed by deed of record in Volume 947, Page 506 of the Deed Records of Williamson County, Texas, does hereby resubdivide said Lot 4 in accordance with the attached plat to be known as RESUBDIVISION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 4, and do hereby impose upon the subdivision shown hereon the following restrictions listed below which shall be enforceable by the City of Cedar Park and/or the owners of such Lots.

1. Occupancy of said lots is prohibited until water satisfactory for human consumption is available from a source on the land or a community source in adequate and sufficient supply.
2. Occupancy of said lots is prohibited until served by a sewage collecting system connected to a public sewer system.

and do hereby dedicate to the public use the easements as shown hereon.

WITNESS MY HAND, this the 18th day of February, A.D. 1987

Reid Funderburk, Trustee

This instrument was acknowledged by me on the 18th day of February, A.D.1987.

Donna Richey
Notary Public in and for the State of Texas
my commission expires: 9/26/90
Donna Richey
printed name of notary

NOTARY PUBLIC STATE OF TEXAS

Prior to grading, any type of earth moving, construction of, on or under the land in this subdivision, a drainage plan designed by a Registered professional Engineer shall be submitted for the prorated development, and modification thereto to the City of Cedar Park (when applicable) and the Commissioners Court of Williamson County, Texas for review and approval.

It is further understood that the enforcement of the plat restrictions is the responsibility of the developer and/or the owner, however, the City and Commissioners Court of Williamson County, Texas shall have right and authority to enforce the plat restrictions through appropriate legal procedure permits unless or until the requirements of the plat restrictions have been achieved.

Reid Funderburk, Trustee
Owner

Approved for the U. S. Postal Service this the 15 day of April A.D.1987
Ivan J. Wiley 4-15-87
Ivan J. Wiley, Postmaster
City of Cedar Park, Texas

Approved this the 15th day of April A.D. 1987 by the City Council of Cedar Park, Texas and do hereby authorize the County Clerk to file and record said plat in the Records of Williamson County, Texas.

Dorthey Duckett
Mayor: Dorthey Duckett

ATTEST: Nancy M. Faulkner
City Secretary: Nancy M. Faulkner

Approved this the 7th day of April A.D. 1987 by the Planning and Zoning Commission of Cedar Park, Texas.

Horace Miller
Chairman: Horace Miller

ATTEST: Whitney A. Walsh
Secretary: Whitney Walsh

In oproving this plat by the Commissioners Court of Williamson County, Texas is understood that the building of all streets, roads or other public thoroughfares and any bridges or culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares as shown on this plat, or in connection ther with, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Williamson County, Texas, and said Court assumes no obligation to build or maintain any of the streets, roads, bridges or culverts in connection therewith. It is further understood that upon completion of the aforesaid obligation of the developer and 60% occupancy of the lots along the streets ans roads has been achieved, and all driveway drain pipes have been installed, on written permission from the County Commissioner, the Commissioners Court assumes responsibility for maintenance of said streets, roads

THE STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, Don Wilson, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with written field notes hereon, and the Surveyors Certificate appearing hereon, that RESUBDIVISION OF BUTTERCUP CREEK INDUSTRIAL PARK, LOT 4, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said Court duly considered, were on this day approved, and said plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

4-27-87 Don Wilson
Date Don Wilson, County Judge
Williamson County, Texas

THE STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, James Boydston, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing, with its Certificate of Authentication, was filed for record in my office on the 27th day of April, A.D. 1987, at 10:45 o'clock A. m. and was duly recorded on the 27th day of April A.D. 1987, at 11:00 o'clock A. M. in the Plat Records of said County, in Cabinet I, Slides 217-218

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

COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

James N. Boydston
James N. Boydston, Clerk of the County Court, Williamson County, Texas
By Elaine Boyzzell, Deputy

SHEET 2 OF 2

APPROVED
8/2/2021
PLANNING DEPT.
CITY OF CEDAR PARK

DATE	NO.	REVISION	APPROVAL

Capital Engineering

CAPITAL ENGINEERING
2501 S. BAGDAD RD. UNIT C
TEXAS 78641
FIRM REG. NO.: F-7819

BRUSHY CREEK OFFICE BUILDING
601 CYPRESS CREEK,
CEDAR PARK, TEXAS,
78613

EXISTING PLAT

APPROVED BY: S.B.
DESIGNED BY: A.S.
SCALE: NTS
DATE: 7/16/2021

SHEET
2 of 24

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

PERMIT NO. : SD-19-00032 7/7/2021 6:17:00 PM

G:\My Drive\Capital Engineering TX\11-1028 601 cypress creek\cad\02 EXISTING PLAT (1).dwg

Unofficial Document

Construction Notes for Subdivisions and Site Plans
Construction Notes for Subdivisions & Site Plans City of Cedar Park
Revised April 2, 2024
General Notes:
1. General Contractor shall call for all utility locates prior to any construction. Contractor shall delineate areas of excavation using white paint (white lining) in accordance with 16 TAC 18.3. Water & wastewater owned by the City of Cedar Park can be located by calling Texas 811 at 1-800-344-8377. Allow three business days for utility locates by the City of Cedar Park.
2. All construction shall be in accordance with the latest City of Austin Standard Specifications. City of Austin standards shall be used unless otherwise noted.
3. Design procedures shall be in general compliance with the City of Austin Drainage Criteria Manual. All variances to the manual are listed below: <N/A>
4. Benchmarks should be tied to the City of Cedar Park benchmarks and be correctly "geo-referenced" to state plane coordinates. A list of the City's benchmarks can be found at: http://www.cedarparktexas.gov/index.aspx?page=793.
5. Prior to issuance of a certificate of occupancy for a site development permit, the right of way between the property line and edge of pavement / back of curb shall be revegetated according to COA specification 602S and 606S. Prior to City acceptance of subdivision improvements all graded and disturbed areas shall be re-vegetated in accordance with the City of Austin Specification Item #604 native seeding unless non- native is specifically approved.
6. The Contractor shall provide the City of Cedar Park copies of all test results prior to acceptance of subdivision improvements.
7. City, owner, engineer, contractor, representatives of all utility companies, and a representative from the testing lab shall attend pre-construction conference prior to start of construction. The contractor shall schedule the meeting with the City of Cedar Park Engineering Department a minimum of 48 hours prior to this pre-construction meeting (512-401-5000). Final construction plans shall be delivered to Engineering a minimum of seven business days prior to requesting a pre-construction meeting.
8. Excess soil shall be removed at the contractor's expense. Notify the City of Cedar Park if the disposal site is inside the City's jurisdictional boundaries.
9. Burning is prohibited.
10. Any changes or revisions to these plans must first be submitted to the City by the design engineer for review and written approval prior to construction of the revision. All changes and revisions made to the design of utilities or impacts utilities shall use revision clouds to highlight all revisions or changes with each submittal. Revision triangles shall be used to mark revisions. All clouds and triangle markers from previous revisions may be removed. Revision information shall be updated in the appropriate areas of the Title Block.
11. Minimum setback requirements for existing and newly planted trees from the edge of pavement to conform to the requirements as shown in Table 6-1 of the City of Austin's Transportation Criteria Manual.
12. The Contractor will reimburse the City for all cost incurred as a result of any damage to any City utility or any infrastructure within the Right-of-Way by the Contractor, regardless of these plans.

13. An engineer's concurrence letter and electronic 22"x34" record drawings shall be submitted to the Engineering Department prior to the issuance of certificate of occupancy or subdivision acceptance. The Engineer and Contractor shall verify that all final revisions and changes have been made to record drawings prior to City submittal. Record construction drawings, including roadway and all utilities, shall be provided to the City in AutoCad ©.dwg"files and ©PDF"format on a CD or DVD. Line weights, line types and text size shall be such that if half-size prints (11"x 17") were produced, the plans would still be legible. All required digital files shall contain a minimum of two (2) control points referenced to the State Plane Grid Coordinate System - Texas Central Zone (4203), in US feet and shall include rotation information and scale factor required to reduce surface coordinates to grid coordinates in US feet.
14. The City of Cedar Park has not reviewed these plans for compliance with the Americans With Disabilities Act. It is the responsibility of the owner to provide compliance with all legislation related to accessibility within the limits of construction shown in these plans.
15. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
16. No blasting is allowed on this project.
17. A traffic control plan, in accordance with the Texas Manual on Uniform Traffic Control Devices, shall be submitted to the City for review and approval prior to any partial or complete roadway closures. Traffic control plans shall be site specific and seal by a registered professional engineer.
18. The contractor shall keep the site clean and maintained at all times, to the satisfaction of the City. The subdivision will not be accepted (or Certificate of Occupancy issued) until the site has been cleaned to the satisfaction of the City.
19. Signs are not permitted in Public Utility Easements, Set Backs or Drainage Easements.
20. It shall be the responsibility of the Contractor to inspect temporary erosion controls on a daily basis. Adjust the controls and/or remove any sediment build-up as necessary. A stop work order and/or fine may be imposed if the erosion controls are not maintained.
21. A final certificate of occupancy will not be issued on commercial sites until all disturbed areas have been re-vegetated. Substantial grass cover, as determined by Engineering Department, must be achieved prior to the issuance of a final certificate of occupancy. All erosion controls must remain in place and maintained until all disturbed areas have been re-vegetated to the acceptance of the City of Cedar Park Engineering Department. Prior to issuance of a certificate of occupancy for a site development permit, the right of way between the property line and edge of pavement / back of curb shall be revegetated according to COA specification 602S and 606S.
22. Contractor will be responsible for keeping roads and drives adjacent to and near the site free from soil, sediment and debris. Contractor will not remove soil, sediment or debris from any area or vehicle by means of water, only shoveling and sweeping will be allowed. Contractor will be responsible for dust control from the site. Failure to comply with this requirement may result in a stop work order or a fine.
23. All wet utilities shall be installed and all densities must have passed inspection(s) prior to the installation of dry utilities.
24. A minimum of seven days of cure time is required for HMAC prior to the introduction of vehicular traffic to any streets.
25. Prior to plan approval, the Engineer shall submit to the Engineering Department documentation of subdivision/site registration with the Texas Department of Licensing and Regulations (TDLR) and provide documentation of review and compliance of the subdivision/site construction plans with Texas Architectural Barriers Act (TABA).

26. Prior to subdivision/site acceptance, the engineer/developer-owner shall submit to the Engineering Department documentation that the subdivision/site was inspected by TDLR or a registered accessibility specialist (RAS) and the subdivision/site is in compliance with the requirements of the TABA.
27. All construction and construction related activities shall be performed Monday thru Friday from 7:00 A.M. to 6:00 P.M. However, construction activities within one hundred feet (100') of a dwelling or dwelling unit shall be performed between the hours of 8:00 a.m. and 6:00 p.m. Otherwise all construction and construction related activities shall conform to City of Cedar Park Code of Ordinances, specifically Article 8.08.
28. Approval for construction activities performed on Owner's Holidays, and/or Saturdays, outside of Monday through Friday 8 am to 5 pm, or in excess of 8 hours per day shall be obtained in writing 48 hours in advance, and inspection fees at 1.5 times the hourly inspection rate shall be billed directly to the contractor. There shall be no construction or construction related activities performed on Sunday. The City reserves the right to require the contractor to uncover all work performed without City inspection.
29. All poles to be approved by City and PEC, no conduit shall be installed down lot lines / between homes. All conduit shall be located in the public ROW or in an easement adjacent to and parallel to the public ROW.
30. Dry utilities shall be installed after subgrade is cut and before first course base. No trenching of compacted base. If necessary dry utilities installed after first course base shall be bored across the full width of the ROW.
31. No ponding of water shall be allowed to collect on or near the intersection of private driveway(s) and a public street. Reconstruction of the driveway approach shall be at the Contractor's expense.
32. All driveway approaches shall have a uniform two percent slope within the ROW unless approved in writing by the Engineering Department.
33. Contractors on site shall have an approved set of plans at all times. Failure to have an approved set may result in a stop work order.
34. Contractor to clear five feet beyond all right of way to prevent future vegetative growth into the sidewalk areas.
35. There shall be no water or wastewater appurtenances, including but not limited to, valves, fittings, meters, clean-outs, manholes, or vaults in any driveway, sidewalk, traffic or pedestrian area.
36. Sidewalks shall not use curb inlets as a partial walking surface. Sidewalks shall not use traffic control boxes, meter or check valve vaults, communication vaults, or other buried or partially buried infrastructure as a vehicular or pedestrian surface.
Street Notes:
1. No trenching of compacted base will be allowed. A penalty and/or fine may be imposed to the general contractor if trenching of compacted base occurs without City approval, regardless of who performed the trenching.
2. All sidewalks shall comply with the Americans With Disabilities Act. The City of Cedar Park has NOT reviewed these plans for compliance with the Americans With Disabilities Act, or any other accessibility legislation, and does not warranty or approve these plans for any accessibility standards.
3. Street barricades shall be installed on all dead end streets and as necessary during construction to maintain job safety.
4. Any damage caused to existing pavement, curbs, sidewalks, ramps, etc., shall be repaired by the contractor to the satisfaction of the City prior to acceptance of the subdivision.
5. At intersections, which have valley drainage, the crown to the intersecting street will be culminated at a distance of 40 ft. from the intersecting curb line unless otherwise noted.
6. The subgrade material was tested by (Rock Engineering, 7 Roundville lane, Round Rock, Texas, 78664) on september 23, 2019, the pavement sections were designed accordingly. The pavement sections are to be constructed as follows:

PRELIMINARY RIGID PAVEMENT SCHEDULE
(PER ROCK GEOTECHNICAL REPORT)

PAVEMENT MATERIAL	LIGHT DUTY	HEAVY DUTY
CONCRETE (IN)	6"	8"
COMPACTED SUBGRADE	8"	8"

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

Wastewater Notes:
1. Refer to the City of Cedar Park Public Works Utility Policy and Specifications manual.
2. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade at the owner's expense by the contractor with the City approval. All utility adjustments shall be completed prior to final paving construction.
3. The location of any existing utility lines shown on these plans may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor. The contractor shall locate all utilities prior to bidding the project.
4. All iron pipe and fittings shall be wrapped with at least 8 mil. Polyethylene wrap.
5. All water mains, wastewater mains and service lines shall meet City of Austin minimum cover specifications. All streets are to be cut to subgrade prior to installation of water mains or cuts will be issued by the engineer.
6. Where 48-inches of cover below subgrade cannot be achieved for wastewater service lines alternate materials may be used. A minimum of 36-inches of cover below subgrade shall be achieved. Any wastewater service line with cover between 36-inch and 48- inches shall be SDR-26 PVC pressure pipe.
7. Gasketed PVC sewer main fittings shall be used to connect SDR-35 PVC to SDR-26 PVC pressure pipe or C-900.
8. Pipe materials to be used for construction of utility lines: Wastewater- SDR 26PVC PIPE.
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. Polydek Coatings on wastewater manholes will not be allowed. Any other product appearing on the COA SPL WW-511 is acceptable.
23. All penetrations of existing wastewater manholes are required to be re-coated in accordance with the specifications listed in Note 20.
24. All manholes will be vacuum tested only.
25. Tracer tape AND marking tape shall be installed on all water and wastewater mains in accordance with City of Austin Standards, regardless of the type of pipe.
26. All pressure pipe shall have mechanical restraint and concrete thrust blocking at all valves, bends, tees, plugs, and other fittings.

Water Notes:
1. Refer to the City of Cedar Park Public Works Utility Policy and Specifications manual.
2. The top of valve stems shall be at least 18', and no more than 36', below finished grade. Valve stem risers shall be welded on each end to the City's satisfaction.
3. Fire hydrant leads to be ductile iron, Class 350, and installed per City of Austin standard specifications and detail.
4. Prior to installation of fire hydrants, the engineer will provide the Contractor one (1) cut from a hub pin, establishing the elevation of the bury line.
5. The engineer shall provide cuts for all water lines at all storm sewer crossings to the City of Cedar Park.
6. Pipe materials to be used for construction of utility lines:
- Water - C900 DR-14 PVC PIPE.
Copper pipe and fittings are not permitted within the Right-of-Way.
Minimum DR-14 12'dia and smaller. Minimum class 250 DI larger than 12'dia.
7. Approved 5 ¼"fire hydrants:

- American Flow Control, B84B
- Mueller Company, Super Centurion 250
- Clow Medallion Hydrant
- Requirements for private fire hydrants (Behind Double Check Backflow Prevention Assembly): Must be in accordance with City of Austin specifications.
- All fire hydrants must meet City of Cedar Park thread specifications (National Thread)
- Blue reflector markers shall be located on the centerline of the pavement across from all fire hydrants. Pavement markers at intersections shall be four-sided.

8. Should a Tapping Saddle be approved by Public Works, the saddle shall be Smith-Blair 662 Stainless Steel Tapping Sleeves with all stainless hardware, or approved equal. Requests for alternate providers shall be made to the City of Cedar Park Public Works. No tap exceeding 2" in diameter will be approved.
9. All water lines, including service lines, shall be pressure and leak tested per City of Austin Standard Specifications and witnessed by the City of Cedar Park representative. All testing is to be the responsibility of the contractor, and the contractor may be required to re-test lines if the testing is not witnessed by the City. Contractor must notify the City of Cedar Park 48 hours prior to any testing. Initial water line disinfection must meet a chlorine residual of 50ppm, and a chlorine residual of 25 ppm after a 24 hour detention period. Sections that are 20 -30 feet can use granular or tablet disinfection, but anything beyond that must be liquid disinfection to evenly clean the pipe.
10. All water lines shall be sterilized and bacteriologically tested in accordance with City of Austin Standards. The contractor is responsible for sterilization and the City of Cedar Park is responsible for submitting bacteriological samples to the State. Public Works will require a contractor specialized in disinfection for large diameter lines or critical infrastructure, subsidiary to pipe installation.
11. Density testing of compacted backfill shall be made at a rate of one test per two foot lifts per 500 feet of installed pipe.
12. Contractor to obtain a water meter from the City of Cedar Park for any water that may be required during construction. (512-401-5000)
13. ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.
- SINGLE G-148-233
- DUAL DG-148-243
- 1"METER YL111 - 444
- 1 ½"-2"METER 1730-R (LID) & 1730-12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER
14. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade, when in public streets, at the owner's expense by the contractor with City inspection. All utility adjustments shall be completed prior to final paving construction.
15. The location of any existing utility lines shown on these plans is the best available and may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor.
16. All iron pipe and fittings shall be wrapped with at least 8 mil. Polyethylene wrap.
17. All water mains, wastewater mains and service lines shall meet City of Austin Specifications for minimum cover requirements. All streets are to be cut to subgrade prior to installation of water mains or cuts will be issued by the engineer.
18. City to be given 48 hours notice prior to all testing of water and wastewater lines. City inspection is required for all testing of water and wastewater lines.
19. Where a water or wastewater line crosses above (or below) a storm sewer structure and the bottom (or top) of the pipe is within 18 inches of the top (or bottom) of the utility structure, the pipe shall be encased with concrete for a distance of at least 1 ft. on either side of the ditch line of the utility structure or the storm sewer. Concrete encasement will not be required for ductile iron (thickness Class 50), AWWA C-900 (SDR- 18) 150 psi rated PVC in sizes to 12 inches or AWWA C-905 (SDR-25) 165 psi rated PVC in sizes larger than 12 inches. Concrete encasement shall conform to C.O.A. standard detail 505-1.

20. Contractor to notify the City of Cedar Park 48 hours prior to connecting to existing utilities.
21. All pipe bedding material shall conform to City of Austin Standard Specifications.
22. Tracer tape shall be installed on all water and wastewater mains regardless of the type of pipe or depth of pipe installed.
23. Unless otherwise specified by the Engineer all concrete is to be Class 'A'(5 sack, 3000 psi ~ 28-days), and all reinforcing steel to be ASTM A615 60.
24. The City considers protection of its water system paramount to construction activities. City personnel will operate, or authorize the contractor to operate, all water valves that will pass through the City's potable water. The contractor may not operate any water valve, existing or proposed, that will allow water from the City's water system to flow to a proposed or existing water system without the express consent of the City. Notify the City two business days in advance of any request to operate a water valve. The general contractor may be fined $500 or more, including additional theft of water fines, if a water valve is operated in an unauthorized manner, regardless of who operated the valve.
25. All water valves over 24" in size shall have a by-pass line and valve installed. By-pass valves and lines are subsidiary to the cost of the valve unless specifically identified on the bid form.
26. All water valves, including those over 12" in size, shall be gate valves.
27. A double check backflow device in a vault shall be installed at property line on all private fire lines. A detector water meter will be installed on this backflow device, and it must be a Sensus SRII 3/4" meter with AMI radio read capability. The City will provide this meter. Please reference the City of Cedar Park Double Check Backflow Prevention Assembly Detail.
28. All potable water system components installed after January 4, 2014, shall be 'lead free' according to the United States Safe Drinking Water Act. The only components exempt from this requirement are fire hydrants. Components that are not clearly identified by the manufacturer as meeting this requirement by marking, or on the product packaging, or by pre-approved submittal, will be rejected for use. A NSF certification will be adequate if the certification has not expired as of January 4, 2014 and remains unexpired at the time of construction.
29. All pressure pipe shall have mechanical restraint and concrete thrust blocking at all valves, bends, tees, plugs, and other fittings.

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

Sequence of Construction Notes:

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

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan or subdivision construction plan and in accordance with the Erosion Sedimentation Control Plan (ESC) and Stormwater Pollution Prevention Plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures.
2. The General Contractor must contact the City Inspector at 512-401-5000, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
3. The General Contractor will follow the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.
4. Rough grade the pond(s) at 100% proposed capacity. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of embankment or excavation that leads to ponding conditions. The outlet system must consist of a sump pit outlet and an emergency spillway meeting the requirements of the City of Austin Drainage Criteria Manual, as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until installation of the permanent water quality pond(s).
5. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Erosion Sedimentation Control Plan (ESC) and Storm Water Pollution Prevention Plan (SWPPP) posted on the site.
6. Begin site clearing/construction (or demolition) activities.
7. Underground utilities will be installed, including fire hydrants.
8. &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

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.
2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on-site.
3. No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
5. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.
7. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
8. All excavated material that will be stored on-site must have proper E&S controls.
9. If portions of the site will have a cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
10. The following records should be maintained and made available to the TCEQ upon request:
   - the dates when major grading activities occur;
   - the dates when construction activities temporarily or permanently cease on a portion of the site; and
   - the dates when stabilization measures are initiated.
11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
   A. any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
   B. any change in the nature or character of the regulated activity from that which was originally approved;
   C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or
   D. any development of land previously identified as undeveloped in the approved contributing zone plan.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

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

TCEQ-0592A (Rev. July 15, 2015)

Know what's below. Call before you dig.

5/28/2025

STATE OF TEXAS
SAEID BASSARI
81420
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REVISION	APPROVAL

CAPITAL ENGINEERING
204 ESCALERA PARKWAY
GEORGETOWN, TEXAS 78628
FIRM REG. NO.: F-7819

CYPRESS CREEK OFFICE BUILDING
601 CYPRESS CREEK,
CEDAR PARK, TEXAS,
78613

GENERAL NOTES

APPROVED BY: S.B.
DESIGNED BY: A.S.
SCALE: NTS
DATE: 5/28/2025

SHEET
3 of 24

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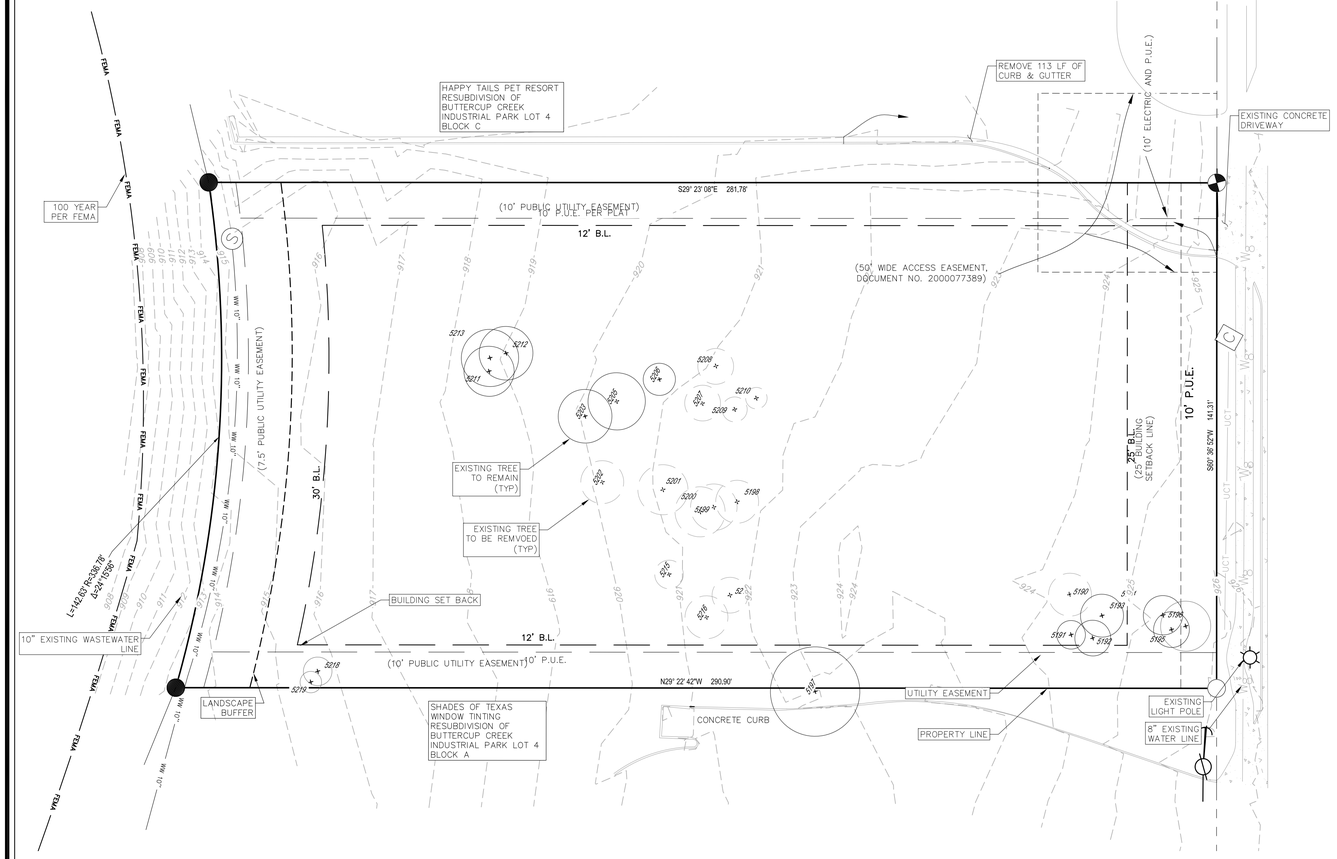
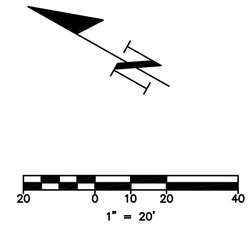
PERMIT NO. : SD-19-00032 3/31/2025 7:58:30 AM





TREE#	SPECIES - DBH (IN) - SPREAD (FT)	
5190	LIVE OAK-12IN-12FT	TO BE REMOVED
5191	LIVE OAK-8IN-21FT	TO BE PROTECTED
5192	LIVE OAK-10IN-24FT	TO BE PROTECTED
5193	LIVE OAK-12IN-18FT	TO BE PROTECTED
5194	LIVE OAK-11IN-30FT	TO BE PROTECTED
5195	LIVE OAK-10IN-24FT	TO BE PROTECTED
5196	LIVE OAK-14IN-27FT	TO BE PROTECTED
5197	LIVE OAK-25IN-48FT	TO BE PROTECTED
5198	LIVE OAK-12IN-20FT	TO BE REMOVED
5199	LIVE OAK-13IN-24FT	TO BE REMOVED
5200	LIVE OAK-14IN-30FT	TO BE REMOVED
5201	LIVE OAK-14IN-32FT	TO BE REMOVED
5202	LIVE OAK-12IN-33FT	TO BE REMOVED
5203	LIVE OAK-15IN-27FT	TO BE PROTECTED
5205	LIVE OAK-16IN-39FT	TO BE PROTECTED
5206	LIVE OAK-9IN-12FT	TO BE PROTECTED
5207	LIVE OAK-10IN-15FT	TO BE REMOVED
5208	LIVE OAK-10IN-15FT	TO BE REMOVED
5209	LIVE OAK-7IN-15FT	TO BE REMOVED
5210	LIVE OAK-6IN-15FT	TO BE REMOVED
5211	LIVE OAK-14IN-33FT	TO BE PROTECTED
5212	LIVE OAK-15IN-27FT	TO BE PROTECTED
5213	LIVE OAK-16IN-36FT	TO BE PROTECTED
5215	ELM-8IN-21FT	TO BE REMOVED
5216	LIVE OAK-12IN-35FT	TO BE REMOVED
5217	LIVE OAK-10IN-24FT	TO BE REMOVED
5218	LIVE OAK-8IN-21FT	TO BE PROTECTED
5219	LIVE OAK-6IN-15FT	TO BE PROTECTED

TOTAL
15 TREE TO BE PROTECTED
13 TREE TO BE REMOVED

DEMOLITION NOTES
1. ALL EXISTING CONCRETE AND ASPHALT IMPROVEMENTS TO BE REMOVED FROM SITE AS SHOWN. CONTRACTOR SHALL DISPOSE OF CONCRETE, ASPHALT, AND OTHER CONSTRUCTION DEBRIS AT AN APPROVED OFF-SITE FACILITY.
2. ANY HAZARDOUS OR ENVIRONMENTALLY HARMFUL MATERIALS SHALL BE REMOVED AND DISPOSED BY PROPERLY LICENSED CONTRACTORS AND IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS FOR DEMOLITION FROM THE PROPER AUTHORITIES.
4. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL GUIDELINES.

EXISTING CONDITION NOTE:
1. EXISTING CONDITIONS SHOWN ARE BASED ON AVAILABLE INFORMATION, INCLUDING SURVEY DATA, FINAL PLATS AND RECORD DRAWINGS, CONTRACTOR SHALL VERIFY LOCATION OF ALL IMPROVEMENTS AND GRADES IN THE FIELD. NOTIFY ENGINEER IN THE EVENT OF DISCREPANCY BETWEEN THIS PLAN AND ACTUAL CONDITIONS.
2. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON AVAILABLE RECORD DRAWINGS, CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO CONSTRUCTION.

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

5/28/2025
STATE OF TEXAS
SAEID BASSARI
81420
REGISTERED
PROFESSIONAL ENGINEER

DATE	NO.	REVISION	APPROVAL

CAPITAL ENGINEERING
204 ESCALERA PARKWAY
GEORGETOWN, TEXAS 78628
FIRM REG. NO.: F-7819

CYPRESS CREEK OFFICE BUILDING
601 CYPRESS CREEK,
CEDAR PARK, TEXAS,
78613

EXISTING CONDITION & DEMOLITION PLAN

APPROVED BY: S.B.
DESIGNED BY: A.S.
SCALE: 1":20'
DATE: 5/28/2025

SHEET
4 of 24

PERMIT NO. : SD-19-00032

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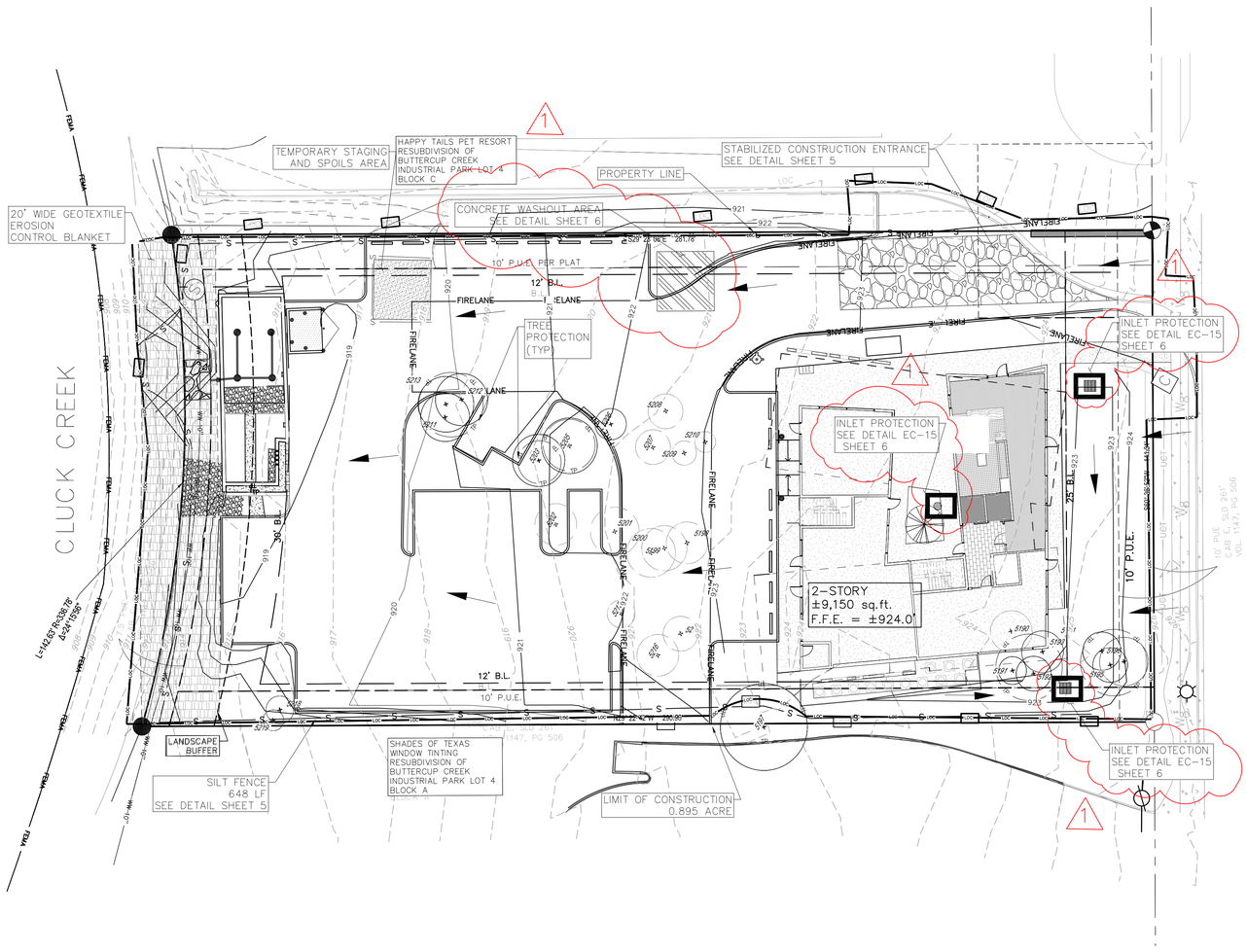
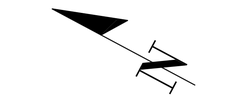
C:\PROJECTS\Reza Shams\cad\04 EXISTING CONDITIONS (1).dwg





LEGEND

EXISTING	PROPOSED	DESCRIPTION
(000)		PROPERTY (R.O.W.) LINE
		RECORD INFORMATION
		LIGHT POLE
	PP	UTILITY POLE
	G	DOWN GUY
	T	TRANSFORMER (SIZE VARIES)
		GROUND LIGHT
		FIRE HYDRANT
		WATER VALVE
		WATER METER
	WM	WATER METER VAULT
		WATER MANHOLE
		SPRINKLER CONTROL BOX
		TELEPHONE RISER
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
	TCB	TRAFFIC CONTROL BOX
	TSP	TRAFFIC SIGNAL POST
		UNDERGROUND CABLE MARKER
		UNDERGROUND FIBER OPTIC MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		GAS RISER
		GRATE INLET
		CURB INLET (SIZE VARIES)
		CHAIN LINK FENCE
		WIRE FENCE
		STORMSEWER LINE
	XX"W	WATER LINE
	XX"FL	FIRE LINE
	XX"CW	CHILLED WATER
	XX"WW	WASTEWATER LINE
	E	ELECTRIC LINE
	XX"OE	OVERHEAD ELECTRIC
	XX"UT	UNDERGROUND TELEPHONE
	XX"UC	UNDERGROUND CABLE AND INTERNET
	G	UNDERGROUND CABLE AND INTERNET
	TC	TELECOMMUNICATIONS LINE
	EMH	ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
	TMH	TELEPHONE MANHOLE (SIZE VARIES)
	CO	WASTEWATER CLEANOUT
		GREASE TRAP
	D	DUMPSTER
		TRASH COMPACTOR
		CURB & GUTTER
		VERTICAL CURB
		EDGE OF PAVEMENT
		IMPERVIOUS WALKWAYS
		CRUSHED GRANITE WALKWAYS
		WALL
	WL	WATER LINE
	WW	WASTEWATER LINE
	FFE	FINISH FLOOR ELEVATION
678	500	CONTOUR
		DIRECTION OF FLOW
	HP	HIGH POINT
		SWALE
	TP	TREE PROTECTION
	S	SILT FENCE
	LOC	LIMITS OF CONSTRUCTION
		LIMITS OF CONSTRUCTION & SILT FENCE
		ROCK BERM
		INLET PROTECTION
		STABILIZED CONSTRUCTION ENTRANCE
		ROCK RIPRAP
		ROCK BERM
		TREE TO BE SAVED
		TREE TO BE REMOVED

NOTES

1. A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROL ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF CEDAR PARK RULES AND REGULATIONS.
3. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY RE-VEGETATION MULCH, TARP OR RE-VEGETATION MATING.
4. CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
5. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE LIMITS OF CONSTRUCTION TO THE DETENTION & WATER QUALITY PONDS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.
6. ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
7. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF AT TIME OF CONSTRUCTION.
8. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING: CONSTRUCTION GENERAL PERMIT AND NOTICE ON INTENT TO CITY'S MS4 COORDINATOR (DENNIS NEILSON), UPLOAD CGP & NOI TO MGO, AND POST ON-SITE WITH SWPPP.

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

5/28/2025

STATE OF TEXAS
SAEID BASSARI
81420
REGISTERED PROFESSIONAL ENGINEER

Saeid Bassari

NO.	DATE	REVISION	APPROVAL
1	9/25/2024	RELOCATED CONC. WASHOUT AREA ADDED EC-15 DETAIL	

CAPITAL ENGINEERING
204 ESCALERA PARKWAY
GEORGETOWN, TEXAS 78628
FIRM REG. NO.: F-7819

CYPRESS CREEK OFFICE BUILDING
601 CYPRESS CREEK,
CEDAR PARK, TEXAS,
78613

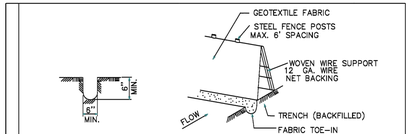
EROSION AND SEDIMENTATION CONTROL PLAN

APPROVED BY: S.B.
DESIGNED BY: A.S.
SCALE: 1":20'
DATE: 5/28/2025

SHEET
5 of 24

PERMIT NO. : SD-19-00032 5/16/2025 4:26:32 PM

C:\PROJECTS\Reza Shams\cad\05 EROSION AND SEDIMENTATION.dwg



TRENCH CROSS SECTION SILT FENCE

GENERAL NOTES:

1. SILT FENCE LOCATED ADJACENT TO PLAYGROUNDS, PARKS, SIDEWALKS, AND OTHER LOCATIONS AS DETERMINED BY CITY OF CEDAR PARK REPRESENTATIVES SHALL HAVE CITY APPROVED SAFETY CAPS ON ALL STEEL POSTS.

2. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.

3. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

4. WHERE FENCE CAN NOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE. 6 INCHES DEEP AND 6 INCHES WIDE TO THE TRENCH MUST BE A MINIMUM OF ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

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

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

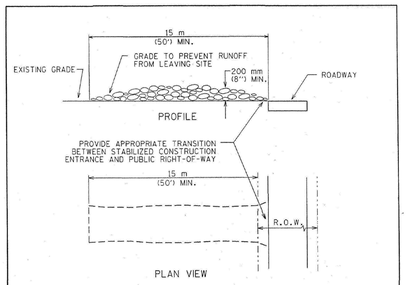
7. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES.

8. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

STANDARD SYMBOL SF

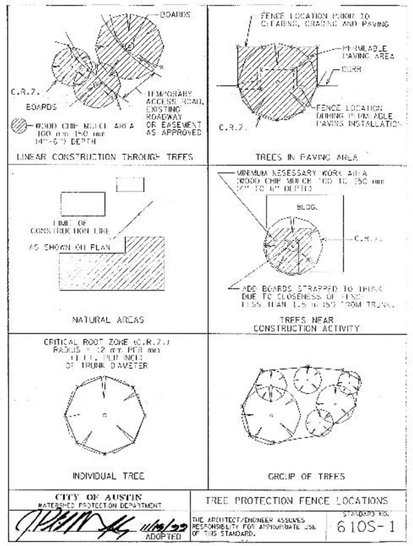
REV. DATE: 09/13/01

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

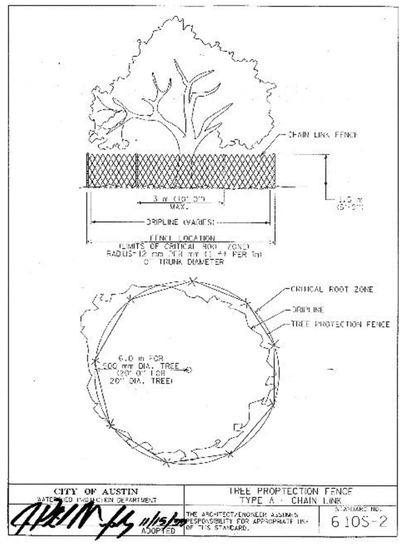


NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR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

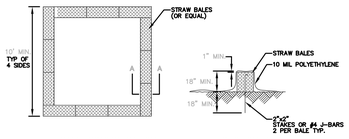
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
Lian Barla 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



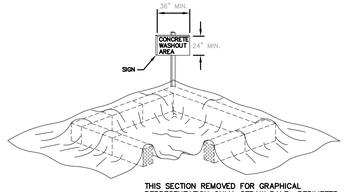
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
11/15/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE TYPE A - CHAIN LINK	
11/15/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2



BALE CONFIGURATION SECTION A-A

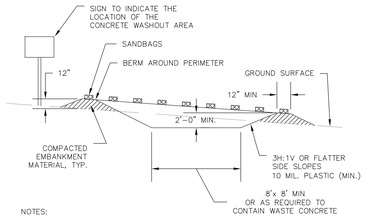


THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

NOTES:
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

CONCRETE WASHOUT AREA
N.T.S.

1 OF 2

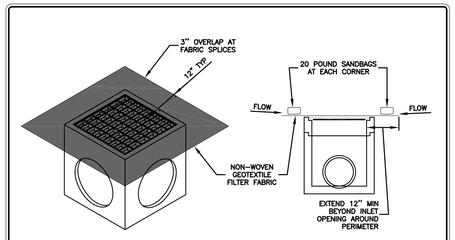


NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. VEHICLE TRACKING CONTROL (DETAIL SW-14) IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
3. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
4. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
5. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
6. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

CONCRETE WASHOUT AREA
N.T.S

2 OF 2



NOTES:

1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
3. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC-15
APPROVED 03-28-11 DATE	AREA INLET PROTECTION DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

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

NO.	DATE	REVISION	APPROVAL
1	3-30-2025	ADD DETAIL EC-15	

CAPITAL ENGINEERING
204 ESCALERA PARKWAY
GEORGETOWN, TEXAS 78628
FIRM REG. NO.: F-7819

CYPRESS CREEK OFFICE BUILDING
601 CYPRESS CREEK,
CEDAR PARK, TEXAS,
78613

EROSION & SEDIMENTAION DETAILS

APPROVED BY: S.B.
DESIGNED BY: A.S.
SCALE: NTS
DATE: 5/28/2025

SHEET
6 of 24

5/28/2025
STATE OF TEXAS
SAEID BASSARI
81420
REGISTERED
PROFESSIONAL ENGINEER

C:\PROJECTS\Reza Shams\cad\SEDIMENTATION DETAIL.dwg

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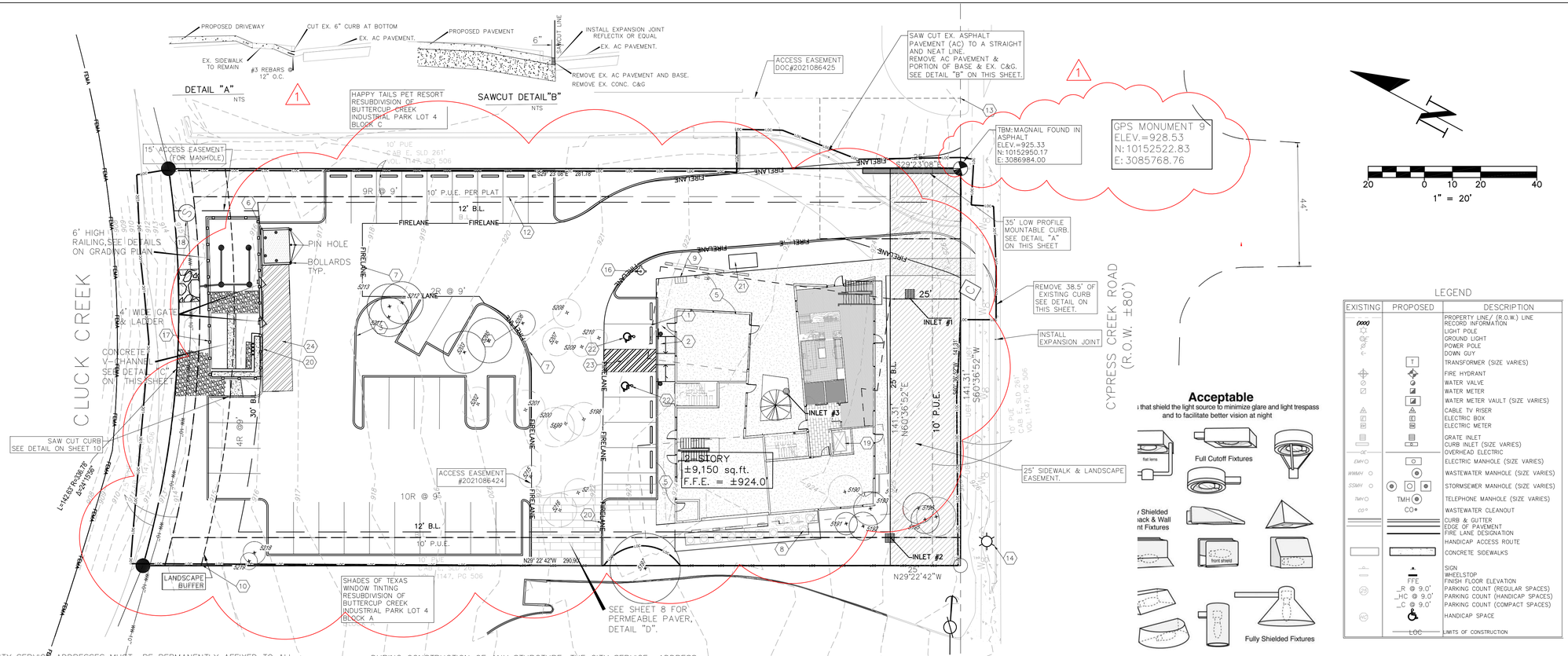


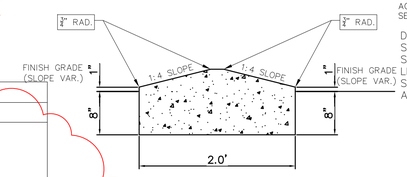
ASSIGNED CITY SERVICE ADDRESSES MUST BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET, ROAD OR ACCESS POINT OF THE PROPERTY INDICATED IN THE CITY SERVICE ADDRESS.

DURING CONSTRUCTION OF ANY STURCTURE, THE CITY SERVICE ADDRESS MUST BE POSTED ON A SIGN IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET INDICATED IN THE CITY SERVICE ADDRESS.

PARKING SUMMARY TABLE:

REQUIRED PARKING TABLE				
USE	PARKING RATIO	DESCRIPTION	REQUIRED	
OFFICE	1 PER 300 SF	1195.5	3.98	TREES TO BE COUNTED TWOARD 5% REDUCTION IN NUMBER OF NUMBER OF PARKING SPACES: #5194 (11"), #5195 (11") AND #5196 (14") TOTAL REDUCTION=3 TREESX5% =15%= 6.75 SPACES
RETAIL	1 PER 250 SF	2023.0	8.09	
COFFEE SHOP	1 PER 100 SF	1145.0	11.45	
BRIDAL	1 PER 250 SF	2842.0	11.37	
ALTERATION	1 PER 200 SF	1725	8.63	
TOTAL		8930.5	43.52	43.52-6.75= 36.77=37 PARKING SPACES

NOTE: Per City code: As an alternative to the credits provided in subsection (b)(4), the applicant may request a reduction in the number of parking spaces required by the City's parking regulations, in exchange for retaining and protecting existing trees on site. For every existing tree measuring eight caliper inches or greater, measured four-and-one-half (4-1/2) feet above the ground, that is retained and protected during development, the applicant shall be entitled to a five percent (5%) reduction in the number of parking spaces required."



LOW PROFILE MOUNTABLE CURB

Scale: NTS

PROVIDED PARKING TABLE	
REGULAR	35
HANDICAP	2
TOTAL PARKING	37
LOADING/UNLOADING	1

IMPERVIOUS/PERVIOUS COVER

PERVIOUS COVER	12,019.7	0.276 AC	
BUILDING	4632 SF	0.106AC.	
CONCRETE	20,553 SF	0.472 AC.	
WALKWAY	2,522 SF	0.058 AC.	
TOTAL LOT	39,726.7 SF	0.912 AC.	
TOTAL IMPERVIOUS COVER	27,707 SF	0.636 AC.	69.7%
PERMEABLE PAVERS	(841 SF)	(0.019 AC.)	(2.1%)
NET TOTAL I.C.	26,866 SF	0.617 AC.	67.6%

SITE DATA TABLE

1.	PROPERTY ZONING:	LB – LOCAL BUSINESS
2.	LANDING USE:	OFFICE
3.	NUMBER OF STORIES:	2 STORIES
4.	BUILDING HEIGHT:	MAX 45'
5.	TOTAL BUILDING AREA	9,150.0 sf
6.	SITE AREA	0.912 AC. 39,726.7 sf
7.	BUILDING COVERAGE	11.65%
8.	FOUNDATION	SLAB ON GRADE

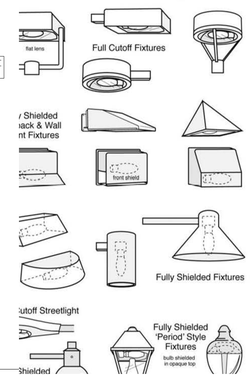
Texas 811 Know what's below. Call before you dig.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
(000)		PROPERTY LINE/ (R.O.W.) LINE RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
	T	TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GRATE INLET
		CURB INLET (SIZE VARIES)
OE		OVERHEAD ELECTRIC
EMH		ELECTRIC MANHOLE (SIZE VARIES)
WMH		WASTEWATER MANHOLE (SIZE VARIES)
SSMH		STORMSEWER MANHOLE (SIZE VARIES)
TMH	TMH	TELEPHONE MANHOLE (SIZE VARIES)
CO	CO	WASTEWATER CLEANOUT
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		SIGN
	FFE	WHEELSTOP. FINISH FLOOR ELEVATION
(R)	_R @ 9.0'	PARKING COUNT (REGULAR SPACES)
(HC)	_HC @ 9.0'	PARKING COUNT (HANDICAP SPACES)
(C)	_C @ 9.0'	PARKING COUNT (COMPACT SPACES)
		HANDICAP SPACE
LOC	LOC	LIMITS OF CONSTRUCTION

Acceptable

…t that shield the light source to minimize glare and light trespass and to facilitate better vision at night



DUMPSTER NOTES

DUMPSTER

1. DUMPSTER ENCLOSURES ARE REQUIRED. THE ENCLOSURE WOULD BE THREE-SIDED MASONRY WITH GATES ON THE OPENING THAT IS REMAINING. THE MASONRY SHOULD MATCH THE OVERALL DESIGN OF PRIMARY STRUCTURES. GATES MUST BE SOLID SCREEN.
2. DUMPSTER ENCLOSURES SHALL BE BUILT TO COMPLIMENT THE PRIMARY STRUCTURE WITH SIMILAR DESIGN AND MATERIALS. THE MATERIAL MUST BE SOMETHING OTHER THAN WOOD AND SHOULD HAVE THE RESILIENCE OF METAL OR CONCRETE.
3. EXCEPTION TO LOCATE THE DUMPSTER WITHIN 50' OF THE ADJACENT SU ZONING WAS APPROVED BY THE CITY.

FIRE LANE NOTES

FIRE PROTECTION

1. ALL BUILDINGS OF THIS PROJECT ARE WITHIN 400' OF THE PRIMARY FIRE HYDRANT AND 400' OF THE SECONDARY FIRE HYDRANT, AND 150' FROM A FIRE LANE OR PUBLIC STREET.
2. THE 26' FIRE LANE SHOWN HEREON SHALL BE MARKED BY PAINTED LINES OR RED TRAFFIC PAINT 6" WIDE TO SHOW THE BOUNDARIES OF THE FIRE LANE. THE WORDS "NO PARKING FIRE LANE" SHALL APPEAR IN 4" WHITE LETTERS AT 20 FT. INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE.
3. FIRE LANES SHALL BE CONSTRUCTED TO ADEQUATELY TOLERATE DEMANDS OF THE HEAVYWEIGHT OF 75,000 LB FOR VEHICLES PROVIDING FIRE PROTECTION SERVICES.

SIGNS AND OUTDOOR ADVERTISING DISPLAY

SIGNS

1. SIGNS AND OUTDOOR ADVERTISING DISPLAY SHALL BE UNDER SEPARATE PERMIT.

ADA COMPLIANCE

ADA

1. ALL INTERIOR AND EXTERIOR ADA DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENT ADA GUIDELINES AND COMPLIANCE OF SAME SHALL BE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR AND PROJECT ARCHITECT. CONTRACTOR SHALL REVIEW PLANS AND NOTIFY PROJECT ARCHITECT/ENGINEER WITH ANY MODIFICATIONS REQUIRED FOR SUBSTANTIAL COMPLIANCE.
2. APPROVAL OF THESE PLANS BY THE CITY OF CEDAR PARK INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATION ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
3. SLOPES ON ACCESSIBLE ROUTE MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
4. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]

GENERAL NOTES

1. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
2. PAVERS MAY BE USED ON THE ADA ROUTE WITH THE FOLLOWING CONDITIONS:
   - JOINTS BETWEEN PAVERS ½" MAXIMUM
   - VERTICAL DIFFERENCES BETWEEN PAVERS ¼" MAXIMUM
   - RUNNING SLOPE (IN THE DIRECTION OF TRAVEL) 1:20 (5%) MAXIMUM
   - CROSS SLOPE (PERPENDICULAR TO THE DIRECTION OF TRAVEL) ¼" PER FOOT (2%) MAXIMUM
3. THE SITE IS ZONED LOCAL BUSINESS (LB). THE MINIMUM FRONT, SIDE AND REAR BUILDING SETBACK FOR LB ZONING DISTRICT IS FRONT 25' / INTERIOR SIDE 12' / REAR 30' (DUE TO ABUTTING SU RESIDENTIAL ZONING).
4. THE PROPOSED BUILDING HEIGHT FOR THIS PROJECT IS 34'-3". THE MAXIMUM BUILDING HEIGHT ALLOWED IN LB ZONING IS 45', MEASURED TO THE HIGHEST POINT OF THE ROOF. BUILDINGS LOCATED WITHIN 100' OF RESIDENTIAL ZONING WILL BE LIMITED TO 35' IN HEIGHT AS MEASURED FROM EXISTING GRADE. (SEC. 11.03.091).
5. GROSS BUILDING AREA IS 10,100 SQUARE FEET.
6. ALL MECHANICAL EQUIPMENT ASSOCIATED WITH BUILDING OPERATIONS AND IS EITHER MOUNTED ON THE GROUND, ROOF, OR DIRECTLY TO THE BUILDING SHALL BE FULLY SCREENED FROM VIEW OF ADJACENT PROPERTIES AND RIGHT-OF-WAY. ALL SCREENING SHALL MEET THE STANDARDS REFERENCED IN SECTION 11.03.154.B.1.c

LEGEND

1. WHEEL STOP – SEE DETAIL SHEET 8
2. ADA SIGN – SEE DETAIL SHEET 9
3. PROPOSED 6" CURB – SEE DETAIL SHEET 8
4. EXISTING TREE – SEE TREE LIST ON SHEET 4
5. PROPOSED SIDEWALK – SEE DETAIL SHEET 8
6. INSTALL DUMPSTER ENCLOSURE – SEE DETAIL SHEET 9
7. PROPOSED 25' FIRE LANE – SEE DETAIL SHEET 9
8. AC UNITS
9. 3 BIKE RACKS – SEE DETAIL SHEET 9
10. LANDSCAPE BUFFER
11. PROPERTY LINE – SEE EXISTING CONDITION SHEET 4
12. EASEMENT LINE – SEE EXISTING CONDITION SHEET 4
13. ACCESS EASEMENT DOCUMENT # 2000077389
14. EXISTING POWER POLE
15. 5'X5' CONCRETE PAD FOR TRANSFORMER
16. PROPOSED FIRE HYDRANT
17. WATER QUALITY POND – SEE SHEET 13 & 14 FOR DETAIL
18. EXISTING SANITARY MANHOLE
19. ELEVATOR BY OTHERS.
20. CURB CUT (OPENING) SEE GRADING PLAN
21. GREASE TRAP BY OTHERS.
22. INSTALL ADA PARKING SIGN.
23. HANDICAP RAMP.
24. LOADING ZONE

5/28/2025

NO.	DATE	REVISION
1	9/25/2024	REVISED SITE LAYOUT, ADDED INLETS/STORM PIPES, REVISED BUILDING & WET UTILITIES.
1	9/25/2024	REVISED PARKING TABLE.

APPROVAL

CAPITAL ENGINEERING
204 ESCALERA PARKWAY
GEORGETOWN, TEXAS 78628
FIRM REG. NO.: F-7819

CYPRESS CREEK OFFICE BUILDING
601 CYPRESS CREEK,
CEDAR PARK, TEXAS,
78613

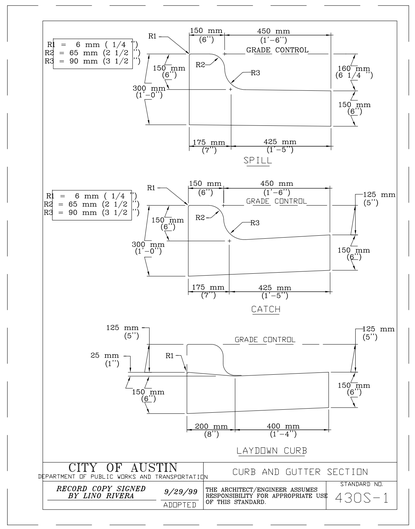
SITE PLAN & DIMENSIONS

APPROVED BY: S.B.
DESIGNED BY: A.S.
SCALE: 1":20'
DATE: 5/28/2025

SHEET
7 of 24

C:\PROJECTS\Reza Shams\cad\06 SITE PLAN AND DIMENSIONS.dwg

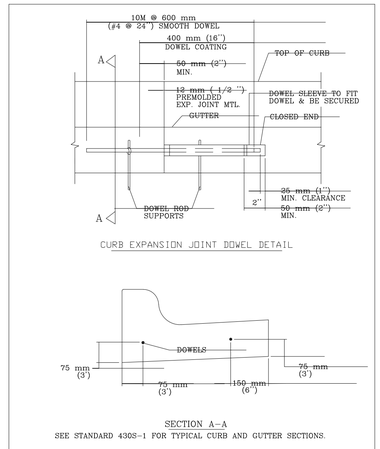
PERMIT NO. : SD-19-00032 5/28/2025 8:47:32 PM



CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

CURB AND GUTTER SECTION

RECORD COPY SIGNED BY LINO RIVERA	9/29/99	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-1
	ADOPTED		

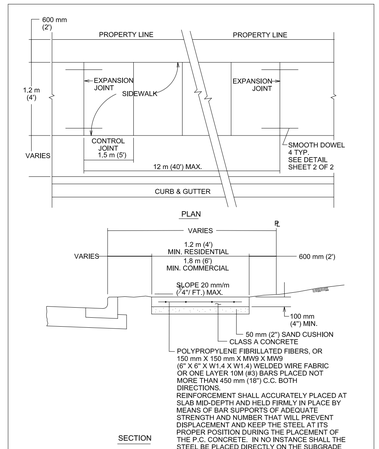


SEE STANDARD 430S-1 FOR TYPICAL CURB AND GUTTER SECTIONS.

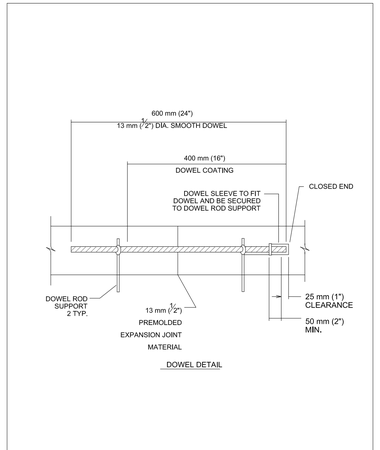
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

CURB EXPANSION JOINT DOWEL DETAIL

RECORD COPY SIGNED BY LINO RIVERA	9/29/99	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-3
	ADOPTED		

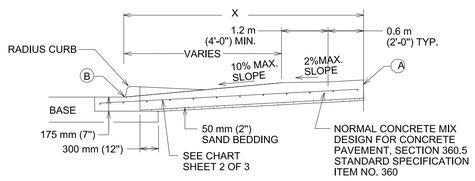


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3
	ADOPTED		



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		SIDEWALK	
RECORD COPY SIGNED BY BILL GARDNER	03/26/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3
	ADOPTED		

NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT A ABOVE POINT B IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (¼" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).

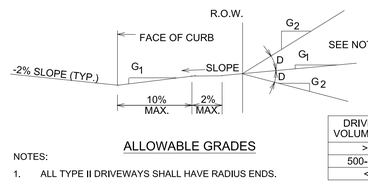


CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

TYPE II DRIVEWAY

RECORD COPY SIGNED BY CUONG TRAN	02/24/10	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2
	ADOPTED		

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



ALLOWABLE GRADES

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

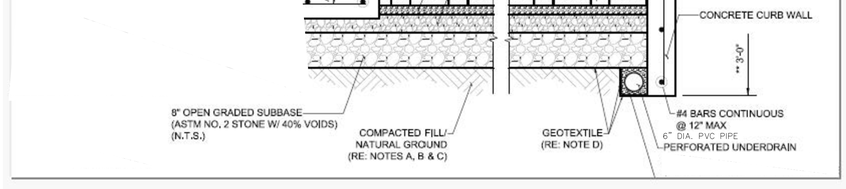
NOTES:

1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE. SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET); WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

TYPE II DRIVEWAY

RECORD COPY SIGNED BY CUONG TRAN	02/24/10	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2
	ADOPTED		



ASTM #2/#3/#4

6" Lifts typical with surface tolerance +/- 2.5" over 10 ft

2 Passes Vibratory 10ton

2 Passes Static 10ton

ASTM #57

4" Lifts typical with surface tolerance +/- 0.75" over 10 ft

2 Passes Vibratory 10ton

2 Passes Static 10ton

To confirm compaction, use a light-weight deflectometer or a nuclear density gauge in backscatter mode

Return 3 to 6 months after completion of construction to inspect pavement and refill joints with aggregate

PERMEABLE PAVERS
DETAIL "D"

5/28/2025

STATE OF TEXAS
SAEID BASSARI
81420
REGISTERED
PROFESSIONAL
ENGINEER

Texas 811
Know what's below.
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NO.	DATE	REVISION	APPROVAL

CAPITAL ENGINEERING
204 ESCALERA PARKWAY
GEORGETOWN, TEXAS 78628
FIRM REG. NO.: F-7819

CYPRESS CREEK OFFICE BUILDING
601 CYPRESS CREEK,
CEDAR PARK, TEXAS,
78613

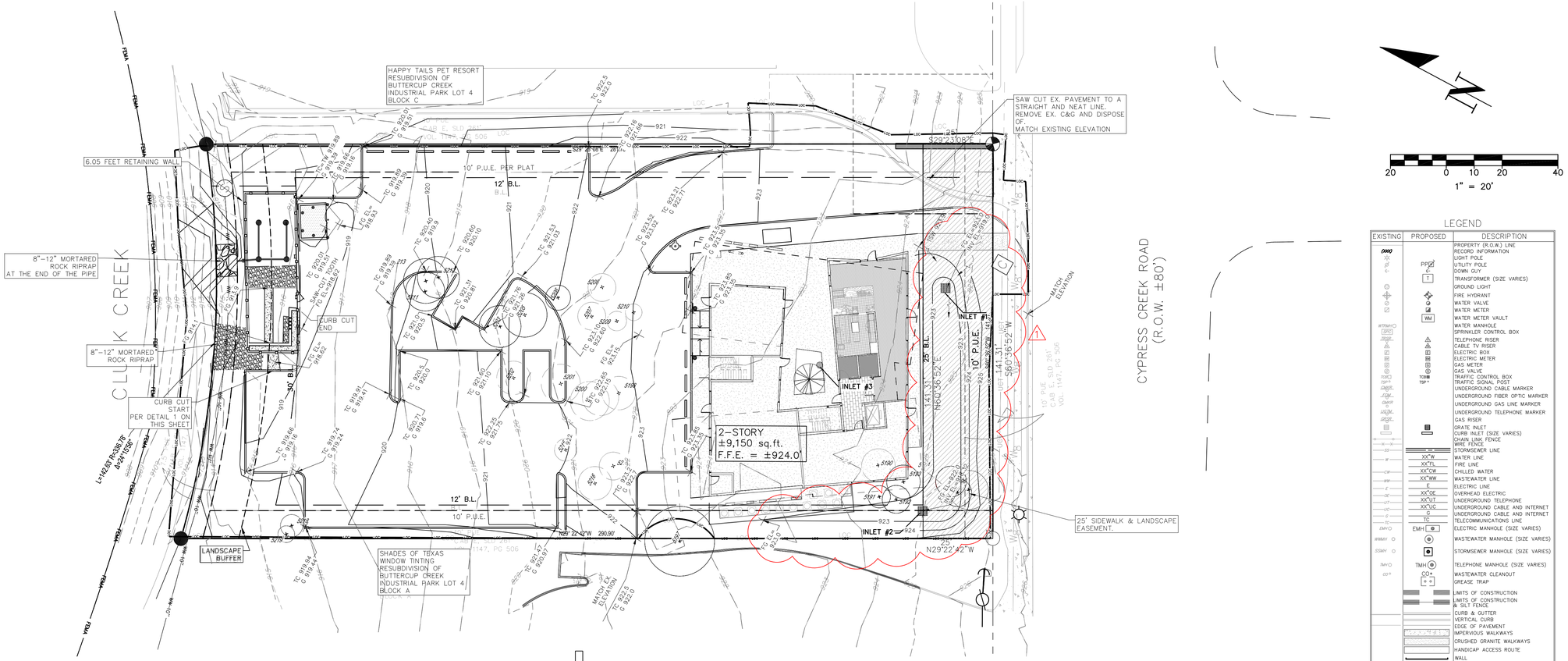
SITE PLAN DETAIL-1

APPROVED BY: S.B.
DESIGNED BY: A.S.
SCALE: NTS
DATE: 5/28/2025

SHEET
8 of 24

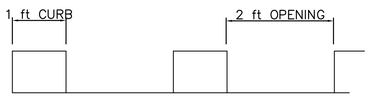
PERMIT NO. : SD-19-00032 5/16/2025 11:50:47 PM

C:\PROJECTS\Reza Shams\cad\07 SITE PLAN DETAIL 1 (1).dwg

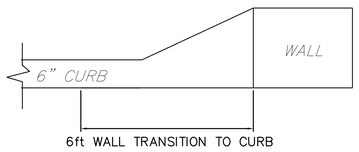


LEGEND

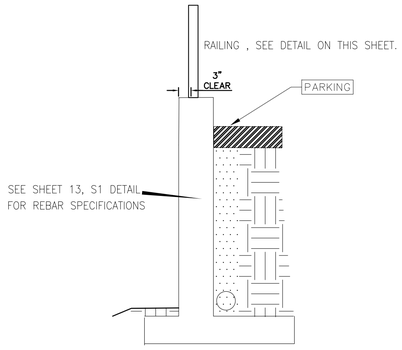
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY (R.O.W.) LINE
		RECORD INFORMATION
		LIGHT POLE
	PP	UTILITY POLE
		DOWN GUY
	T	TRANSFORMER (SIZE VARIES)
		GROUND LIGHT
		FIRE HYDRANT
		WATER VALVE
		WATER METER
	WM	WATER METER VAULT
		WATER MANHOLE
		SPRINKLER CONTROL BOX
		TELEPHONE RISER
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
	TCMB	TRAFFIC CONTROL BOX
	TSP	TRAFFIC SIGNAL POST
		UNDERGROUND CABLE MARKER
		UNDERGROUND FIBER OPTIC MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		GAS RISER
		GRATE INLET
		CURB INLET (SIZE VARIES)
		CHAIN LINK FENCE
		WIRE FENCE
		STORMSEWER LINE
	XX"W	WATER LINE
	XX"FL	FIRE LINE
	XX"CW	CHILLED WATER
	XX"WW	WASTEWATER LINE
	E	ELECTRIC LINE
	XX"OE	OVERHEAD ELECTRIC
	XX"UT	UNDERGROUND TELEPHONE
	XX"UC	UNDERGROUND CABLE AND INTERNET
	C	UNDERGROUND CABLE AND INTERNET
	TC	TELECOMMUNICATIONS LINE
	EMH	ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
	TMH	TELEPHONE MANHOLE (SIZE VARIES)
	CO	WASTEWATER CLEANOUT
		GREASE TRAP
		LIMITS OF CONSTRUCTION
		LIMITS OF CONSTRUCTION & SILT FENCE
		CURB & GUTTER
		VERTICAL CURB
		EDGE OF PAVEMENT
		IMPERVIOUS WALKWAYS
		CRUSHED GRANITE WALKWAYS
		HANDICAP ACCESS ROUTE
		WALL
		HANDICAP SPACE
		SIGN
		WHEELSTOP
		BOLLARD
		DIRECTION OF FLOW
678	678	CONTOUR
	HP	HIGH POINT
	LP	LOW POINT
100.0x	100.0x	SPOT ELEVATION
	TOWx	TOP OF WALK ELEVATION
	FFE	FINISH FLOOR ELEVATION
		ROCK BERM
		ROCK RIPRAP



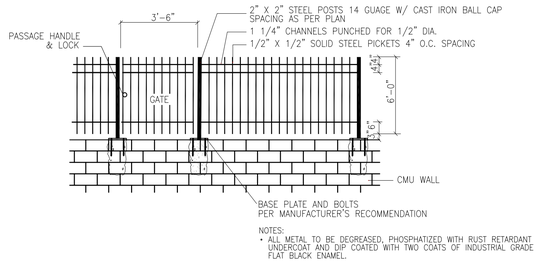
1 SAW-TOOTH CURB OPENING DETAIL
Scale: NTS



2 CURB TRANSITION DETAIL
Scale: NTS



RETAINING WALL RAILING LOCATION
Scale: NTS



NOTES:
- ALL METAL TO BE DEGREASED, PHOSPHATIZED WITH RUST RETARDANT UNDERCOAT AND DIP COATED WITH TWO COATS OF INDUSTRIAL GRADE FLAT BLACK ENAMEL.

REAILING DETAIL
6' WROUGHT IRON

1. CONTRACTOR SHALL ACHIEVE PROPOSED GRADES WITHIN ±0.2 FEET EXCEPT AT ADA AREAS.
2. DRIVEWAY SLOPE SHALL NOT EXCEED 10% SLOPE.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM FOUNDATION. GRADE SHALL DROP A MINIMUM OF 6" IN 10' AWAY FROM FOUNDATION.
4. CONTRACTOR SHALL MAINTAIN A MINIMUM SLAB EXPOSURE OF 6" UNLESS SIDEWALK IS ATTACHED TO SLAB.
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN THE DIRECTION OF FLOW. ELIMINATING LOCALIZED HIGH POINTS OR DEPRESSIONS THAT CAN CAUSE PONDING.
6. MAXIMUM ALLOWABLE UN–STABILIZED SLOPE IS 3:1 SLOPES EXCEEDING THIS LIMIT SHALL BE STABILIZED.
7. CONTRACTOR SHALL CONTACT ENGINEER SHOULD THERE BE ANY QUESTION AS TO INTENT OF GRADING PLAN.
8. SPOILS REMOVED FROM SITE SHALL BE TAKEN TO AN APPROVED DISPOSAL FACILITY.

SPOT ELEVATION LEGEND

BW = BOTTOM OF WALL
TW = TOP OF WALL
FG OR G = FINISHED GRADE
FL = FLOW LINE
GB = GRADE BREAK
GT = GUTTER
TC = TOP OF CURB
FFE = FINISH FLOOR ELEVATION

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NO.	DATE	REVISION
1	5/25/2024	REVISED SITE LAYOUT, ADDED INLETS/STORM PIPES, REVISED BUILDING & WET UTILITIES.
1	5/25/2024	REVISED PARKING TABLE.

APPROVAL

CAPITAL ENGINEERING
204 ESCALERA PARKWAY
GEORGETOWN, TEXAS 78628
FIRM REG. NO.: F-7819

CYPRESS CREEK OFFICE BUILDING
601 CYPRESS CREEK,
CEDAR PARK, TEXAS,
78613

GRADING PLAN

APPROVED BY: S.B.
DESIGNED BY: A.S.
SCALE: 1":20'
DATE: 5/28/2025

SHEET
10 of 24

5/28/2025

STATE OF TEXAS
SAEID BASSARI
81420
REGISTERED
PROFESSIONAL ENGINEER

PERMIT NO. : SD-19-00032 5/16/2025 6:01:31 PM

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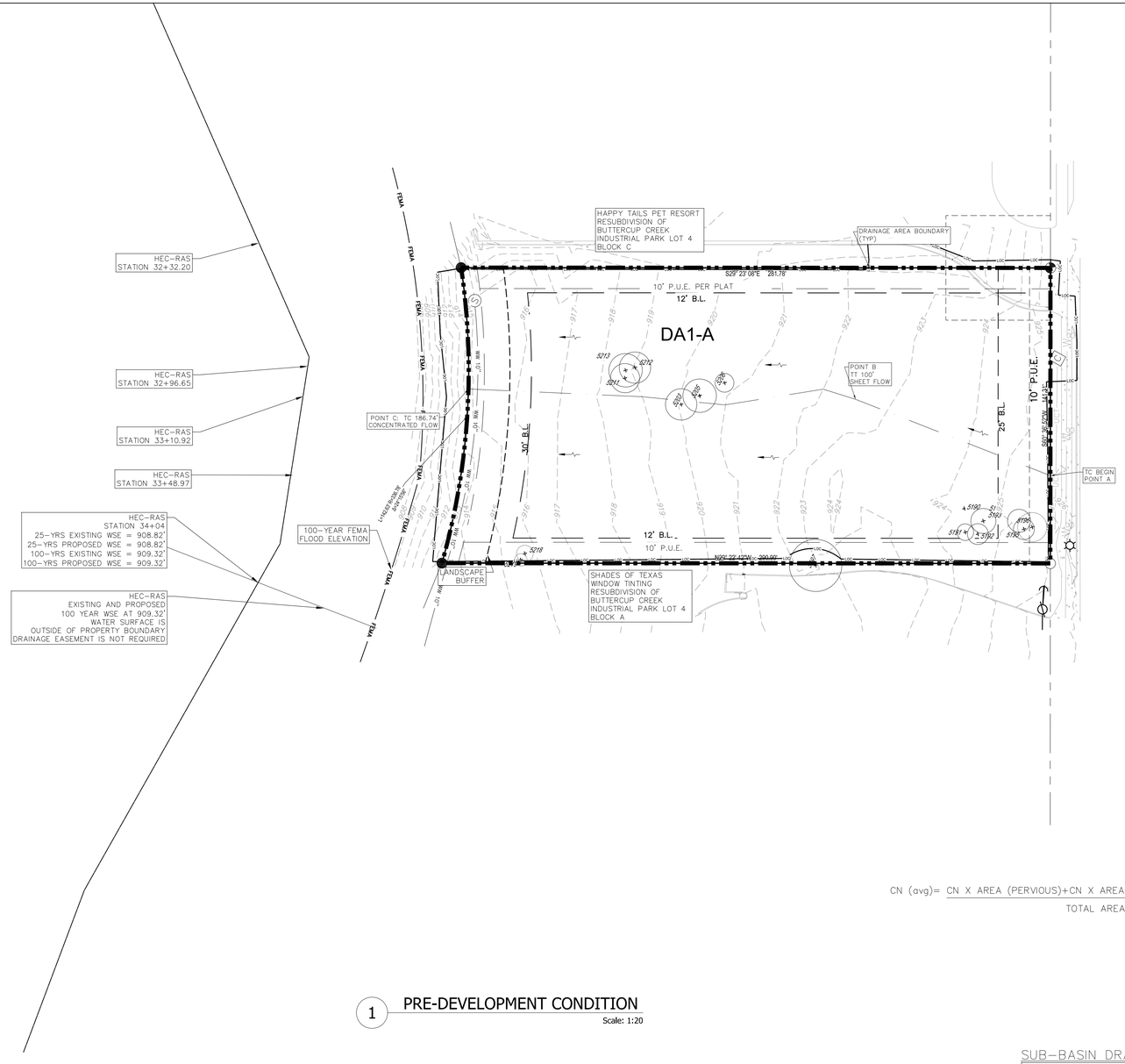

1 PRE-DEVELOPMENT CONDITION
Scale: 1:20

30 0 15 30 60
1" = 30'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- LIGHT POLE
- UTILITY POLE
- DOWN GUY
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- OE — OVERHEAD ELECTRIC LINE
- EMH ELECTRIC MANHOLE
- WWMH WASTEWATER MANHOLE
- SSMH STORM SEWER MANHOLE
- CO CLEANOUT
- DRAINAGE AREA BOUNDARY
- SUB-BASIN AREA BOUNDARY
- DIRECTION OF STORMWATER FLOW
- DRAINAGE AREA ABREVIATION
- DRAINAGE AREA NUMBER

DA1-A — DRAINAGE AREA I.D.
X.XX AC — AREA (ACRES)

DEPTH-DURATION VALUES	
STORM EVENT	DCM DEPTH
2-YEAR "NESTED FREQUENCY STORM", 24-HOUR	3.96"
10-YEAR "NESTED FREQUENCY STORM", 24-HOUR	6.44"
25-YEAR "NESTED FREQUENCY STORM", 24-HOUR	8.30"
100-YEAR "NESTED FREQUENCY STORM", 24-HOUR	11.76"

IMPERVIOUS COVER

PRE-DEVELOPMENT

GRASS	(FAIR CONDITION)	84	39,136 SF	0.899 AC.	
	ASPHALT	98	586 SF	0.013 AC.	
	TOTAL IMPERVIOUS COVER				1.4 %
	AVERAGE CN		84.2		

$$CN\ (avg) = \frac{CN \times AREA\ (PERVIOUS) + CN \times AREA\ (IMPERVIOUS)}{TOTAL\ AREA}$$

NOTES

1. DRAINAGE CALCULATION FOR THIS DEVELOPMENT ARE BASED ON ATLAS-14 CITY OF CEDAR PARK TECHNICAL MEMO. THE MINIMUM TIME OF CONCENTRATION OF 5 MINUTES. OVERLAND FLOW AND OTHER HYDRAULIC CALCULATIONS ARE BASED ON THE MANNING'S EQUATION.
2. NO OFFSITE DRAINAGE RUNOFF FLOW TO DRAINAGE AREAS, ADJACENT LOTS RUNOFF ARE CONTAINED IN DETENTION PONDS LOCATED ON ADJACENT SITES.
3. HYDRAULIC SOIL GROUP : "D".
4. THE FLOW OFF THIS SITE HAS NOT BEEN INCREASED FROM EXISTING CONDITIONS

SUB-BASIN DRAINAGE CALCULATION (ATLAS 14)

HYDROLOGY PEAK FLOW — PRE-DEVELOPED CONDITION							
DA	AREA (ACRES)	TC (MINUTES)	CN	$Q_{2\text{-YR}}$ (CFS)	$Q_{10\text{-YR}}$ (CFS)	$Q_{25\text{-YR}}$ (CFS)	$Q_{100\text{-YR}}$ (CFS)
DA1-A	0.912	12.05	84.2	2.85	5.09	6.65	9.30
TOTAL				2.85	5.09	6.65	9.30

HYDROLOGY PEAK FLOW — POST-DEVELOPED CONDITION							
DA	AREA (ACRES)	TC (MINUTES)	CN	$Q_{2\text{-YR}}$ (CFS)	$Q_{10\text{-YR}}$ (CFS)	$Q_{25\text{-YR}}$ (CFS)	$Q_{100\text{-YR}}$ (CFS)
DA2-B	0.912	9.23	92.2	3.95	6.21	7.79	10.50
TOTAL				3.95	6.21	7.79	10.50

PRE AND POST DEVELOPMENT DIFFERENCE			
$Q_{2\text{-YR}}$ (CFS)	$Q_{10\text{-YR}}$ (CFS)	$Q_{25\text{-YR}}$ (CFS)	$Q_{100\text{-YR}}$ (CFS)
1.10	1.12	1.14	1.20

WE ARE DISCHARGING DIRECTLY TO THE CREEK, WE ARE NOT INCREASING THE FLOW OR WATER SURFACE ELEVATION OF THE CHANNEL

5/28/2025

STATE OF TEXAS
SAEID BASSARI
81420
REGISTERED PROFESSIONAL ENGINEER

Saeid Bassari

NO.	DATE	REVISION	APPROVAL
1	5/28/2025	REVISED SCS METHOD TEXT TO "NESTED FREQUENCY METHOD)	

CAPITAL ENGINEERING
204 ESCALERA PARKWAY
GEORGETOWN, TEXAS 78628
FIRM REG. NO.: F-7819

CYPRESS CREEK OFFICE BUILDING
601 CYPRESS CREEK,
CEDAR PARK, TEXAS,
78613

EXISTING DRAINAGE PLAN

APPROVED BY: S.B.
DESIGNED BY: A.S.
SCALE: 1":30'
DATE: 5/28/2025

SHEET
11 of 24

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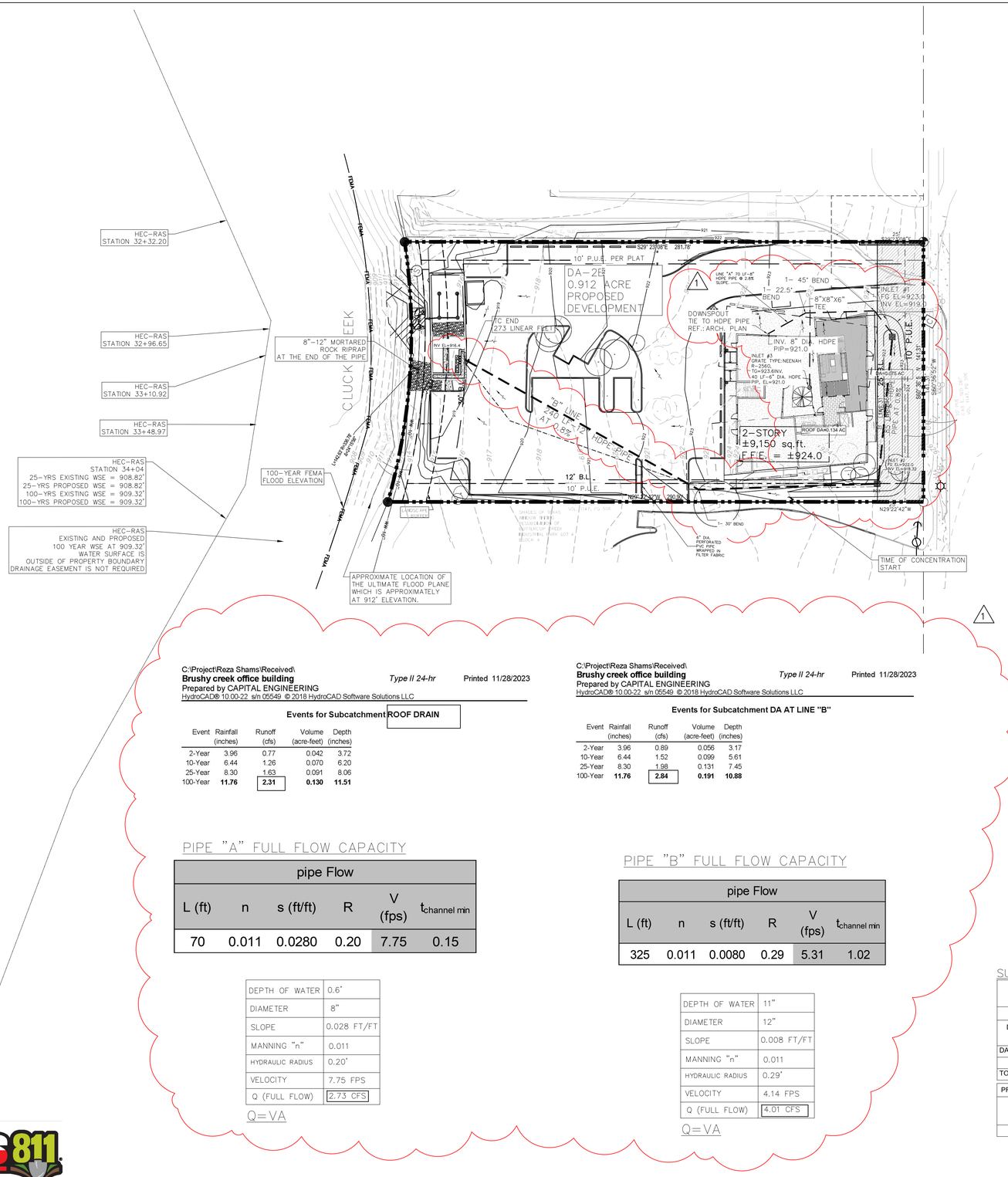
5/28/2025 2:57:40 PM

C:\PROJECTS\Reza Shams\cad\06 EXISTING DRAINAGE AREA MAPS.dwg



LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- LIGHT POLE
- UTILITY POLE
- DOWN GUY
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- OE — OVERHEAD ELECTRIC LINE
- EMH ELECTRIC MANHOLE
- WWMH WASTEWATER MANHOLE
- SSMH STORM SEWER MANHOLE
- CO CLEANOUT
- DRAINAGE AREA BOUNDARY
- SUB-BASIN AREA BOUNDARY
- DIRECTION OF STORMWATER FLOW
- DRAINAGE AREA ABREVIATION
- DRAINAGE AREA NUMBER
- DA-1 X.XX AC — DRAINAGE AREA I.D. / AREA (ACRES)

DEPTH-DURATION VALUES	
STORM EVENT	DCM DEPTH
2-YEAR "NESTED FREQUENCY METHOD", 24-HOUR	3.96"
10-YEAR "NESTED FREQUENCY METHOD, 24-HOUR	6.44"
25-YEAR "NESTED FREQUENCY METHOD", 24-HOUR	8.30"
100-YEAR "NESTED FREQUENCY METHOD", 24-HOUR	11.76"

NOTES

1. DRAINAGE CALCULATION FOR THIS DEVELOPMENT ARE BASED ON ATLAS-14 CITY OF CEDAR PARK TECHNICAL MEMO, THE MINIMUM TIME OF CONCENTRATION OF 5 MINUTES. OVERLAND FLOW AND OTHER HYDRAULIC CALCULATIONS ARE BASED ON THE MANNING'S EQUATION.
2. NO OFFSITE DRAINAGE RUNOFF FLOW TO DRAINAGE AREAS, ADJACENT LOTS RUNOFF ARE CONTAINED IN DETENTION PONDS LOCATED ON ADJACENT SITES.
3. HYDRAULIC SOIL GROUP : "D".
4. THE FLOW OFF THIS SITE HAS NOT BEEN INCREASED FROM EXISTING CONDITIONS

IMPERVIOUS COVER

	CN			
GRASS	80	12,752 SF	0.293 AC.	
BUILDING	98	5,050 SF	0.116 AC.	
CONCRETE	98	21,924.7 SF	0.503 AC.	
TOTAL	92.2 (Average)	39,726.7 SF	0.912 AC.	
TOTAL IMPERVIOUS COVER				67.6 %

TIME OF CONCENTRATION SUMMARY PROPOSED CONDITION

Overland Sheet Flow (T_1)

Segment ID	POINT A TO B		
Manning's Roughness Coefficient, n (Table 2-2)	0.24	0.02	
Flow length, L ft	80	20	
Two-year 24-hour rainfall, P_2 in	3.96	3.96	
Land slope, S %	4.00	4.00	
$T_1 = .42\ (Ln)^{0.8} / (P_2^{0.5} S^{0.4})$ Compute T_1 min	8.13	0.29	8.42

Shallow Concentrated Flow (T_2)

Paved: $V = 20.32\ (S)^{0.5}$

Unpaved: $V = 16.13\ (S)^{0.5}$

Segment ID	2	3				
Surface Description (Paved or Unpavded)	UNPAVED	UNPAVED	Paved	Paved	Paved	
Flow Length, L ft	29		144	0	0	
Watercourse Slope, S %	3.40	3.40	3.40	0.00	0.00	
Average Velocity, V ft/s	2.97	1.90	3.75	0.00	0.00	
$T_2 = L / (60\ V)$ Compute T_2 min	0.2	0.00	0.6	0.0	0.0	0.8
					total TC	9.23

SUB-BASIN DRAINAGE CALCULATION (ATLAS 14)

HYDROLOGY PEAK FLOW — PRE-DEVELOPED CONDITION

DA	AREA (ACRES)	TC (MINUTES)	CN (average)	$Q_{2\text{-YR}}$ (CFS)	$Q_{10\text{-YR}}$ (CFS)	$Q_{25\text{-YR}}$ (CFS)	$Q_{100\text{-YR}}$ (CFS)
DA-01	0.912	12.05	84.2	2.85	5.09	6.65	9.30
TOTAL				2.85	5.09	6.65	9.30

HYDROLOGY PEAK FLOW — POST-DEVELOPED CONDITION

DA	AREA (ACRES)	TC (MINUTES)	CN (average)	$Q_{2\text{-YR}}$ (CFS)	$Q_{10\text{-YR}}$ (CFS)	$Q_{25\text{-YR}}$ (CFS)	$Q_{100\text{-YR}}$ (CFS)
DA-02	0.912	9.23	92.2	3.95	6.21	7.79	10.50
TOTAL				3.95	6.21	7.79	10.50

PRE AND POST DEVELOPMENT DIFFERENCE			
$Q_{2\text{-YR}}$ (CFS)	$Q_{10\text{-YR}}$ (CFS)	$Q_{25\text{-YR}}$ (CFS)	$Q_{100\text{-YR}}$ (CFS)
1.10	1.12	1.14	1.20

$$CN\ (avg) = \frac{CN \times AREA\ (PERVIOUS) + CN \times AREA\ (IMPERVIOUS)}{TOTAL\ AREA}$$

WE ARE DISCHARGING DIRECTLY TO THE CREEK, WE ARE NOT INCREASING THE FLOW OR WATER SURFACE ELEVATION OF THE CHANNEL

5/28/2025

STATE OF TEXAS — SAEID BASSARI — 81420 — REGISTERED PROFESSIONAL ENGINEER

Saeid Bassari

C:\Project\Reza Shams\Received\
Brushy creek office building *Type II 24-hr* Printed 11/28/2023
Prepared by CAPITAL ENGINEERING
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Events for Subcatchment ROOF DRAIN

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
2-Year	3.96	0.77	0.042	3.72
10-Year	6.44	1.26	0.070	6.20
25-Year	8.30	1.63	0.091	8.06
100-Year	**11.76**	**2.31**	**0.130**	**11.51**

PIPE "A" FULL FLOW CAPACITY

pipe Flow					
L (ft)	n	s (ft/ft)	R	V (fps)	$t_{channel\ min}$
70	0.011	0.0280	0.20	7.75	0.15

DEPTH OF WATER	0.6'
DIAMETER	8"
SLOPE	0.028 FT/FT
MANNING "n"	0.011
HYDRAULIC RADIUS	0.20'
VELOCITY	7.75 FPS
Q (FULL FLOW)	2.73 CFS

Q=VA

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Brushy creek office building *Type II 24-hr* Printed 11/28/2023
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Events for Subcatchment DA AT LINE "B"

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
2-Year	3.96	0.89	0.056	3.17
10-Year	6.44	1.52	0.099	5.61
25-Year	8.30	1.98	0.131	7.45
100-Year	**11.76**	**2.84**	**0.191**	**10.88**

PIPE "B" FULL FLOW CAPACITY

pipe Flow					
L (ft)	n	s (ft/ft)	R	V (fps)	$t_{channel\ min}$
325	0.011	0.0080	0.29	5.31	1.02

DEPTH OF WATER	11"
DIAMETER	12"
SLOPE	0.008 FT/FT
MANNING "n"	0.011
HYDRAULIC RADIUS	0.29'
VELOCITY	4.14 FPS
Q (FULL FLOW)	4.01 CFS

Q=VA

NO.	DATE	REVISION	APPROVAL
1	12/26/2023	REVISED SITE LAYOUT/ADDED INLETS/STORM PIPES, REVISED BUILDING & WET UTILITIES.	

CAPITAL ENGINEERING
204 ESCALERA PARKWAY
GEORGETOWN, TEXAS 78628
FIRM REG. NO.: F-7819

CYPRESS CREEK OFFICE BUILDING
601 CYPRESS CREEK,
CEDAR PARK, TEXAS,
78613

PROPOSED DRAINAGE PLAN

APPROVED BY: S.B.
DESIGNED BY: A.S.
SCALE: 1":20'
DATE: 5/28/2025

SHEET
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C:\PROJECTS\Reza Shams\cad\06 EXISTING DRAINAGE AREA MAPS.dwg

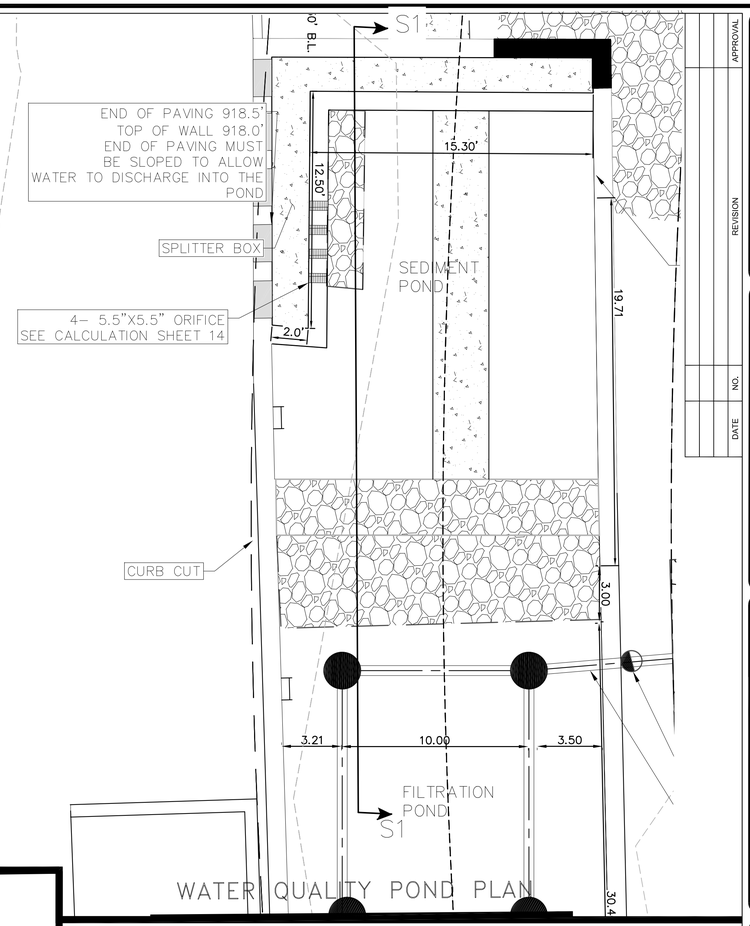
NOTE:
ONLY ONE BOND BEAM IS REQUIRED FOR HEIGHTS LESS THAN 5'.
THE WALL BELOW IS FOR THE WATER QUALITY POND AND NOT INTENDED TO BE USED TO RETAIN SOIL.

S1 (MAX 7' HEIGHT CMU WALL)

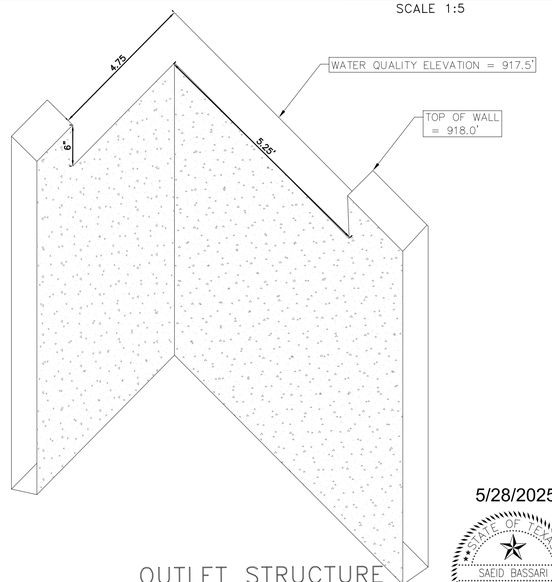
N.T.S.

PLAN VIEW OF CMU WALL

N.T.S.

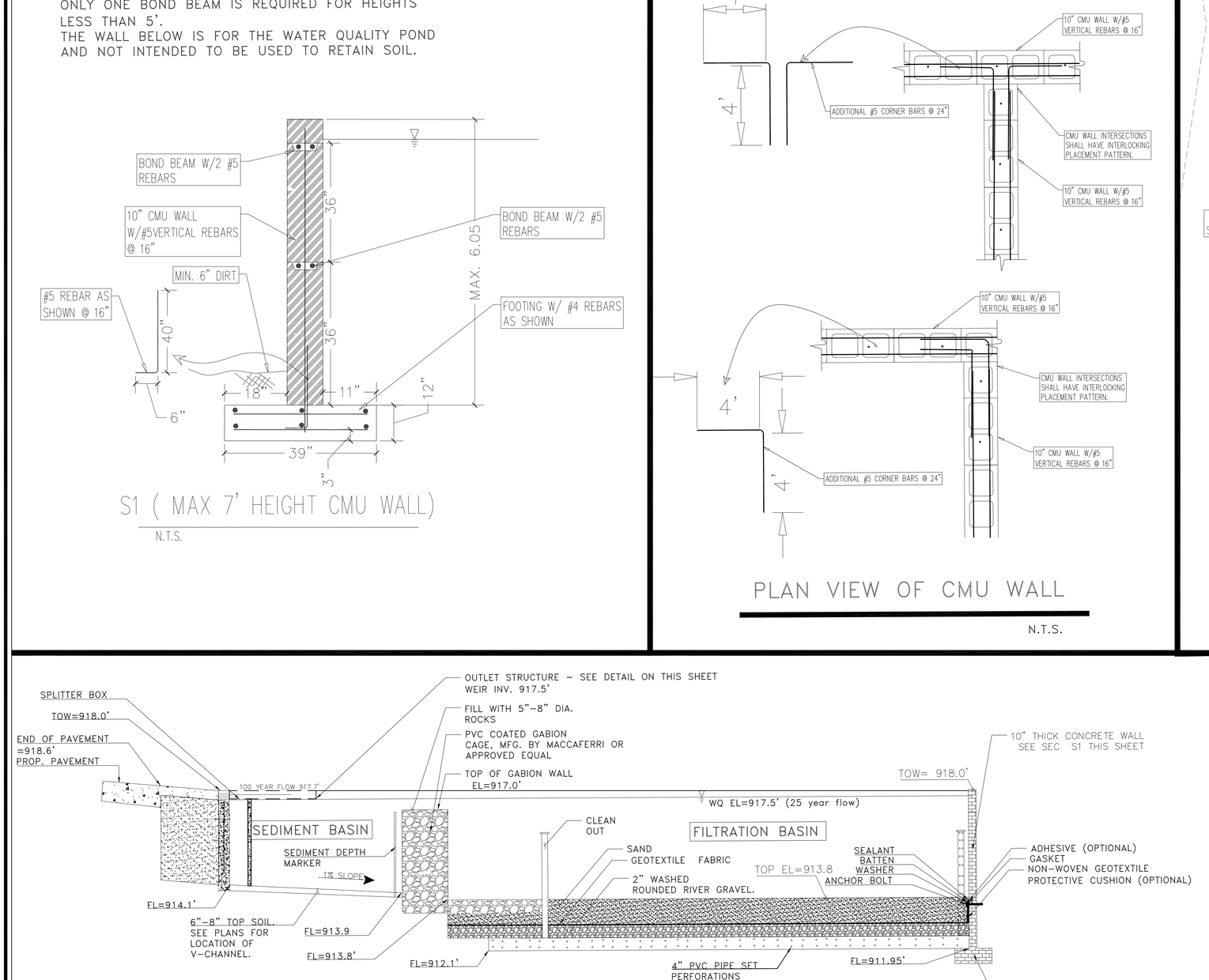


SCALE 1:5



OUTLET STRUCTURE

N.T.S.



SAND:
GRAIN SIZE .02–.04" UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN 2".

NOTE: ALL PIPING IS TO BE 6" SCHEDULE 40 PVC. MAXIMUM SPACING BETWEEN ROWS OF PERFORATIONS SHOULD NOT EXCEED SIX (6) INCHES.

SOIL MIX:
30–40% SAND
60–70% TOPSOIL
SOIL MIX<5% CLAY, NO COMMERCIAL FERTILIZER, MANURE OR SANDY LOAM.

CROSS–SECTION "S1–S1"

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SAEID BASSARI
81420
REGISTERED PROFESSIONAL ENGINEER

CAPITAL ENGINEERING
204 ESCALERA PARKWAY
GEORGETOWN, TEXAS 78628
FIRM REG. NO.: F-7819

CYPRESS CREEK OFFICE BUILDING
601 CYPRESS CREEK,
CEDAR PARK, TEXAS,
78613

WATER QUALITY - 1

APPROVED BY: S.B.
DESIGNED BY: A.S.
SCALE: NTS
DATE: 5/28/2025

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POND NOTES:

1– INSTALL COMMON BERMUDA SOD FOR THE ENTIRE DETENTION POND & DISTURBED AREA.

2– INSTALL TEMPORARY IRRIGATION SYSTEM FOR DISTURBED AREA TO ESTABLISH LAWN AND PLANTS.

3– DETENTION BASIN FLOOR AFTER EXCAVATION IS SCARIFIED TO A DEPTH OF 2 TO 3 INCHES TO IMPROVE INFILTRATION.

4– 6 TO 8 INCHES OF TOPSOIL MUST BE ADDED TO DETENTION BASIN FLOOR WITH A MIXTURE OF 30% TO 40% SAND 60% TO 70% TOPSOIL AND SUGGEST 5%–10% COMPOST OR PEAT SOIL BLEND MUST HAVE CLAY CONTENT OF LESS THAN 20% AND BE FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN 1 INCH. SANDY LOAM OR CALICHE IS NOT AN ACCEPTABLE SOIL.

PARTIAL SEDIMENTATION/FILTRATION POND

TOTAL SITE AREA=0.912 AC
DRAINAGE AREA TO CONTROL=0.912 AC
IMPERVIOUS COVER=0.617 AC PERVIOUS COVER=0.293 AC
% IMPERVIOUS COVER=% 69.7 OVERALL % NET IMPERVIOUS COVER=% 67.6 DRAINAGE AREA

WATER QUALITY CONTROL CALCULATIONS

TOTAL AREA DRAINING TO THE POND=0.912AC
DESIGN PEAK FLOW RATE=7.79 CFS(25 YRS FLOW)
DESIGN PEAK FLOW RATE=10.50 CFS(100 YRS FLOW)

	REQUIRED	PROVIDED
WATER QUALITY VOLUME	2,409 CF	–
CAPTURED VOLUME (REQUIRED WQ VOLUME X1.20)	2,891 CF	3,040.5 CF
SEDIMENT POND AREA (MIN/MAX)	301/1204 SF	305 SF
SEDIMENTATION POND VOLUME (Min. 20% WQV)	400.4 CF	1,098 CF
FILTRATION POND AREA	134 SF	525
FILTRATION POND VOLUME	1428.1 CF	1,942.5 CF
WATER QUALITY ELEVATION= 917.5 FEET		

HEAD REQUIRED TO PUSH 100 YR FLOW= 0.5 FEET

WATER QUALITY SEDIMENTATION POND

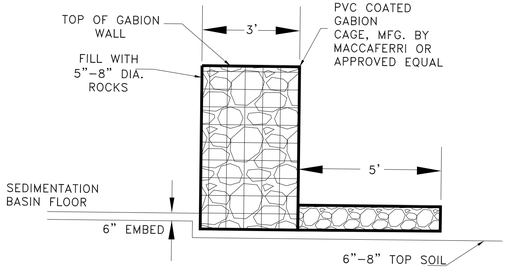
ELEVATION	STAGE/△ (FT.) ***	AREA (SF)	ΣSTORAGE (CU. FT.)	ΣSTORAGE (AC. FT.)
913.9'	0 / 0'	0	0	0
914.0'	1 / 0.1'	305	30.5	0
915.0'	2 / 1.1'	305	335	.00769
916.0'	3 / 2.1'	305	640.5	.0147
917.0'	4 / 3.1'	305	945.5	0.0217
917.5	5 / 3.6'	305	1,098	0.0252

*** STAGE / INCREMENTAL ELEVATION DIFFERENCE.

WATER QUALITY FILTRATION POND

ELEVATION	STAGE/△ (FT.) ***	AREA (SF)	Σ STORAGE (CU. FT.)	Σ STORAGE (AC. FT.)
913.8'	0 / 0'	0	0	0
914.0'	1 / 0.2'	525	105	0.00241
915.0'	2 / 1.2'	525	630	0.0145
916.0'	3 / 2.2'	525	1,155	0.0265
917.0'	4 / 3.2'	525	1,680	0.0386
917.5	5 / 3.7'	525	1942.5	0.0446

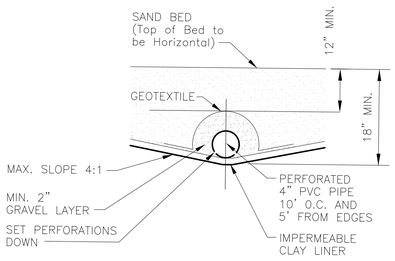
TOTAL WATER QUALITY VOLUME =
1,098 CF + 1,942.5 CF =3,040.5 CF
3,040.5 CUBIC FEET



NOTE: PLACE ON FULL WIDTH OF SEDIMENTATION BASIN.

ROCK GABION DETAIL

N.T.S.



SAND BED PROFILE (TRENCH DESIGN)

THE TOP LAYER SHALL BE 12–18 INCHES OF WASHED CONCRETE SAND (ASTM C33 FINE AGGREGATE). LATERALS SHALL BE PLACED IN TRENCHES WITH A COVERING OF 1/2 TO TWO (2) INCH GRAVEL AND GEOTEXTILE FABRIC. THE LATERALS SHALL BE UNDERLAIN BY A LAYER OF DRAINAGE MATTING. THE DRAINAGE MATTING IS NEEDED TO PREVENT THE FILTER MEDIA FROM INFILTRATING INTO THE LATERAL PIPING. THE DRAINAGE MATTING IS NEEDED TO PROVIDE FOR ADEQUATE VERTICAL AND HORIZONTAL HYDRAULIC CONDUCTIVITY TO THE LATERALS.

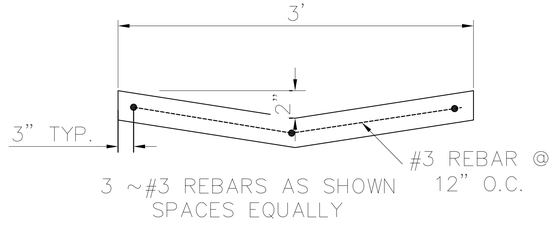
SPLITTER BOX WEIR CALCULATION

$Q = C*L*(H)^{3/2}$
Q_{100}= 10.50 CFS
C= 3.32
L= 10'
$H^{3/2} = Q/CxL$
$= 10.50/3.32X10'$
H=0.46'

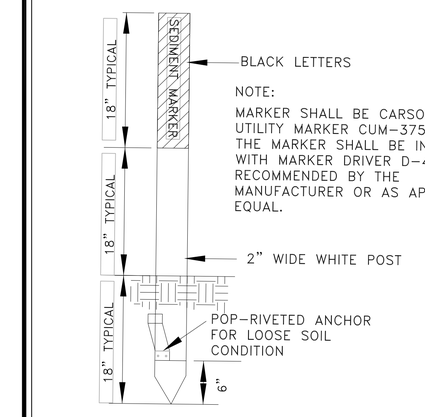
SPLITTER BOX ORIFICE CALCULATION

$Q = Cd*A*(2gh)^{1/2}$
Q_{25}= 7.79 CFS
Cd= 0.62

$A = Q_{25}/Cd*(2gh)^{1/2}$
$A = 7.79/0.62*(2*32.2*3.5)^{1/2}$ =0.83 SF=120.36 IN^2
USE 4– 5.5" X 5.5" RECTANGULAR ORIFICES



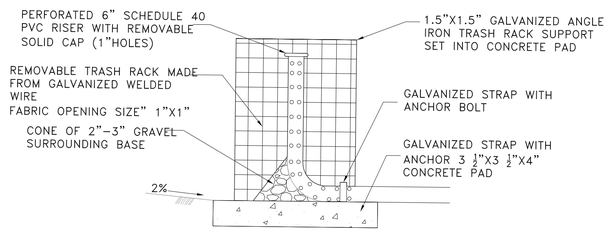
CONCRETE V–CHANNEL–DETAIL "C"



NOTE:
MARKER SHALL BE CARSONITE UTILITY MARKER CUM–375. THE MARKER SHALL BE INSTALLED WITH MARKER DRIVER D–400 AS RECOMMENDED BY THE MANUFACTURER OR AS APPROVED EQUAL.

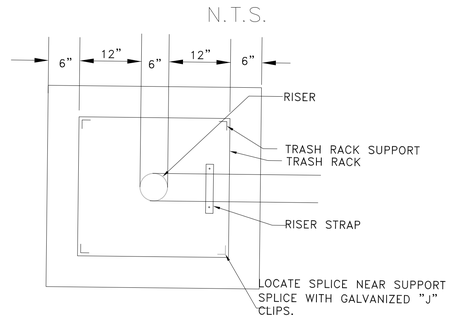
SEDIMENT DEPTH MARKER

N.T.S.



SIDE VIEW OF RISER

N.T.S.



TOP VIEW OF RISER

N.T.S.

9B. Partial Sedimentation and Filtration System					
Water Quality Volume for combined basins =	2891	cubic feet			
Minimum filter basin area =	241	square feet			
Maximum sedimentation basin area =	964	square feet	For minimum water depth of 2 feet		
Minimum sedimentation basin area =	60	square feet	For maximum water depth of 8 feet		

5/28/2025

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601 CYPRESS CREEK,
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78613

WATER QUALITY – 2

APPROVED BY: S.B.
DESIGNED BY: A.S.
SCALE: NTS
DATE: 5/28/2025

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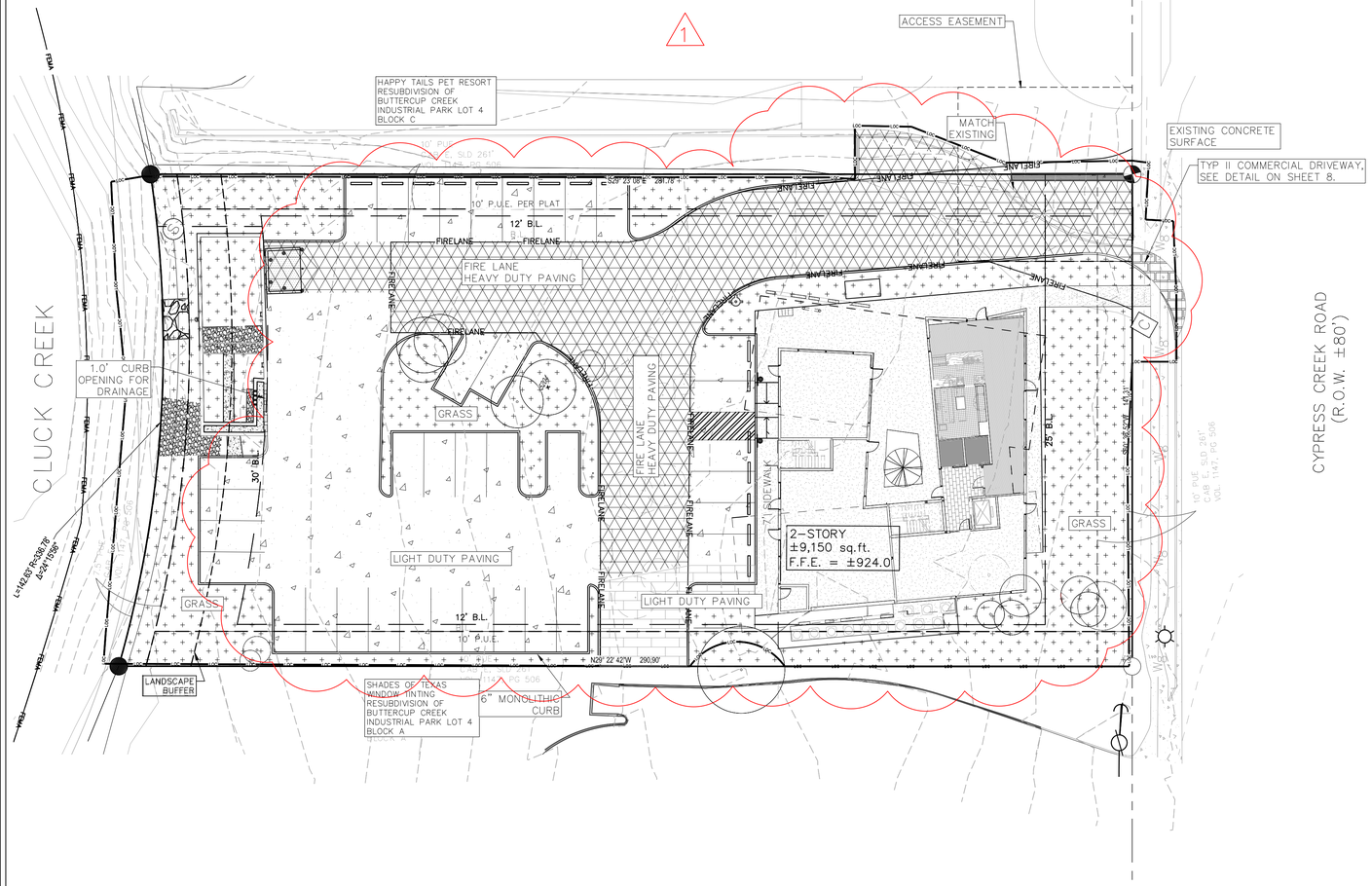

RIGID PAVEMENT DESIGN

PRELIMINARY RIGID PAVEMENT SCHEDULE (PER ROCK GEOTECHNICAL REPORT)		
PAVEMENT MATERIAL	LIGHT DUTY	HEAVY DUTY
CONCRETE (IN)	6"	8"
COMPACTED SUBGRADE	8"	8"

NOTES:

1. ALL DRIVEWAY ARE CITY OF AUSTIN DRIVEWAY.
2. DOWEL 9" MIN. INTO EXISTING CONCRETE PAVEMENT AND PROVIDE EXPANSION JOINT IF CONCRETE PAVEMENT IS USED.
3. REFERENCE ARCHITECTURAL PLANS FOR BUILDING LAYOUT.

RIGID PAVEMENT NOTES:

1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 1,500 PSI.
2. THE CONCRETE PAVEMENTS SHALL BE PROPERLY REINFORCED AND JOINTED (PER ACI REQUIREMENTS), AND SHALL HAVE NO. 4 BARS PLACED AT 18-INCH AND SHALL HAVE #4 BARS, PLACE AT 18" CENTER, EACH WAY.
3. PRE-MANUFACTURED CHAIR SUPPORTS SHALL BE USED TO SUPPORT THE REINFORCING STEEL DURING CONCRETE PLACEMENT.
4. THE REINFORCEMENT SHOULD BE LOCATED IN THE TOP HALF OF THE CONCRETE SECTION WITH A MINIMUM OF 2-INCH OF COVER FROM TOP.
5. SAW CUT CONTROL JOINT SHOULD BE PLACED AT MAXIMUM 15 FT INTERVALS AND SHOULD BE OUT AT A DEPTH OF AT LEAST ONE-QUARTER OF THE PAVEMENT THICKNESS. JOINTS SHOULD BE SAWED WITHIN 12 HOURS OF CONCRETE PLACEMENT. ALL JOINT SPACING IN LARGE PAVEMENT AREAS SHOULD NOT EXCEED A DISTANCE OF 60 FT.
6. EXPANSION JOINTS SHALL BE USED WHEREVER THE PAVEMENT WILL ABUT A STRUCTURAL ELEMENT PROJECT TO A DIFFERENT MAGNITUDE OF MOVEMENT. EXPANSION JOINTS SHALL BE SEALED WITH A POLYURETHANE SEALANT.
7. INTERLOCKING CONSTRUCTION JOINTS AND MINIMUM 18-INCH LONG DOWEL BARS SPACED AT 24-INCHES ON CENTER SHALL BE USED WHERE A SUBSEQUENT CONCRETE PLACEMENT INTERSECT A PREVIOUS ONE.

PAVING NOTES:

1. SEE PAVEMENT HATCHING LEGEND BELOW FOR PAVEMENT LOCATIONS.

LIGHT DUTY CONCRETE PAVING

GRASS

HEAVY DUTY CONCRETE PAVING

TYPE II COMMERCIAL DRIVEWAY

5/28/2025

STATE OF TEXAS
SAEID BASSARI
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Saeid Bassari

NO.	DATE	REVISION	APPROVAL
1	09/25/2024	REVISED SITE LAYOUT, ADDED INLETS/STORM PIPES,REVISED BUILDING & WET UTILITY	

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204 ESCALERA PARKWAY
GEORGETOWN, TEXAS 78628
FIRM REG. NO.: F-7819

CYPRESS CREEK OFFICE BUILDING

601 CYPRESS CREEK,
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78613

PAVING PLAN

APPROVED BY: S.B.
DESIGNED BY: A.S.
SCALE: 1":20'
DATE: 5/28/2025

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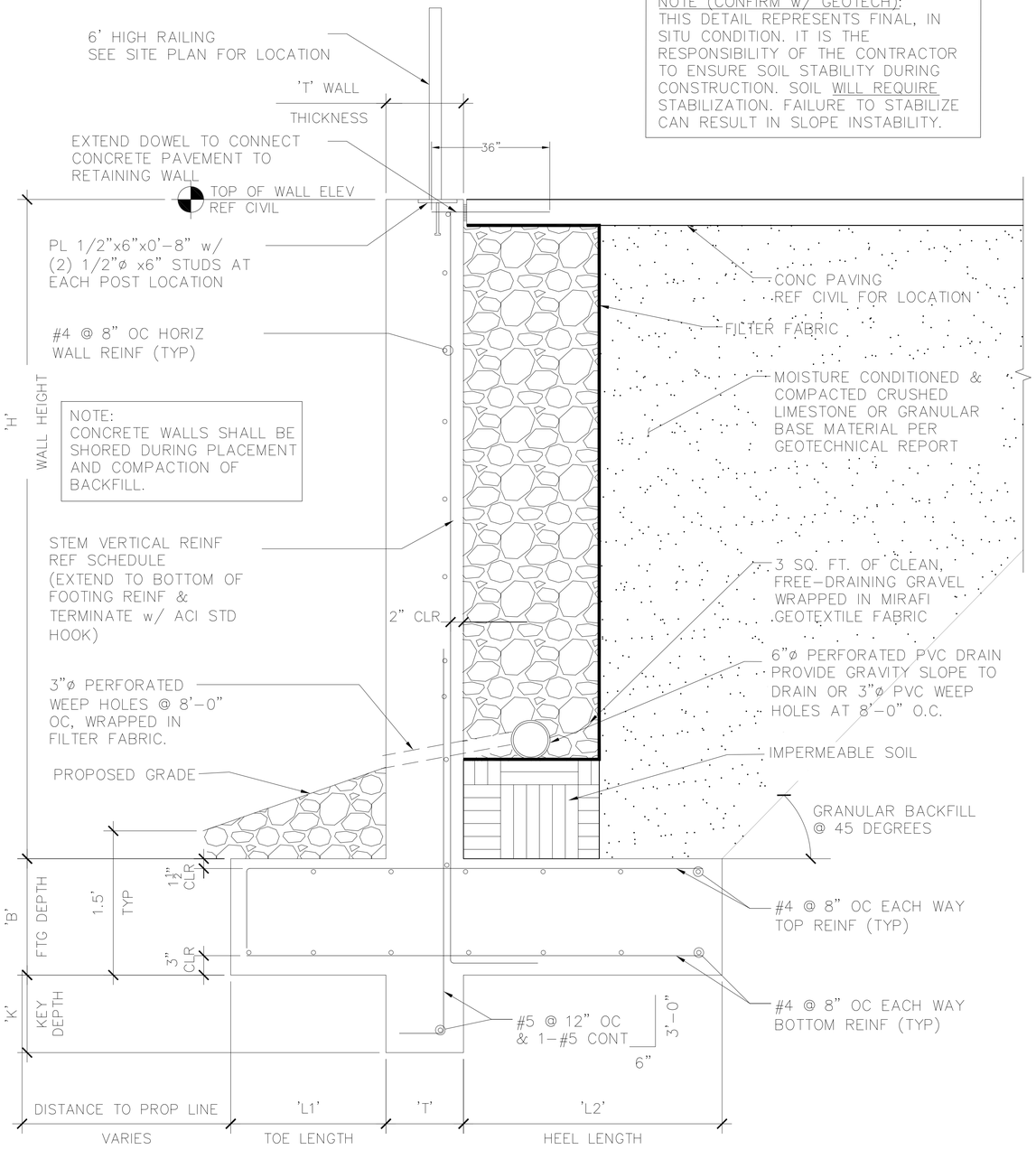


NOTE (CONFIRM w/ GEOTECH):
THIS DETAIL REPRESENTS FINAL, IN SITU CONDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE SOIL STABILITY DURING CONSTRUCTION. SOIL WILL REQUIRE STABILIZATION. FAILURE TO STABILIZE CAN RESULT IN SLOPE INSTABILITY.

1 SITE RETAINING WALL -OPTIONAL MATERIAL

SCALE: NTS

GENERAL NOTES

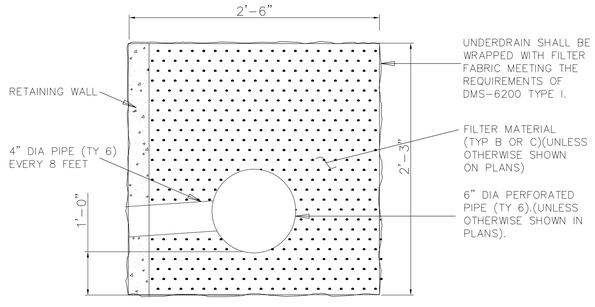
1. WALLS ARE DESIGNED ASSUMING UNIT WEIGHT OF SOIL = 120 pcf, AND COEFFICIENT OF HORIZONTAL EARTH PRESSURE = 0.33.
2. WALLS ARE DESIGNED TO PROVIDE A MINIMUM FACTOR OF SAFETY AGAINST SLIDING OF 1.5.
3. RETAINING WALLS ARE DETAILED TO BE PLACED ON GRADES UP THRU 10% WITH FOOTING LEVEL, WITH NO CHANGES IN REINFORCING STEEL. STEEPER GRADES CAN BE ACCOMMODATED BY SHORTENING BARS AND INCREASING LENGTH OF LEGS OF BARS BY THE SAME AMOUNT. NO CHANGE IN QUANTITIES WILL BE INVOLVED
4. THIS DETAIL WILL BE USED AT ALL LOCATIONS OF VERTICAL WALLS RETAINING SOILS.

PROJECT NOTES:

1. SITE GRADING SHALL BE SUCH THAT THE STORM WATER RUNOFF DRAINS AWAY FROM THE SLAB/HEADWALL TOWARDS TO DRAINAGE SWALES OR DRAINAGE STRUCTURES. PONDING OF WATER ADJACENT TO THE HEADWALL MAY HAVE AN ADVERSE IMPACT THE INTEGRITY OF THE STRUCTURE
2. IN ORDER TO MAINTAIN THE INTEGRITY OF THE HEADWALL OR SIMILAR STRUCTURES, DRAINAGE STRUCTURES. FEATURES AND SWALES SHALL BE MAINTAINED AND REMAIN FREE FROM LANDSCAPING, WEEDS AND DEBRIS BY OWNER.
3. THE SCOPE OF SERVICES OF THE ENGINEER IS LIMITED TO DESIGN OF TYPICAL HEADWALL AS SHOWN HEREON AND DOES NOT INCLUDE SITE CONSTRUCTION INSPECTION TO VERIFY CONFORMANCE WITH DESIGN CRITERIA.

RETAINING WALL SCHEDULE

'H' WALL HEIGHT	'T' WALL THICKNESS	'B' FOOTING DEPTH	'K' KEY DEPTH	'L1' TOE LENGTH	'L2' HEEL LENGTH	STEM VERTICAL REINF
< 6'-0"	1'-0"	1'-0"	NONE	1'-8"	2'-4"	#5 @ 12" OC
6'-0" TO 7'-11"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	#5 @ 12" OC



2 UNDER-DRAIN DETAIL

SCALE: NTS

5/28/2025

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204 ESCALERA PARKWAY
GEORGETOWN, TEXAS 78628
FIRM REG. NO.: F-7819

CYPRESS CREEK OFFICE BUILDING
601 CYPRESS CREEK,
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78613

RETAINING WALL DETAIL

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