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

- 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

- 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: Beasley Subdivision				2. Regulated Entity No.:					
3. Customer Name: BW Ronald Reagan 2243 LLC			4. Customer No.:						
5. Project Type: (Please circle/check one)	New Modification		Extension		Exception				
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Resident	tial	Non-residential		8. Site (acres):		e (acres):	13.437	
9. Application Fee:	\$6,500.0	00	10. Permanent BM		BMP(s	Detention Pond with Jellyfish Para Diversion Vault System			
11. SCS (Linear Ft.):	N/A	·	12. AST/UST (No. Tanks):			ıks):	N/A		
13. County:	Williams	son	14. Watershed:					Upper Brushy (Creek

Application Distribution

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

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

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

Austin Region				
County:	Hays	Travis	Williamson	
Original (1 req.)	_	_	_	
Region (1 req.)		_	_	
County(ies)	_	_	_	
Groundwater Conservation District(s)	Edwards Aquifer AuthorityBarton Springs/ Edwards AquiferHays TrinityPlum Creek	Barton Springs/ Edwards Aquifer	NA	
City(ies) Jurisdiction	AustinBudaDripping SpringsKyleMountain CitySan MarcosWimberleyWoodcreek	AustinBee CavePflugervilleRollingwoodRound RockSunset ValleyWest Lake Hills	AustinCedar ParkFlorenceGeorgetownJerrell X_ LeanderLiberty HillPflugervilleRound 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 HillsFair Oaks RanchHelotesHill Country VillageHollywood ParkSan 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 application is hereby submitted to TCEQ for a	t the application is complete and accurate. This administrative review and technical review.	
BW Ronald Reagan 2243 LLC / Cool Breeze Co	onsultants LLC	
John McIntyre, P.E.		
Print Name of Customer/Authorized Agent		
John Melatipe	02/18/2025	
Signature of Customer/Authorized Agent	Date	

FOR TCEQ INTERNAL USE ONL	Y			
Date(s)Reviewed:	D	Date Administratively Complete:		e:
Received From:	Co	Correct Number of Copies:		•
Received By:	D	Distribution Date:		
EAPP File Number:	Co	omplex	:	
Admin. Review(s) (No.):	N	No. AR Rounds:		
Delinquent Fees (Y/N):	Re	Review Time Spent:		
Lat./Long. Verified:	SC	SOS Customer Verification:		
Agent Authorization Complete/Notarized (Y/N):	Fe	ne	Payable to TCEQ (Y/I	N):
Core Data Form Complete (Y/N):	= '	Check: Signed (Y/N):		
Core Data Form Incomplete Nos.:			Less than 90 days old	l (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: BW Ronald Reagan 2243 LLC/Cool Breeze Consultants LLC

Date: 02/18/2025

Signature of Customer/Agent:

John Melatine

Regulated Entity Name: Beasley Subdivision

Project Information

1. County: Williamson

2. Stream Basin: Brazos River Basin

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

4. Customer (Applicant):

Contact Person: <u>T. Austin Simmons</u> Entity: <u>BW Ronald Reagan 2243 LLC</u>

Mailing Address: 3708 W. Swann Avenue, Suite 200

Email Address: jmckay@brightworkre.com

Э.	Agent/Representative (II any):
	Contact Person: John McIntyre Entity: Cool Breeze Consultants LLC Mailing Address: 1314 Avenue A, Suite A City, State: Katy, TX Telephone: (979) 255-9326 Email Address: john@coolbreezeconsultants.com
6.	Project Location:
	 ☐ The project site is located inside the city limits of <u>Leander</u>. ☐ 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.
	The project site is located at the southwest corner of RM 2243 and Ronald Reagan Boulevard. The project address is 8101 RM 2243, Leander, TX 78641.
8.	Attachment A - Road Map. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.
9.	Attachment B - USGS Quadrangle Map. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:
	✓ Project site boundaries.✓ USGS Quadrangle Name(s).
10.	Attachment C - Project Narrative. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:
	 Area of the site ○ Offsite areas ○ Impervious cover ○ Permanent BMP(s) ○ Proposed site use ○ Site history ○ Previous development ○ Area(s) to be demolished
11.	. Existing project site conditions are noted below:
	Existing commercial site Existing industrial site

 Existing residential site Existing paved and/or unpaved roads Undeveloped (Cleared) Undeveloped (Undisturbed/Not cleared) Other:
12. The type of project is:
Residential: # of Lots: Residential: # of Living Unit Equivalents: Commercial Industrial Other:
13. Total project area (size of site): <u>13.44</u> Acres
Total disturbed area: <u>9.86</u> Acres
14. Estimated projected population: <u>0</u>
15. The amount and type of impervious cover expected after construction is complete is show

Table 1 - Impervious Cover

below:

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	21,356	÷ 43,560 =	0.49
Parking	236,732	÷ 43,560 =	5.43
Other paved surfaces	85,601	÷ 43,560 =	1.97
Total Impervious Cover	343,689	÷ 43,560 =	7.89

Total Impervious Cover $\underline{7.89}$ ÷ Total Acreage $\underline{13.44}$ X 100 = $\underline{58.71}$ % 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 th
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.

$I \times I$	NI/A
\vee \vee	11/ /

18. Type of project:
 TXDOT road project. County road or roads built to county specifications. City thoroughfare or roads to be dedicated to a municipality. Street or road providing access to private driveways.
19. Type of pavement or road surface to be used:
Concrete Asphaltic concrete pavement Other:
20. Right of Way (R.O.W.):
Length of R.O.W.: feet. Width of R.O.W.: feet. $L \times W = Ft^2 \div 43,560 Ft^2/Acre = acres.$
21. Pavement Area:
Length of pavement area: feet. Width of pavement area: feet. L x W = $Ft^2 \div 43,560 Ft^2/Acre = acres.$ Pavement area acres \div 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

3 4 5		To	otal x 1.5 = Gallons
4			
2	1		
2			
2			
AST Number	Size (Gallons)	Substance to be Stored	Tank Material
Table 2 - Tanks and S	Substance Storage	T	1
27. Tanks and substance	e stored:		
⊠N/A			
greater than or equal to $ abla$	o 500 gallons.		
Gallons	_	des the installation of A	•
	oveground Stor	rage Tanks(AS)	Tc) > 500
☐ Proposed.☐ N/A			
Existing.			
The sewage collection	on System (Sewer Lines) on system will convey th lant. The treatment fac	ne wastewater to the <u>Br</u>	rushy Creek Regional
285.	,	d installer in compliance	with 50 TAC Chapter
Each lot in th size. The sys	is project/development tem will be designed by	is at least one (1) acre (a licensed professional	engineer or registered
the land is su the requiren	itable for the use of pri	•	
will be used	to treat and dispose of	the wastewater from thi	• • • •
On-Site Sewage	Facility (OSSF/Septic Ta	nk):	

•	stem, the containm umulative storage c		ed to capture one an ns.	d one-half (1 1/2)
for providin		nment are propose	ent Methods. Alterr d. Specifications sho	
	ons and capacity of		ure(s):	
Length (L)(Ft.)	ary Containment Width(W)(Ft.)	Height (H)(Ft.)	L x W x H = (Ft3)	Gallons
			To	otal: Gallons
The piping v		constructed of and	in a material imperv ment structure will b	
	t H - AST Containme It structure is attach		ings. A scaled drawi following:	ng of the
Internal Tanks cle	, ,	· ·	wall and floor thickn collection of any sp	•
storage tan			for collection and recontrolled drainage a	
	vent of a spill, any s 4 hours of the spill	_	oved from the contai operly.	nment 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
tems 34 - 46 must be included on the Site Plan.
4. \square The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = <u>60</u> '.
5. 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):
6. 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.
7. \boxtimes A drainage plan showing all paths of drainage from the site to surface streams.
8. $igwidge$ The drainage patterns and approximate slopes anticipated after major grading activities
9. Areas of soil disturbance and areas which will not be disturbed.
0. Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
1. igsquare Locations where soil stabilization practices are expected to occur.
2. Xurface waters (including wetlands).
□ N/A
3. \(\sum \) Locations where stormwater discharges to surface water.
There will be no discharges to surface water.
4. 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.
Per	rmanent Best Management Practices (BMPs)
Pract	tices 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
le p p w A	Where a site is used for low density single-family residential development and has 20 % or ess impervious cover, other permanent BMPs are not required. This exemption from ermanent BMPs must be recorded in the county deed records, with a notice that if the ercent 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 otify 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.

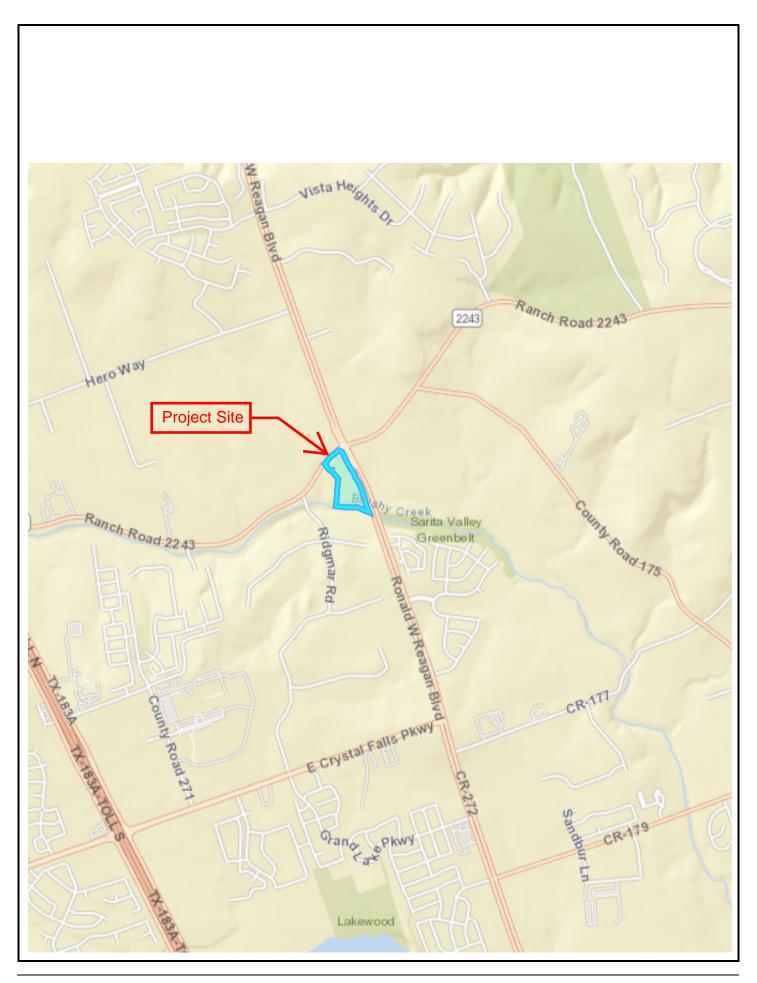
fai im re- ind th- an	mily residential developments, schools, or small business sites where 20% or less spervious cover is used at the site. This exemption from permanent BMPs must be corded in the county deed records, with a notice that if the percent impervious cover creases above 20% or land use changes, the exemption for the whole site as described in e property boundaries required by 30 TAC §213.4(g) (relating to Application Processing of Approval), may no longer apply and the property owner must notify the appropriate gional 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

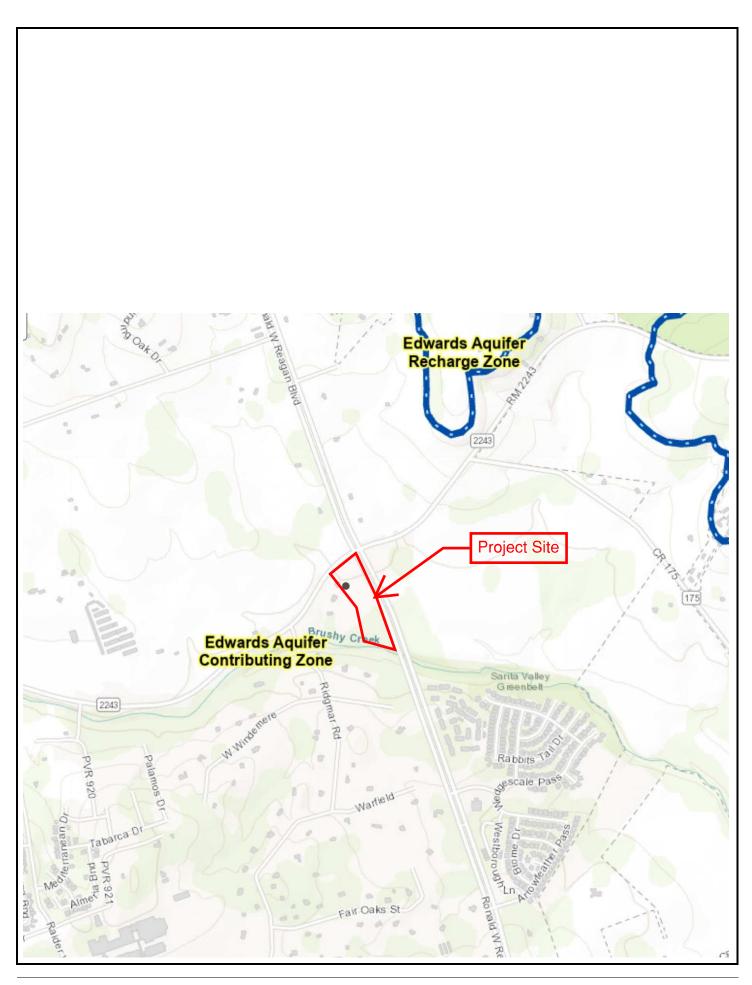
	attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.
	N/A
56. 🔀	Attachment N - Inspection, Maintenance, Repair and Retrofit Plan . A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, 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.
\boxtimes	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
-	oonsibility for Maintenance of Permanent BMPs and sures after Construction is Complete.
59.	The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
60.	A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development.

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

Administrative Information

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





ATTACHMENT C

Area of the Site:

The Project Site is a 13.44-acre irregular-shaped, undeveloped and unoccupied lot located the southwest corner of RM 2243 and Ronald Reagan Boulevard. The project address is 8101 RM 2243, Leander, TX 78641.

Impervious Cover:

The Project Site is undeveloped and unpaved land with trees and native vegetation. There is currently no significant impervious cover at the Project Site.

The proposed improvements at the Project Site will include impervious cover such as multiple buildings, paved concrete driveways, drive lanes, curbs and gutters, and sidewalks.

Permanent BMP(s):

The Project Site is undeveloped and unpaved land with trees and native vegetation. There are currently no significant permanent BMPs at the Project Site.

The proposed improvements at the Project Site will include the construction of permanent BMPs such as a storm water detention pond which discharges into Brushy Creek at the southern end of the site.

Proposed Site Use:

The proposed use of the Project Site shall be commercial and retail. The project is known as the Beasley Subdivision. The proposed improvements at the Project Site will include the construction of multiple buildings, paved concrete parking areas, driveways, drive lanes, curbs and gutters, sidewalks, signage, landscaped areas, underground site utilities, and a storm water detention pond.

Site History:

Based on a review of available online records, including historic aerials (https://www.historicaerials.com/viewer and Google Earth) and topographic maps (http://historicalmaps.arcgis.com/usgs/), the Project Site appears to have never been developed.

Previous Development:

The Project Site has never been developed.

Area(s) to be Demolished:

The native trees located at the Project Site will be demolished. No structures or buildings are present at the Project Site. Refer to the Demolition Plan in Sheet 8 of 45 of the attached Plan Set (dated February 18, 2025 and prepared by Cool Breeze Consultants LLC) for further details.

ATTACHMENT D: FACTORS AFFECTING SURFACE WATER QUALITY

Water quality at the Project Site may be temporarily affected by activities during construction. During construction, temporary controls will be in place to minimize the effects of construction. After construction activities are completed, permanent controls will function to reduce the impact of the proposed development.

Construction activities that could potentially affect water quality include the disturbance of soil related to the construction of the pavement base, concrete truck washout, construction vehicle traffic, and handling of construction equipment and materials. Loose soil carries the risk of sediment pollution to natural water and the Aquifer. Temporary sediment barriers (silt fence, inlet protection, etc.) and a rock-lined construction entrance and exit will be used during construction to prevent sediment pollution. Other activities include the handling and disposal of waste materials and sanitary waste which pose a risk of contamination. Guidelines for these activities are specified in accordance to the TCEQ Construction General Permit (TXR150000) Stormwater Pollution Prevention Plan.

Permanent factors that impact water quality include future construction, landscape practices, runoff from onsite impervious cover, etc. Once constructed, daily traffic on the Site will be increased and could contribute potential pollutants given the typical use of such commercial developments.

ATTACHMENT E: VOLUME AND CHARACTER OF STORMWATER

Localized drainage considerations were made for the Project Site based on the proposed development. The Project Site currently does not receive offsite drainage and this is not expected to change following the development of the Project Site. Onsite drainage within the Project Site is proposed to be intercepted using curbs and gutters with curb inlets and a detention pond. All drainage will occur and remain within the Contributing Zone.

Based on the Project Site area of 13.44 acres, the pre-construction storm water runoff is 80.43 cfs and is untreated. The proposed development will create a post-construction storm water runoff of 31.09 cfs and be treated with a Contech Jellyfish Peak Diversion structure and a detention pond before being discharged into Brushy Creek. The impervious cover of the proposed development includes concrete pavement, concrete curbs and gutters, and a detention pond. The pre- and post-construction runoff coefficients are 0.46 and 0.73 respectively.

ATTACHMENT J: BMPS FOR UPGRADIENT STORMWATER

The Project Site does not receive surface flow from upgradient areas.

ATTACHMENT K: BMPS FOR ON-SITE STORMWATER

The Project Site currently does not receive significant offsite drainage and this is not expected to change following the development of the Project Site. Onsite drainage within the Project Site is proposed to be intercepted using curbs and gutters with curb drain inlets, a Contech Jellyfish Peak Diversion structure, and a detention pond. All drainage will occur and remain within the Contributing Zone. The proposed detention pond shall temporarily store a volume of the storm water runoff and discharge it at a controlled rate to prevent downstream waterbodies and infrastructure from receiving too much storm water. The controlled discharge from the detention pond shall be less than the existing drainage conditions of the site.

All descriptions and calculations for the BMPs can be found in the attached Plan Set.

ATTACHMENT L: BMPS FOR SURFACE STREAMS

The onsite storm sewer system and proposed detention pond shall temporarily store a volume of the storm water runoff and discharge it at a controlled rate and prevent pollutants from entering into Brushy Creek. The controlled discharge from the detention pond shall be less than the existing drainage conditions of the site.

ATTACHMENT M: CONSTRUCTION PLANS

The following Construction Plans provide the design calculations and specifications for the proposed permanent BMPs and measures.

PERMIT SET

TXB LEANDER SITE DEVELOPMENT PLANS

FOR



8101 RM 2243

LEANDER, TEXAS 78641

WILLIAMSON COUNTY

LOCATION MAP

Robin M. Griffin, AICP, Executive Director of Development Services

Emily Truman, P.E., CFM, City Engineer

Chief Joshua Davis, Fire Marshal

Ashlea Boyle, CPRP, Director of Parks and Recreation

APPROVED BY:

- 1. THE PICP PLANS HAVE BEEN APPROVED UNDER PERMIT NUMBER
- 2. THE FINAL PLAT FOR THE BEASLEY SUBDIVISION BEEN RECORED UNDER DOCUMENT NUMBER 202115186 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 3. THE DEVELOPMENT AGREEMENT 19-DA-002 HAS A MASONRY REQUIREMENT OF 85% FOR ALL PROPOSED STRUCTURES.
- 4. PROPERTY LEGAL DESCRIPTION: BEASLEY SUBDIVISION, BLOCK A, LOT 1 (13.438 ACRES)
- 5. A TIA OR FEE IN LIEU (\$101,750.00) WILL BE REQUIRED FOR THIS
- 6. PROJECT ADDRESS: 8101 RM 2243, LEANDER, TX 78641
- 7. THE TCEQ LETTER AND SUPPORT CALCULATIONS WERE APPROVED AND UPLOADED ON THE CITY OF LEANDER
- 8. THE ENGINEER-OF-RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE, AND ADEQUACY OF THESE PLANS AND/OR SPECIFICATIONS WHETHER

WETLANDS NOTICE

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL. STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/ DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "X SHADED" (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD) AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL NO. 48491C0460F, DATED DECEMBER 20, 2019.

PROJECT INFORMATION

3708 W. SWANN AVENUE, SUITE 200 TAMPA, FL 33609

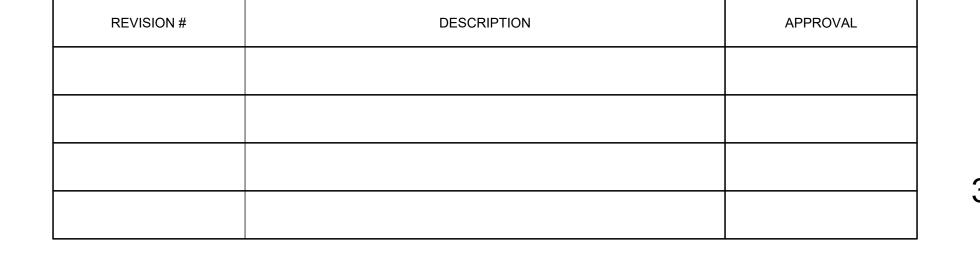
ABRAM DASHNER RPLS, LLC 6448 E. HIGHWAY 290, SUITE B-105 AUSTIN, TX 78723 (512) 244-3395

TOTAL IMPERVIOUS COVER: 88,703 SF

BUILDING IMPERVIOUS COVER: 7,500 SF

<u>FUTURE LAND USE:</u> ACTIVITY CENTER, MULTI-USE CORRIDOR - PRIORITY CORRIDOR, AND GREENWAY

PROJECT FILING DATE: 03/22/2023



OWNER BW RONALD REAGAN 2243 LLC

PROJECT NOTES

(817) 874-1700

JOHN MCINTYRE, P.E

1314 AVENUE A, SUITE KATY, TX 77493 (979) 255-9326

SURVEYOR ABRAM DASHNER

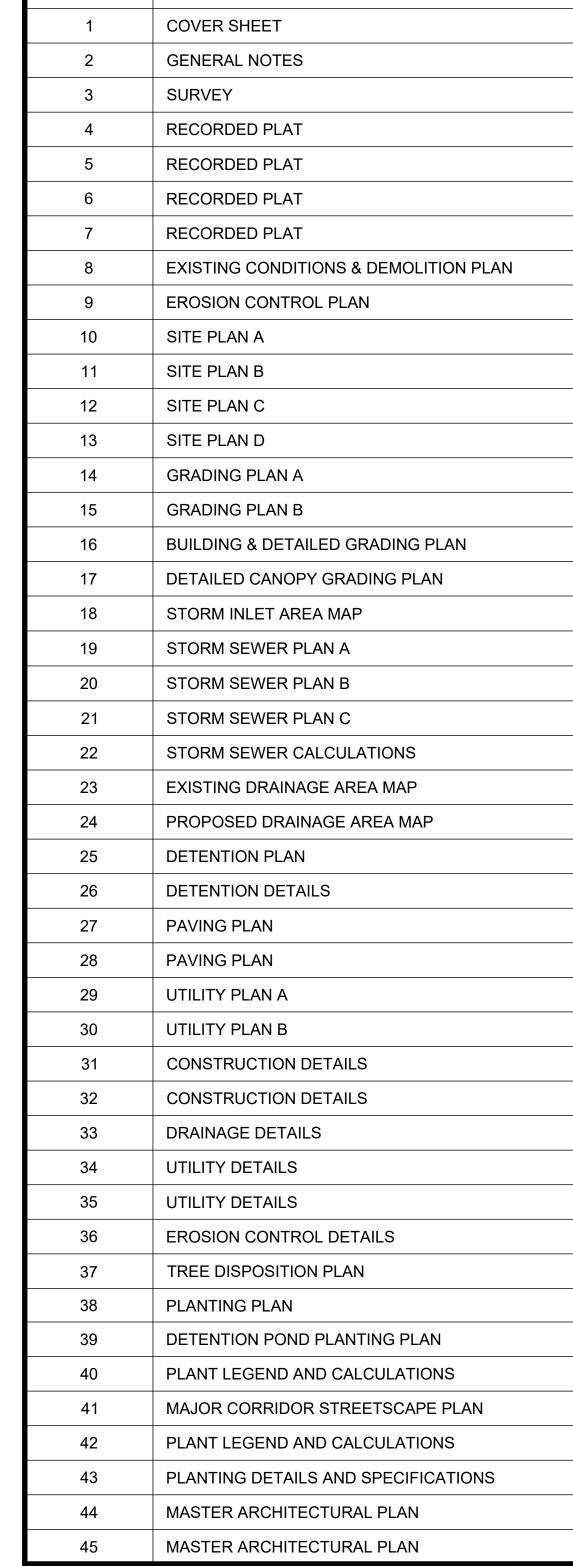
ZONING: GC-2-B AND GC-3-B (GENERAL COMMERCIAL)

PROPOSED USE: CONVENIENCE STORE WITH GASOLINE

ACREAGE: 3.261 ACRES

DEVELOPED BY
brightwork
real estate

3708 WEST SWANN AVENUE, SUITE 200 TAMPA, FLORIDA 33609



CIVIL DRAWING INDEX

Sheet No. | Sheet Title



COOL BREEZE CONSULTANTS LLC

1314 Avenue A, Suite A Katy, TX 77493 Phone: 832-349-4018 Email: admin@coolbreezeconsultants.com www.coolbreezeconsultants.com TBPE FIRM # F-20465



SHEET TITLE:

OHN PATRICK MCINTY

COVER SHEET



<u>CITY CONTACTS</u> <u>ENGINEERING MAIN LINE:</u>

UTILITIES MAIN LINE:

UTILITIES ON-CALL:

(512) 528-2721 PLANNING DEPARTMENT (512) 528-2750 PUBLIC WORKS MAIN LINE: (512) 259-2640 STORMWATER INSPECTIONS: (512) 285-0055 (512) 259-1142

DAYS, OR IF LOCATION MARKERS ARE NO LONGER AVAILABLE.

(512) 690-4760

- CONTRACTORS SHALL HAVE AN APPROVED SET OF PLANS WITH APPROVED SET OF PLANS WITH APPROVED REVISIONS ON SITE AT ALL TIMES. FAILURE TO HAVE APPROVED PLANS ON SITE MAY RESULT IN ISSUANCE OF WORK STOPPAGE.
- CONTACT 811 SYSTEM FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. REFRESH ALL LOCATES <u>BEFORE</u> 14 DAYS - LOCATED REFRESH REQUESTS <u>MUST INCLUDE A COPY OF YOUR 811 TICKET</u>. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14
- REPORT ALL DAMAGE TO CITY INFRASTRUCTURE IMMEDIATELY IF YOU WITNESS OR EXPERIENCE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-259-2640.
- THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR 48 HOURS BEFORE
- BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
- ANY TESTING. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION.
- PROOF ROLLING SUB-GRADE AND EVERY LIFT OF ROADWAY EMBANKMENT, IN-PLACE DENSITY TESTING OF EVERY BASE COURSE, AND ASPHALT CORES. ALL OF THIS TESTING MUST BE WITNESSED BY A CITY OF LEANDER REPRESENTATIVE.
- CONNECTING TO THE EXISTING WATER LINES.
- PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
- ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER OF

THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF

- EXCESS SOIL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF LEANDER IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
- BURNING IS PROHIBITED.
- NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 6:00PM AND 7:00AM. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION. FURTHER, THERE IS A NOISE ORDINANCE IN EFFECT FOR CONSTRUCTION ACTIVITY BETWEEN THE HOURS OF 9 00PM AND 7 00AM REQUESTS FOR EXCEPTIONS TO THE ORDINANCE MUST BE MADE TO LEANDER CITY COUNCIL.
- CONTACT THE CITY INSPECTOR FOUR (4) DAYS PRIOR TO WORK TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
- NO BLASTING IS ALLOWED.
- 10. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- I. THE CONTRACTOR SHALL GIVE THE CITY OF LEANDER 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
- 12. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CONTRACTOR. DESIGN ENGINEER/PERMIT APPLICANT. AND THE CITY OF LEANDER REPRESENTATIVES PRIOR TO INSTALLATION OF EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES AND PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER PLANNING DEPARTMENT PLANNING COORDINATOR AT LEAST THREE (3) DAYS PRIOR TO THE MEETING DATE.
- 8. THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER ACCURATE "RECORD DRAWINGS" FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE "RECORD DRAWINGS" SHALL MEET THE SATISFACTION OF THE ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.
- I. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER.
- 5. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS, AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS AT NO ADDITIONAL COST TO THE OWNER
- 16. THE CONTRACTOR SHALL PROTECT ALL EXISTING FENCES. IN THE EVENT THAT A FENCE MUST BE REMOVED. THE CONTRACTOR SHALL REPLACE SAID FENCE OR A PORTION THEREOF WITH THE SAME TYPE OF FENCING TO A QUALITY OF EQUAL OR BETTER THAN THE ORIGINAL FENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED IN DETAILS.
- 18. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR.
- 9. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD
- 20. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS. I. HOT MIX ASPHALTIC CONCRETE PAVEMENT SHALL BE MINIMUM THICKNESS OF 2 INCHES WITH NO RECYCLED ASPHALT SHINGLES
- 22. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY RISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION BETWEEN HIMSELF AND OTHER CONTRACTORS AND UTILITIES IN THE VICINITY OF THE PROJECT. THIS INCLUDES GAS, WATER, WASTEWATER, ELECTRICAL, TELEPHONE, CABLE TV AND STREET DRAINAGE WORK. ONCE THE CONTRACTOR BECOMES AWARE OF A POSSIBLE CONFLICT, IT IS THE CONTRACTOR'S RESPONSIBILITY
- 25. THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
- 26. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE
- 7. THE CITY OF LEANDER SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
- 28. AN ENGINEER'S CONCURRENCE LETTER AND RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF COMPLETION OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO THE DIGITAL COPY PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES SHALL BE PROVIDED TO THE CITY IN DIGITAL FORMAT AS AUTOCAD ".DWG" FILES,MICROSTATION ".DGN" FILES OR ESRI ".SHP" FILES ON CD ROM. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"X17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE

SYSTEM - TEXAS CENTRAL ZONE (4203), IN US SURVEY FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR

29. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US SURVEY FEET.

CITY OF LEANDER TRENCH SAFETY NOTES

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

CITY OF LEANDER GRADING NOTES

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

CITY OF LEANDER STREET AND DRAINAGE NOTES

- ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARDS (TAS).
- BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 6" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 6" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
- 3. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED BETWEEN THE CURB AND RIGHT-OF-WAY AND IN ALL DRAINAGE CHANNELS EXCEPT CHANNELS CUT IN STABLE ROCK.
- DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A MINIMUM OF 36" BELOW SUBGRADE.
- 5. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/4" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED.
- 6. ALL DRAINAGE PIPE IN PUBLIC RIGHT-OF-WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE MINIMUM CLASS III OF TONGUE AND GROOVE OR O-RING JOINT DESIGN. CORRUGATED METAL PIPE IS NOT ALLOWED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS.
- 7. THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TXDOT SPEC FOR PROOF ROLLING.
- ALL STRIPING, WITH EXCEPTION OF STOP BARS, CROSS WALKS, WORDS AND ARROWS, IS TO BE TYPE II (WATER BASED). STOP BARS, CROSS WALKS, WORDS AND ARROWS REQUIRED TYPE I THERMOPLASTIC.
- MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
- A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS 11. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING
- CONSTRUCTION PLANS GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY SCI ENGINEERING, INC.

PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISIONS OF THE

- PAVEMENT RECOMMENDATIONS ARE SHOWN ON SHEET 31. 13. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CITY OF AUSTIN
- TRANSPORTATION CRITERIA MANUAL, CITY OF LEANDER STANDARD DETAILS AND TEXAS DEPARTMENT OF TRANSPORTATION CRITERIA, SHALL BE SUBMITTED TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS MUST BE SITE SPECIFIC AND SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
- 14. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM UNLESS OTHERWISE NOTED ON THE PLANS. ANY NIGHT TIME LANE CLOSURES REQUIRED APPROVAL OF THE CITY ENGINEER AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY THE CITY DURING PEAK HOURS OF 6 AM TO 9 AM OR 4 PM TO 8 PM WILL BE SUBJECT TO A FINE AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
- TO THE CITY CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL. AT ROAD INTERSECTIONS THAT HAVE A VALLEY GUTTER, THE CROWN TO THE INTERSECTING ROADS WILL BE CULMINATED AT A

TEMPORARY ROCK CRUSHING IS NOT ALLOWED. ALL SOURCES OF FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY

THE CITY. PRIOR TO BASE PLACEMENT. ALL CURRENT TRIAXIAL TEST REPORTS FOR PROPOSED STOCK PILES ARE TO BE SUBMITTED

- DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED. 17. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAYS AND PUBLIC
- STREETS. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE
- 18. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT (2%) SLOPE WITHIN THE PUBLIC RIGHT-OF-WAY UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
- 19. IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRIVEWAY TO REMAIN OPEN AT ALL TIMES, FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION OBTAINED BY THE CONTRACTOR FROM ALL PROPERTY OWNERS AND ACCESS EASEMENT RIGHT HOLDERS ALLOWING THE FULL CLOSURE OF THE DRIVEWAY.
- 20. CONTRACT MUST CLEAR FIVE (5) FEET BEYOND ALL PUBLIC RIGHT-OF-WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
- SLOPE OF NATURAL GRADE ADJACENT TO THE PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 3:1 SLOPE. IF A 3:1 SLOPE IS NOT POSSIBLE, SLOPE PROTECTION OR RETAINING WALL MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE
- 22. THERE SHALL BE NO WATER, WASTEWATER, OR DRAINAGE APPURTENANCES INCLUDING BUT NOT LIMITED TO VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, AND TRAFFIC OR PEDESTRIAN AREA.
- 23 PUBLIC SIDEWALKS SHALL NOT USE CURB INLETS AS PARTIAL WALKING SURFACE SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METERS, CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.
- 24. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES
- 25. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE THE FIRST COURSE OF BASE. NO TRENCHING COMPACTED BASED. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY
- 26. A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ALL

TCEQ CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES

- A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
- THE NAME OF THE APPROVED PROJECT:
- THE ACTIVITY START DATE: AND - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
- ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
- NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE
- PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTION 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
- ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING
- 8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.

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

- 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.
- THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR-- THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
- THE HOLDER OF ANY APPROVED 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 STRUCTURES(S),
- B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;

INCLUDING BUT NO LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY

- 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

CITY OF LEANDER WATER AND WASTEWATER NOTES

- PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION. ETC. AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP. AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. BLOCKING SHALL BE INSPECTED PRIOR TO BACKFILL
- FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
- CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.
- THRUST BLOCKING OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKING AND RESTRAINTS.
- MANDREL TESTING WILL BE REQUIRED ON ALL WASTEWATER PIPE. PER TCEQ, THIS TEST MUST BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS
- 6. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI.
- IN ADDITION TO NORMAL COMPACTION METHODS DURING DRY WEATHER CONDITIONS, TRENCH AND MANHOLE BACKFILL IN AND/OR ADJACENT TO STREETS, STRUCTURES, DRIVEWAYS, ETC., SHOULD BE FLOODED TO PROVIDE ADDITIONAL CONSOLIDATION OF BACKFILL DURING CONSTRUCTION PERIODS THAT DO NOT EXPERIENCE SIGNIFICANT RAINFALL EVENTS PRIOR TO SUBGRADE PREPARATION, FLEXIBLE BASE PLACEMENT, PAVING OPERATIONS.
- 8. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS:

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

- TOOLS FOR STAMPING THE CURBS SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF STAMPING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF STAMPING SHALL BE SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE
- 10. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 200 PSI.
- NO PIPE OR FITTING WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY.
- TYPICAL DEPTH OF COVER FOR ALL WASTEWATER LINES SHALL BE 48" MINIMUM, WATER LINES SHALL BE 36" MINIMUM UNDER BOTH PAVEMENT AND NATURAL GROUND. STORM SEWER SHALL BE 24" MINIMUM UNDER NATURAL GROUND.
- 13. THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY AWWA FORMULAS.
- 14. ALL WATER MAINS, DISTRIBUTION LINES AND SERVICE LINES SHALL BE INSTALLED IN ENCASEMENT PIPE UNDERNEATH EXISTING STREETS AND OTHER PAVED SURFACES UNLESS APPROVED WITH PLANS.
- 15. ALL MECHANICAL RESTRAINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- 16. ALL DEAD-END WATER MAINS SHALL HAVE THRUST RESTRAINTS INSTALLED ON THE LAST THREE PIPE-LENGTHS (STANDARD 20' LAYING LENGTH), AT MINIMUM, AND THRUST BLOCKS INSTALLED ON THE PLUG. ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURER'S RECOMMENDATIONS AND/OR CALCULATIONS BY THE ENGINEER OF RECORD.
- 17. WHERE WATER LINES CROSS WASTEWATER LINES AND THERE IS LESS THAN 9 FEET CLEARANCE BETWEEN LINES, THE WASTEWATER LINE SHALL BE PLACED SO THAT THE WASTEWATER PIPE SECTION IS CENTERED ON THE WATER LINE AND CONSTRUCTED IN ACCORDANCE WITH TCEQ CHAPTERS
- 217.53(b) AND 290.44(e) 18. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C900-16 MIN. 235 PSI PRESSURE RATING). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, SDR- (9)). DUCTILE IRON PIPE (AWWA C115/C151, MIN. PRESSURE CLASS 250) MAY BE USED FOR WATER MAINS WITH THE EXPRESS APPROVAL OF CITY OF LEANDER ENGINEERING.
- 19. PIPE FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C900-16), GREEN AND MARKED FOR SEWER. PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241, D3034 MAX, SDR-26 OR PS115 F679) OR FIBERGLASS WITH PIPE STIFFNESS OF 72 PSI PER COA SPL WW-509.
- 20. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).
- 21. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
- 22. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
- THE CONTRACTOR SHALL CONTACT THE ENGINEERING DEPARTMENT INSPECTOR AT 528-2700 AT LEAST 48 HOURS PRIOR TO CONNECTING TO THE **EXISTING WATER LINES**
- 24. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
- 25. EXISTING MANHOLES MODIFIED BY CONSTRUCTION ACTIVITY SHALL BE TESTED FOR LEAKAGE BY VACUUM. ANY EXISTING MANHOLE WHICH FAILS TO PASS THE VACUUM TEST SHALL BE CLOSELY EXAMINED BY THE INSPECTOR AND THE CONTRACTOR TO DETERMINE IF THE MANHOLE CAN BE REPAIRED. THEREAFTER. THE CONTRACTOR SHALL EITHER REPAIR OR REMOVE AND REPLACE THE MANHOLE AS DIRECTED.
- 26. PIPE CONNECTIONS TO EXISTING MANHOLES AND JUNCTION BOXES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATION
- 27. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
- 28. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL CONSTRUCTED POTABLE WATER LINES AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY OF LEANDER PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF LEANDER TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF LEANDER.
- 29. SAMPLING TAPS SHALL BE BROUGHT UP TO THREE (3) FEET ABOVE GRADE AND SHALL EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTOR'S REQUEST, AND IN HIS PRESENT, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY.
- 30. TESTING SHALL BE PERFORMED FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED. THE OWNER'S CONTRACTOR SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER ENGINEERING DEPARTMENT NO LESS THAN 48 HOURS PRIOR TO PERFORMING STERILIZATION, QUALITY TESTS, OR PRESSURE TESTS. A CITY OF LEANDER INSPECTOR SHALL BE PRESENT FOR ALL TESTS AND SHALL BE PAID FOR BY THE OWNER/CONTRACTOR. THESE SERVICES ARE PAID FOR AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.
- 31. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVE UNLESS AUTHORIZED BY THE CITY OF LEANDER.
- 32. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
- 33. ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.
- 34. ALL WATER METER BOXES SHALL BE
- a. SINGLE, 1" METER AND BELOW DFW37F-12-1CA, OR EQUAL b. DUAL, 1" METERS AND BELOW DFW39F-12-1CA, OR EQUAL c. 1.5" SINGLE METER DFW65C-14-1CA, OR EQUAL d. 2" SINGLE METER DFW1730F-12-1CA, OR EQUAL
- 35. SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:
 - SIEVE SIZE PERCENT RETAINED BY WEIGHT
 - 1/2" #4 40-85

95-100

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- THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM.
- 37. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213
- AND 30 TAC CHAPTER 217, AS APPLICABLE. WHENEVER TCEQ AND CITY OF LEANDER SPECIFICATION CONFLICT, THE MORE STRINGENT 38. MANHOLES SHALL BE COATED PER CITY OF AUSTIN SPL WW-511 (RAVEN 405 OR SPRAYWALL).
- 39. DENSITY TESTING FOR TRENCH BACKFILL LOCATED WITHIN THE LIMITS OF THE PAVED AREA IS TO BE DONE IN 12" LIFTS EVERY 500' AND AT LEAST ONCE PER LINE
- 40. ALL GRAVITY WASTEWATER MAINS TO BE TESTED BY CAMERA AND PAID FOR BY THE CONTRACTOR. CAMERA TESTING FOR WASTEWATER LINES IN ROADWAY SHALL OCCUR BEFORE PAVING. CONTRACTOR SHALL PROVIDE THE CITY WITH A DVD COPY OF THE FULL CAMERA INSPECTION.
- 41. RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.

CITY OF LEANDER EROSION CONTROL NOTES

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

TXB GENERAL NOTES

TRANSPORTATION AS REQUIRED.

- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE GOVERNING AGENCIES AND COORDINATING ALL GOVERNING AGENCY INSPECTIONS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.

ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REFERENCE SITE WORK SPECIFICATIONS.

4. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING

FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL

5. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND NEW CONSTRUCTION IN PLACE DURING THE CONSTRUCTION PHASES OF THIS PROJECT. ANY DISTURBED IMPROVEMENTS SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.

LOCAL, STATE AND/DR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

- 6. ANY QUANTITIES PROVIDED ON THESE PLANS ARE FOR GENERAL REFERENCE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES REQUIRED FOR CONSTRUCTION.
- THE EXISTING FEATURES SHOWN ON THESE PLANS ARE THOSE NOTED IN THE FIELD AND THOSE TAKEN FROM RECORD DRAWINGS. THERE IS NO GUARANTEE THAT ALL FEATURES (ABOVE OR BELOW GROUND). ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING FEATURES PRIOR TO BIDDING THE PROJECT.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION BY CONTACTING THE LOCAL UTILITY COMPANIES AND/OR UTILIZING THE LOCAL ONE-CALL SYSTEM. ANY DAMAGE DONE TO EXISTING UTILITIES (THAT ARE TO REMAIN IN PLACE) DURING CONSTRUCTION OPERATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY AND REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 9. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNERS CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK SHALL MEET OR EXCEED THE RELEVANT UTILITY COMPANIES AND REGULATORY AGENCIES, CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK WITHIN PUBLIC AND STATE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS 10. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD),

CURRENT EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER TRAFFIC CONTROL IS IN

PLACE FOR EACH PHASE OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROPERLY

MAINTAINING TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE WORK. THE CONTRACTOR

IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PLANS TO THE CITY AND DEPARTMENT OF

JOHN PATRICK MCINTYI 12499

02/18/2025 F-20465

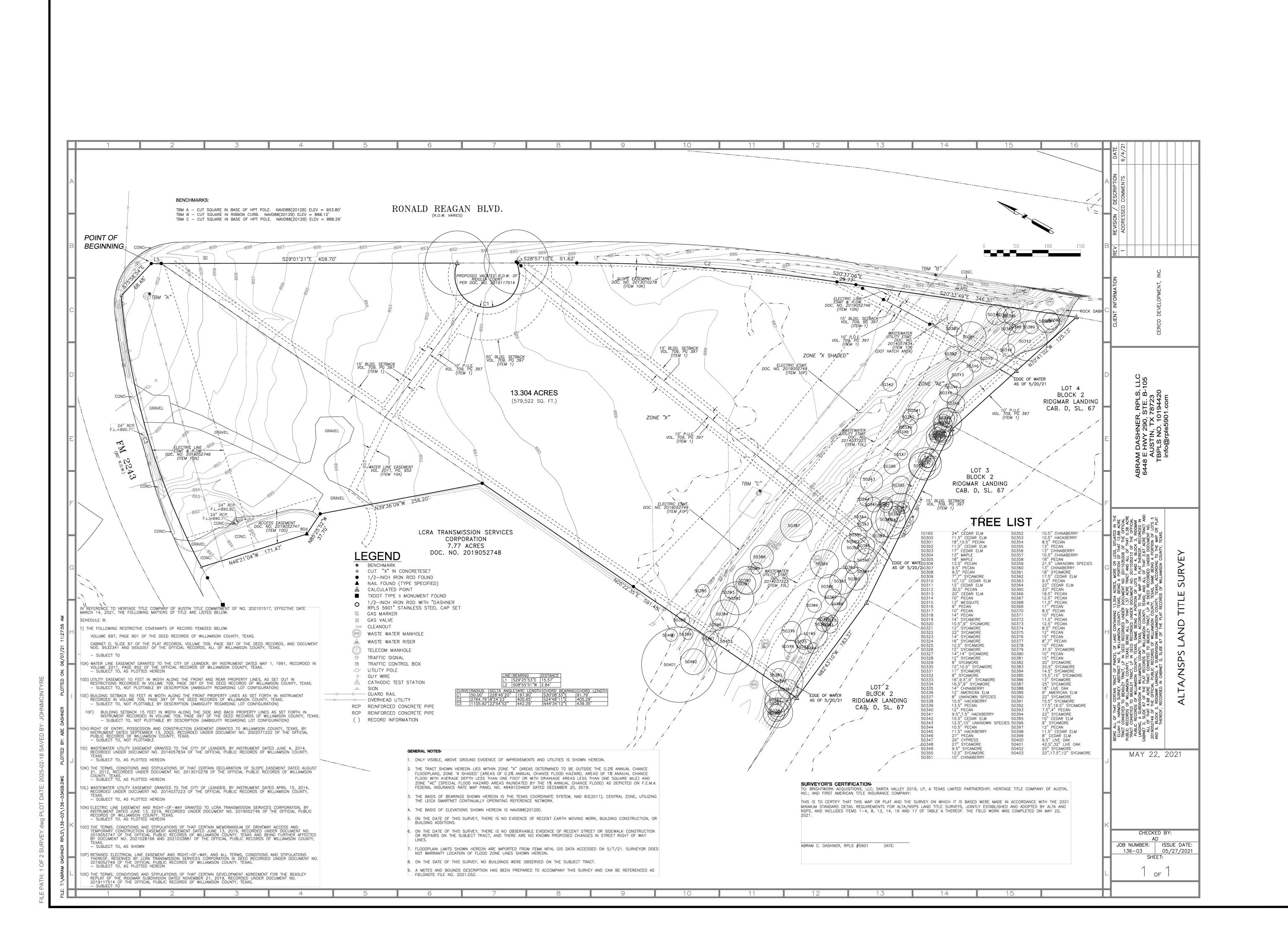
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GENERAL NOTES









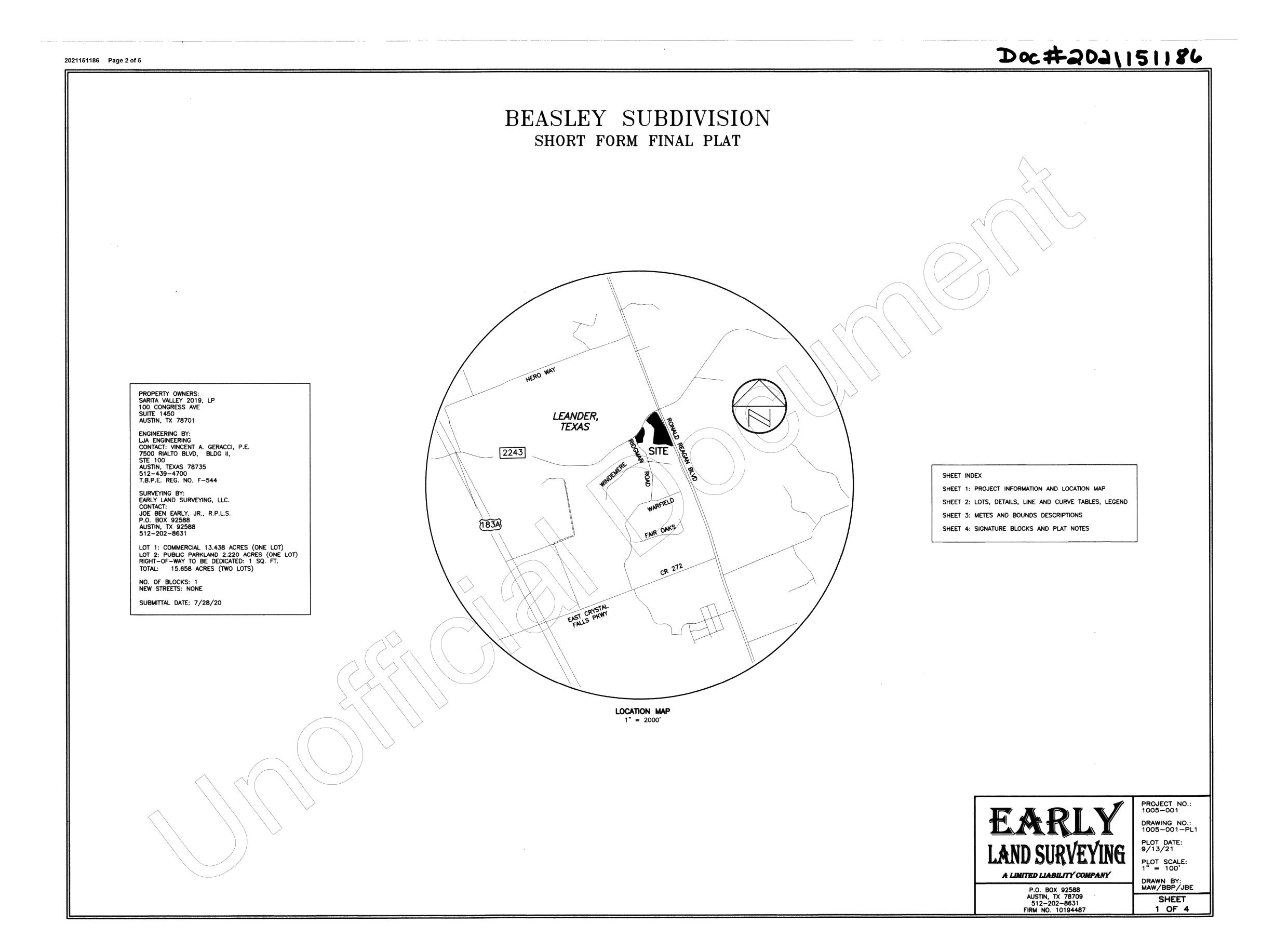
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Sheet No.



JOHN PATRICK MCINTYRE

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TBPE FIRM # F-20465



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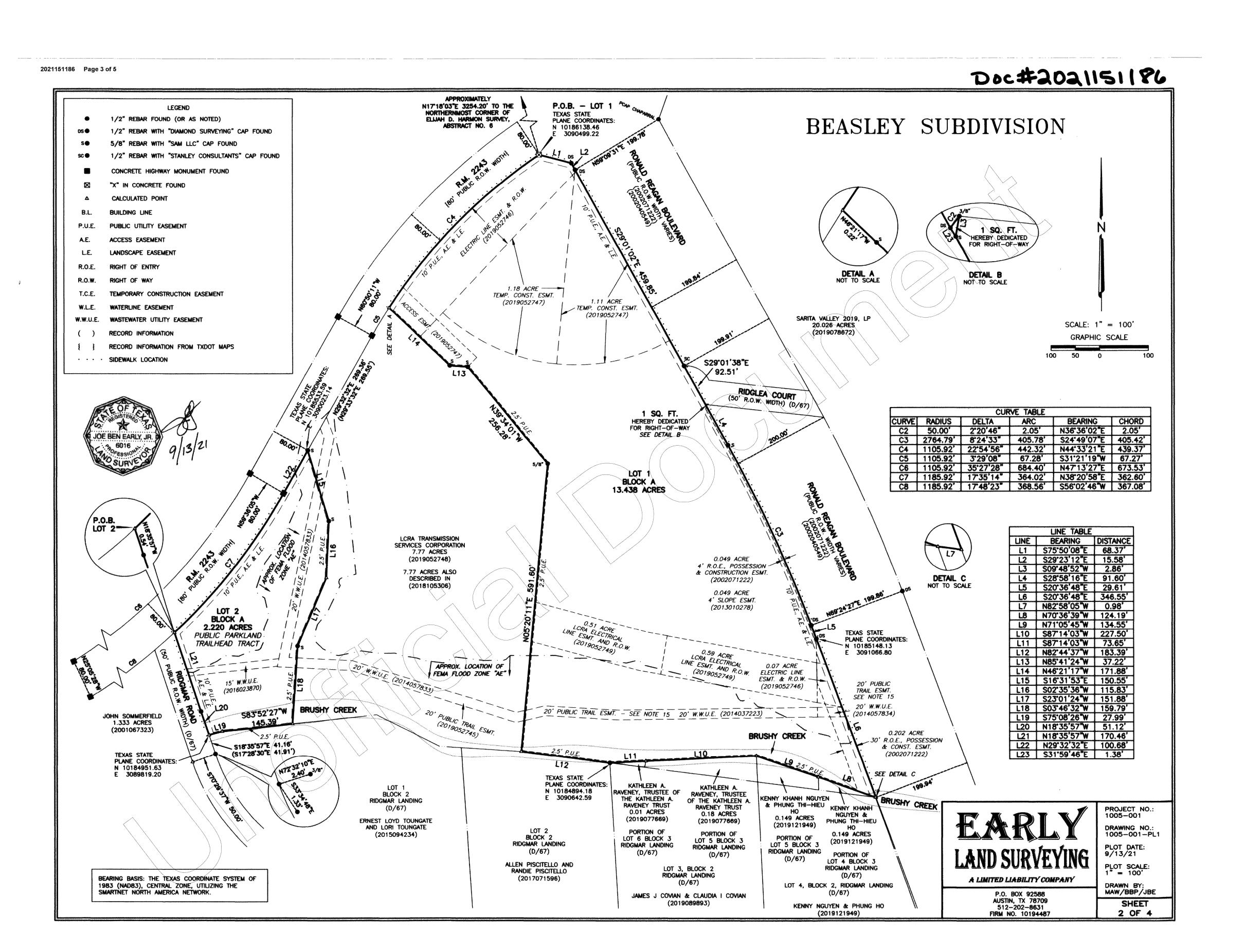
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Sheet No.



JOHN PATRICK MCINTYRE

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JOHN PATRICK MCINTYRE

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TBPE FIRM # F-20465



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METES AND BOUNDS DESCRIPTION FOR LOT 1, BLOCK A AND 1 SQ. FT. R.O.W. DEDICATION

BEGINNING at an "X" in concrete found at the intersection of the southeast right—of—way line of R.M. 2243 (80' right—of—way width) and the southwest right—pf—way line of Ronald Reagan Boulevard (right—of—way width varies) as described in Document No. 2002071222 of the Official Public Records of Williamson County, Texas, being the northernmost corner of the said 13.304 acre tract;

THENCE with the southwest right-of-way line of Ronald Reagan Boulevard and the northeast line of the said 13.304 acre tract, the following two (2) courses and distances:

1. South 75°50'08" East, a distance of 68.37 feet to a 1/2" rebar with "Diamond Surveying" cap found;

2. South 28'23'12" East, a distance of 15.58 feet to a 1/2" rebar with "Diamond Surveying" cap found in the west line of said Lot 1;

THENCE South 29'01'02" East with the southwest right-of-way line of Ronald Reagan Boulevard, the northeast line of the said 13.304 acre tract and crossing said Lot 1, a distance of 459.85 feet to a 1/2" rebar with "Stanley Consultants" cap found in the north right-of-way line of Ridglea Court (50' right-of-way width) as shown an said Ridgmar Landing, being in the south line of said Lot 1;

THENCE South 29'01'38" East crossing Ridglea Court, a distance of 92.51 feet to q 1/2" rebar with "Diamond Surveying" app found in the south right—of—way line of Ridgles Court and the northpast line of said Lot 6;

THENCE with the south right-of-way line of Ridgles Court and the north line of spid Lot 6, with a curve to the left, having a radius of 50.00 feet, an arc length of 2.05 feet, a delta angle of 02°20'46", and a chord which bears North 36°36'02" East, a distance of 2.05 feet to a 3/8" repar found for an angle point in the southwest right-of-way line of Ronald Reagan Boulevard, being the northwest corner of said Lot 6, being also the northwest parmer of said Lot 5;

THENCE South 09'48'52" West with the southwest right-of-way line of Rangid Reagan Boulevard, the east line of said Lot 5 and the west line of said Lot 5, a distance of 2.86 feet to a 5/8" rebar with "SAM" cap found:

THENCE with the southwest right—of—way line of Ranald Reagan Soulevard, crossing said Lot 5, the following three (3) courses and distances:

1. South 28'58'16" East, a distance of 91.60 feet to a 5/8" rebar with "SAM" cap found;

2. With a curve to the right, having a radius of 2764.79 feet, an arc length of 405.78 feet, a delta angle of 98°24'33", and a chard which bears South 24'49'07" East, a distance of 405.42 feet to a 1/2" repartity "Diamond Surveying" cap found;

3. South 20'36'46" East, a distance of 29.61 feet to a 1/2" rebar with "Diamond Surveying" cap found in the east line of said Lot 4. Black 3;

THENCE South 20'36'48" East with the southwest right-of-way line of Ronald Reagan Boulevard, and crossing said Lot 4. Block 3, a distance of 346.55 feet to an injundated point in the approximate centerline of Brushy Creek in the south line of said Lot 4, Block 3;

THENCE North \$2'58'05" West along the approximate centerline of Brushy Creek and with the south line of said Lat 4. Block 3, a distance of 0.98 feet to an inundated point for the northeast corner of Lat 4. Block 2, of said Ridgman Landing, being the easternmost porner of a 0.149 acre tract described in Decument No. 2019121949 of the Official Public Records of Williamson County, Texas:

THENCE North 70'36'39" West along the approximate centerline of Brushy Creek, crossing said Lot 4, Block 3 and with the north line of the said 0.149 acre tract, a distance of 124.19 feet to an inundated point in the west line of said Lot 4, Block 3, being also in the east line of said Lot 5;

THENCE North 71°05'45" West along the approximate centerline of Brushy Creek, crossing said Let 5 and with the north line of the said 0.149 acre tract, a distance of 1,34.55 feet to an inundated point for the northwest corner of the said 0.149 acre tract, being the northeast corner of a 0.18 acre tract described in Document No. 2019077669 of the Official Public Records of Williamson County, Texas;

THENCE South \$7'14'03" West along the approximate centerline of Brushy Creek, crossing said Lpt 5 and with the north line of the said 0.18 acre tract, a distance of 227.50 feet to an inundated in the west line of said Lat 5; being the northwest corner of the said 0.18 acre tract, being in the east line of said Lat 6, being also the northwest corner of a 0.01 acre tract described in Dacument No. 2019077669 of the Official Public Records of Williamson County, Texas;

THENCE South 87°14'03" West along the approximate centerline of Brushy Creek, crossing said Lot 6 and with the north line of the said 0.01 acre tract, a distance of 73.65 feet to a 1/2" rebar found on the south bank of Brushy Creek for the westernmost corner of the said 0.01 acre tract, being in the south line of said Lot 6, being the northwest corner of Lot 3, Black 2, of said Ridgmar Landing, being also the northwest corner of Lot 2, Black 2, of said Ridgmar Landing.

THENCE North 82'44'37" West along the approximate centerline of Brushy Creek, with the south line of said Lot 6 and with the north line of said Lot 2, a distance of 183.39 feet to an inundated point for the southwest corner of the said 13.304 acre tract, same being the southwest corner of a 7.77 acre tract described in Decument No. 2019052748 of the Official Public Records of Williamson County, Texas;

THENCE North 95'20'11" East, leaving Brushy Creek and with the west line of the said 13.304 agre tract, same being the west line of said Lot 6, with the east line of the said 7.77 acre tract, a distance of 591.60 feet to 5/8" rebar found;

THENCE, with the west line of the said 13.304 acre tract and with the northeast line of the said 7.77 acre tract, the following three (3) courses and distances;

1. North 39'34'01" West, a distance of 256.28 feet to a 5/8" repar with "SAM" cap found;

2.North 85'41'24" West, a distance of 37.22 feet to a 5/8" refer with "SAM" cap found;

3. North 46°21'17" West, passing a 5/8" rebar with "SM" can found at a distance of 171.66 feet and continuing for a total distance of 171.88 feet to a calculated point in the southeast right—of—way line of R.M. 2243, being the northwest corner of the soid 13.304 acre tract, being also the northernmost corner of the said 7.77 acre tract, from which a concrete highway monument found in the southeast right—of—way line of R.M. 2243, same being the northwest line of the said 7.77 acre tract, bears with a curve to the left, having a radius of 1105.92 feet, an are length of 67.28 feet, a delta angle of 03°29'09", and a chord which bears South 31°21'19" West, a distance of 67.27 feet;

THENCE with the southeast right—of—way line of R.M. 2243 and the northwest line of the said 13.304 acre tract, with a curve to the right, having a radius of 1105.92 feet, an arc length of 442.32 feet, a delta angle of 22°54′56″, and a chord which bears North 44°33′21″ East, a distance of 439.37 feet to the POINT OF BEGINNING, containing 13.438 acres of land, more or less.



BEGINNING at a calculated point at the intersection of the southeast right-of-way line of R.M. 2243 (80' right-of-way width) and the east right-of-way line of Ridgmar Road (50' right-of-way width) as shown Ridgmar Landing, a subdivision of record in Cabinet D, Slide 67 of the Plat Records of Williamson County, Texas, being also the westernmost corner of the said 2.220 acre tract, from which a concrete highway monument found in the southeast right-of-way line of R.M. 2243, bears with a curve to the right, having a redius of 1185.92 feet, an arc length of 368.56 feet, a delta angle of 1748'23", and a chord which bears Sputh 56'02'46" West, a distance of 367.08 feet;

THENCE with the southeast right-of-way line of R.M. 2243 and the northwest line of the said 2.220 acre tract, the following two (2) courses and distances:

1. With a curve to the left, having a radius of 1185.92 feet, an arc length of 364.02 feet, a delta angle of 1735'14", and a chord which bears North 38'20'58" East, a distance of 362.60 feet to a concrete highway monument found, from which a concrete highway monument found in the northwest right—of—way line of R.M. 2243, bears North 59'36'05" West, a distance of 80.00 feet;

2.North 29'32'32" East, a distance of 100.68 feet to a 5/8" rehar with "SAM" cap found for a northwest corner of a 7.77 acre tract described in Document No. 2018 105306 of the Official Public Records of Williamson County, Texas, from which a concrete highway monument found in the southeast right—of—way line of R.M. 2243, same being the northwest line of the said 7.77 acre tract, bears North 29'32'32" East, a distance of 269.36 feet;

THENCE with the east line of the said 2.220 acre tract and with the west line of the said 7.77 acre tract, the following four (4) courses and distances:

1. South 16'31'53" East, a distance of 150.55 feet to a 5/8" rebar with "SAM" cap found;

2.South 02'35'36" West, a distance of 115.83 feet to a calculated paint;

3.South 23'01'24" West, a distance of 151.88 feet to a 5/8" repar with "SAM" cap found;

4. South 03'46'32" West, a distance of 159.79 feet to an inundated point in the approximate centerline of Brushy Creek, being the southeast corner of the said 2.220 acre tract, same being the southwest corner of the said 7.77 acre tract, being glee in the north line of Lot 1, Block 2, of said Ridgmar Landing;

THENCE along the approximate centerline of Brushy Creek, with the south line of the said 2.220 acre tract and the north line of said Lat 1, the following two (2) courses and distances:

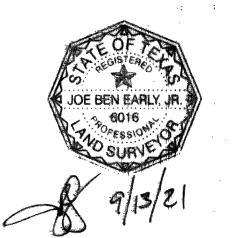
1. South 83'52'27" West, a distance of 145.39 feet to an inundated point:

2.South 75'08'26" West, a distance of 27.99 feet to an inundated point in the east right—of—way line of Ridgmar Road, being the southwest corner of said Lot 1, from which a 1/2" repar found in the east right—of—way line of Ridgmar Road and the west line of said Lot 1, bears South 18'35'57" East, a distance of 41.16 feet;

THENCE with the east right-of-way line of Ridgmar Road and the west line of the said 2.220 acre tract, the following two (2) courses and distances:

1. North 18'35'57" West, a distance of 51.12 feet to a 1/2" rebay found:

2.North 18'35'57" West, passing a 1/2" rebar found at a distance of 169.92 feet and continuing for a total distance of 170.46 feet to the POINT OF BEGINNING, containing 2.220 agree of land, more or less.



EARLY LAND SURVEYING

P.O. BOX 92588"
AUSTIN, TX 78709
512-202-8631
FIRM NO. 10194487

PROJECT NO.:
1005-001

DRAWING NO.:
1005-001-PL1

PLOT DATE:
9/13/2

PLOT SCALE:
1" = 100

DRAWN BY:
MAW/BBP/JBE

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JOHN PATRICK MCINTYRE

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O2/18/2025

JOHN PATRICK MCINTYRE

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T 20466

Phone: 832-349-4018
sin@coolbreezeconsultants.com
coolbreezeconsultants.com
BPE FIRM # F-20465
IG SERVICES

PROFESSIONAL ENGI

101 RM 2243 ANDER, TEXAS 7864



SHEET TITLE:

RECORDED PLAT

Sheet No.

6 of 45

JF 2 SURVEY.dwg PLOT DATE: 2025-02-18 SAVED BY: JOHNMCINTYRE

STATE OF TEXAS COUNTY OF TRAVIS

THAT SARITA VALLEY 2019, LP, BEING OWNER OF 15.658 ACRES IN THE ELLIAH D. HARMON SURVEY, ABSTRACT NO. 6 IN WILLIAMSON COUNTY, TEXAS, CONSISTING OF:

- BEING ALL OF A 2.220 ACRE TRACT OF LAND CONVEYED TO SANTA VALLEY 2019, LP IN A SPECIAL WARRANTY DEED DATED AUGUST 22, 2019 AND RECORDED IN DOCUMENT NO. 2019078660 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;
- BEING ALL OF A 13.304 ACRE TRACT OF LAND CONVEYED TO SARITA VALLEY 2019, LP IN A SPECIAL WARRANTY DEED DATED AUGUST 22, 2019 AND RECORDED IN DOCUMENT NO. 2019078660 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF LOTS 1, 4, 5 AND 6 BLOCK 3, RIDGMAR LANDING, A SUBDIVISION OF RECORD IN CABINET D, SLIDE 67 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- 0.135 ACRE PORTION OF RIDGLEA COURT VACATED IN DOCUMENT NO. 2021144975 OF THE OFFICIAL RUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREYER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS BEASLEY SUBDIVISION.

WITNESS MY HAND THIS THE TIME DAY OF SEPTEMBER

SARITA VALLEY 2019, LP A TEXAS LIMITED PARTNERSHIP

- BY: SARITA VALLEY 2019 GP, LP A TEXAS LIMITED PARTNERSHIP ITS GENERAL PARTNER
- SARITA VALLEY 2019 MASTER GP. LLC

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 17th DAY OF SEPTEMBER 2021 , PERSONALLY APPEARED, JEREMY SMITHEAL

AS MANAGER OF SALITA VALLEY 2019. A TEXAS LIMITED HABILITY CHAMYON

BEHALF OF SAIDTEXAS MAITED LABILITY CONTACT A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID

DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE

EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17TH DAY OF SEPTEMBER 2021 A.D.

Andrew Machine
NOTARY PUBLIC, STATE OF TEXAS ANDREW MAERIUS

PRINTED NAME

06/29/2024



STATE OF TEXAS COUNTY OF TRAVIS

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

A PORTION OF THE TRACTS SHOWN HEREON LIE WITHIN ZONE "AE" (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0460F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 17 DAY OF SEPTEMBER 20 21

VINCENT A. GERACCI, P.E. #140026

ENGINEERING BY: LIA ENGINEERING 7500 RIALTO BLVD, BLDG II, STE 100 AUSTIN, TEXAS 78735 512-439-4700 T.B.P.E. REG. NO. F-544



PLAT NOTES:

1) THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.

2) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER

3) A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.

4) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.

5) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.

6) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

7) A PORTION OF THE TRACTS SHOWN HEREON LIE WITHIN ZONE "AE" (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0460F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED

8) BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZÓNING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.

9) ALL PROPOSED UTILITY LINES MUST BE LOCATED UNDERGROUND

10) APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

11) IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN (10") FOOT WIDE PUBLIC UTILITY EASEMENT, ACCCESS EASEMENT AND LANDSCAPE EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5") FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.

12) ALL DRIVE LAMES, FIRE LAMES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND

13) AT THE TIME OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY IN LIEU OF A TRAFFIC IMPACT ANALYSIS (TIA), UNLESS A TIA FOR THE ENTIRE DEVELOPMENT INDICATES THAT AVERAGE DAILY TRIPS ARE ESTIMATED BELOW 2,000.

14) SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF RIDGMAR ROAD, R.M. 2243, AND RONALD REAGAN BOULEVARD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL AQUITES SMALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.

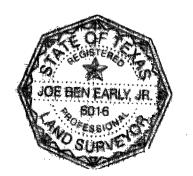
15) A 20' PUBLIC TRAIL EASEMENT IS HEREBY DEDICATED OVER AND ACROSS THE EXISTING 20' WASTEWATER UTILITY EASEMENT 2014037223 AND 2014057834 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

I, JOE BEN EARLY, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON—THE—GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE COMMITMENT PREPARED BY BY FIRST AMERICAN TITLE INSURANCE COMPANY G.F. NO.: 201901093 EFFECTIVE DATE: 8/7/19 ISSUED: 8/18/19 HAVE BEEN SHOWN OR NOTED HEREON.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 13TH DAY OF SEPTEMBER, 2021,

JOE BEN EARLY, JR., R.P.L.S. 6016

SURVEYING BY:
EARLY LAND SURVEYING, 111C
P.O. BOK \$2568
AUSTIN, TX 78709
512-202-8631



BEASLEY SUBDIVISION

APPROVED THIS THE 33 DAY OF September 2021 A.D., AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

PLANNING AND ZONING COMMISSION CITY OF LEANDER, TEXAS

ELLEN COLIFAL, SECRETARY PLANNING AND ZONING COMMISSION CITY OF LEANDER, TEXAS

STATE OF TEXAS

COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THIS THE 4th DAY OF DCtobec 2021, A.D., AT 8:05 O'CLOCK

RECORDS, OF SAID COURT IN DOCUMENT NO. 2021/5/186

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN, NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS



A LIMITED LIABILITY COMPANY

P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 FIRM NO. 10194487

PROJECT NO .: 1005-001 DRAWING NO .: 1005-001-PL1 PLOT DATE: 9/13/21 PLOT SCALE: 1" = 100' DRAWN BY: MAW/BBP/JBE

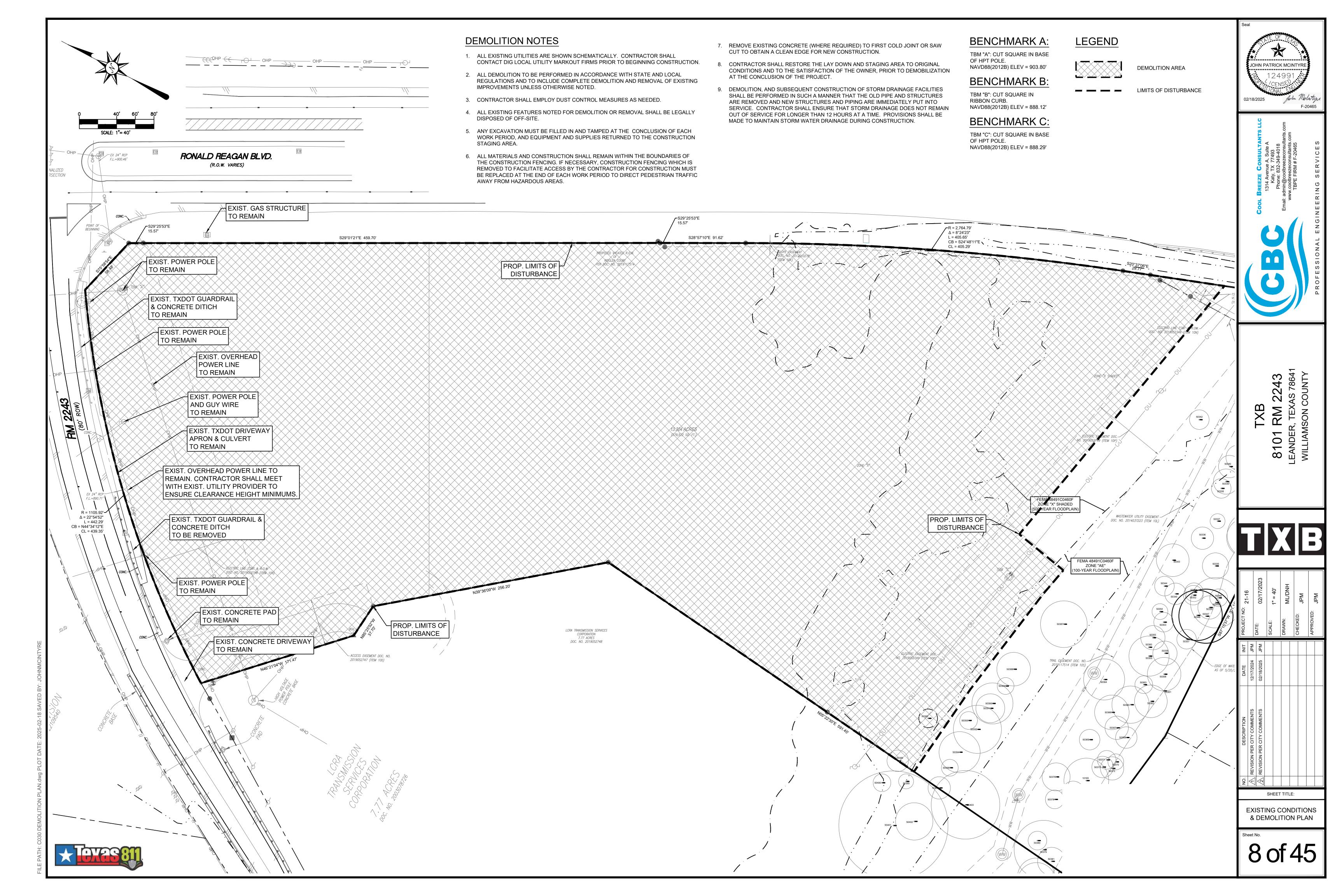
SHEET 4 OF 4

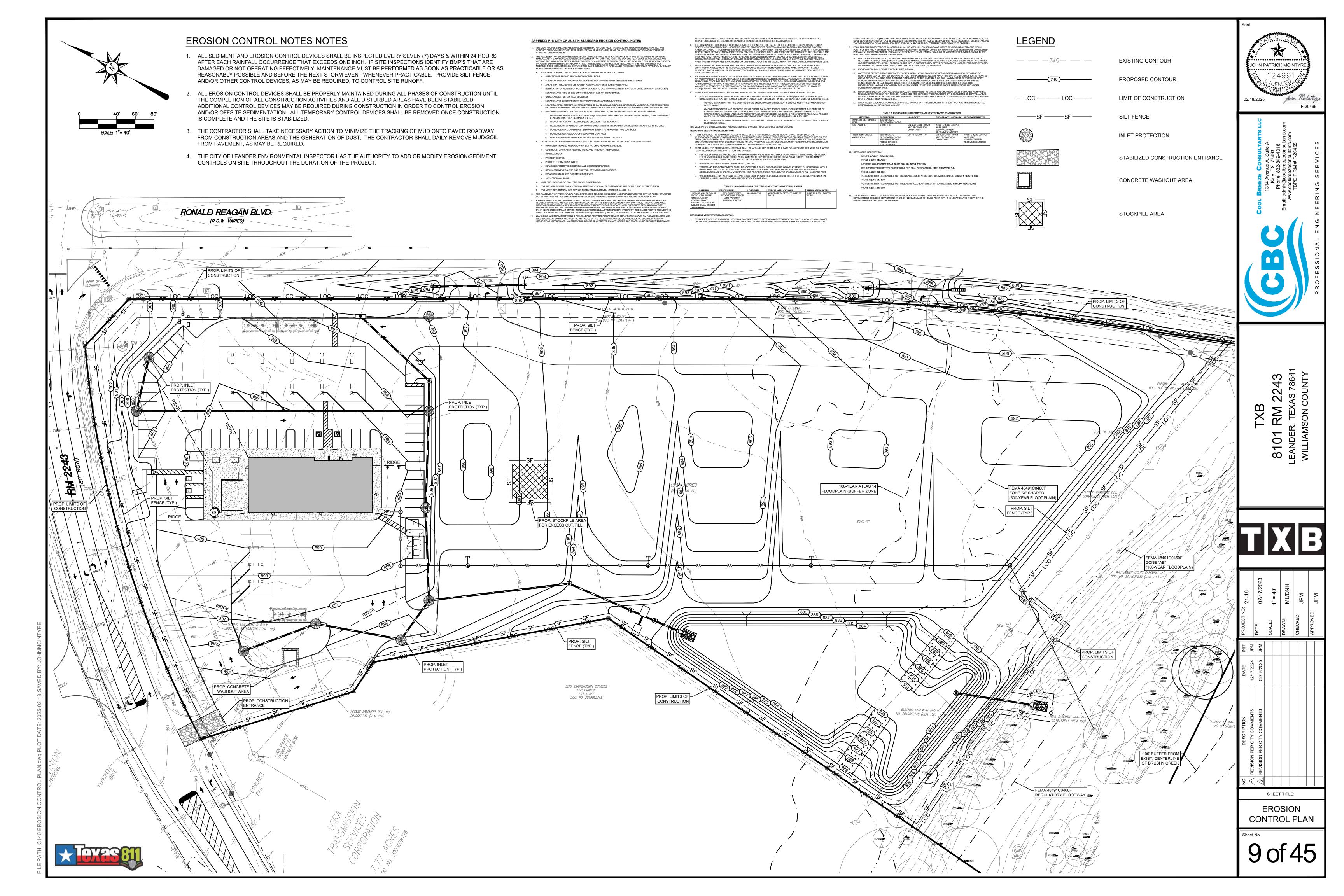
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SHEET TITLE:

RECORDED PLAT

JOHN PATRICK MCINTY





GENERAL NOTES

- ALL PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS".
- ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL CONTACT DIG TESS AND LOCAL UTILITY MARKOUT FIRMS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE & BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ONSITE & NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK.
- 5. SIDEWALK CROSS-SLOPE SHALL NOT EXCEED 2%.
- 6. DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
- FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO ENSURE A SMOOTH TRANSITION BOTH VERTICALLY & HORIZONTALLY FROM EXISTING TO PROPOSED PAVEMENT & CURB SECTIONS.
- GUTTERS & PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
- 9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
- 10. BENCHMARK LOCATION & ELEVATION SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS USED FOR SURVEY ARE LISTED ON THE EXISTING CONDITIONS PLAN.
- 11. BACKGROUND INFORMATION TAKEN FROM PLAT OF SURVEY FROM ABRAM DASHNER, RPLS, LLC SURVEYING DATED 05/27/2021.
- 12. ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF-SITE IN AN TCEQ APPROVED LANDFILL.
- 13. ALL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CITY OF LEANDER.
- 14. CONTRACTOR TO ADJUST ALL EXISTING UTILITIES RIMS, COVERS, GRATES, AND WATER METER BOXES TO MATCH PROPOSED GRADES.
- 15. ALL MATERIALS & PLANS ARE TO COMPLY WITH CURRENT CITY OF LEANDER STANDARD SPECIFICATIONS & DETAILS.
- 16. CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS OF STREET, DRAINAGE, WATER & SANITARY SEWER SYSTEMS AFTER INSTALLATION.
- 17. TRANSITION PROPOSED CONCRETE CURB, PAVEMENT AND SIDEWALK INTO EXISTING CURB, PAVEMENT AND SIDEWALK AND PROVIDE A FLUSH 1/8" SAWCUT
- JOINT WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE. 18. ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP
- PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS, AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S., AND CITY OF LEANDER REQUIREMENTS. EXISTING INFRASTRUCTURE NO COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
- 19. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: MARCH 14, 2021, CONDUCTED BY HERITAGE TITLE COMPANY OF AUSTIN, INC.) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
- 21. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC R.O.W. OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
- 22. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE AFTER CONSTRUCTION.
- 23. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.
- 24. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTION OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
- 25. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.
- 26. ALL EXTERIOR SIGNS SHALL BE REVIEWED UNDER THE SIGN APPLICATION REVIEW, AND ALL FLAGPOLES SHALL BE REVIEWED AS ACCESSORY STRUCTURES ON A SEPARATE ACCESSORY STRUCTURE APPLICATION.
- 27. THE PROPOSED BUILDING SHALL INSTALL AN AUTOMATIC FIRE SPRINKLER SYSTEM. REFER TO THE BUILDING PLANS FOR DETAILS.
- 28. THE CONTRACTOR SHALL SUBMIT A SEPARATE AND DEFERRED APPLICATION FOR THE PROPOSED UNDERGROUND STORAGE TANKS TO INCLUDE THE PLANS
- 29. THE PROPOSED ATLAS 14 100-YEAR FLOODPLAIN IS BASED ON THE HYDROLOGIC AND HYDRAULIC TECHNICAL REPORT PREPARED FOR THE CITY OF LEANDER AND PREPARED BY K FRIESE + ASSOCIATES, INC. DATED **SEPTEMBER 13, 2021.**

FIRE LANE NOTES

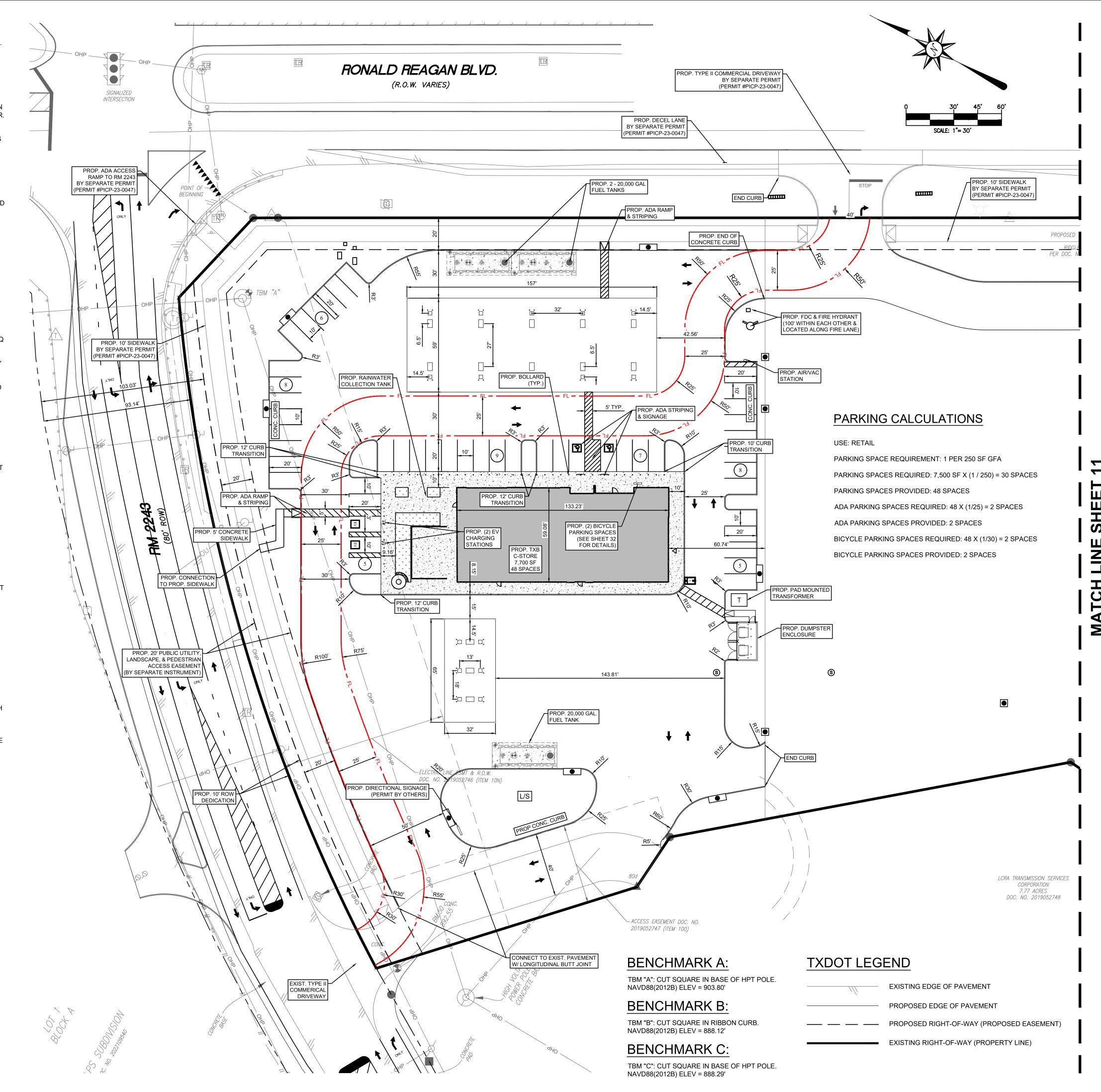
FOR THE UNDERGROUND STORAGE TANKS.

FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX (6) INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE TOW AWAY ZONE" SHALL APPEAR IN FOUR (4) INCH WHITE LETTERS AT 25-FOOT INTERVALS OR LESS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHEN CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

LEGEND

PROPOSED FIRE LANE





OHN PATRICK MCINTY

SITE PLAN A

SHEET TITLE:



TBM "A": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 903.80'

BENCHMARK B:

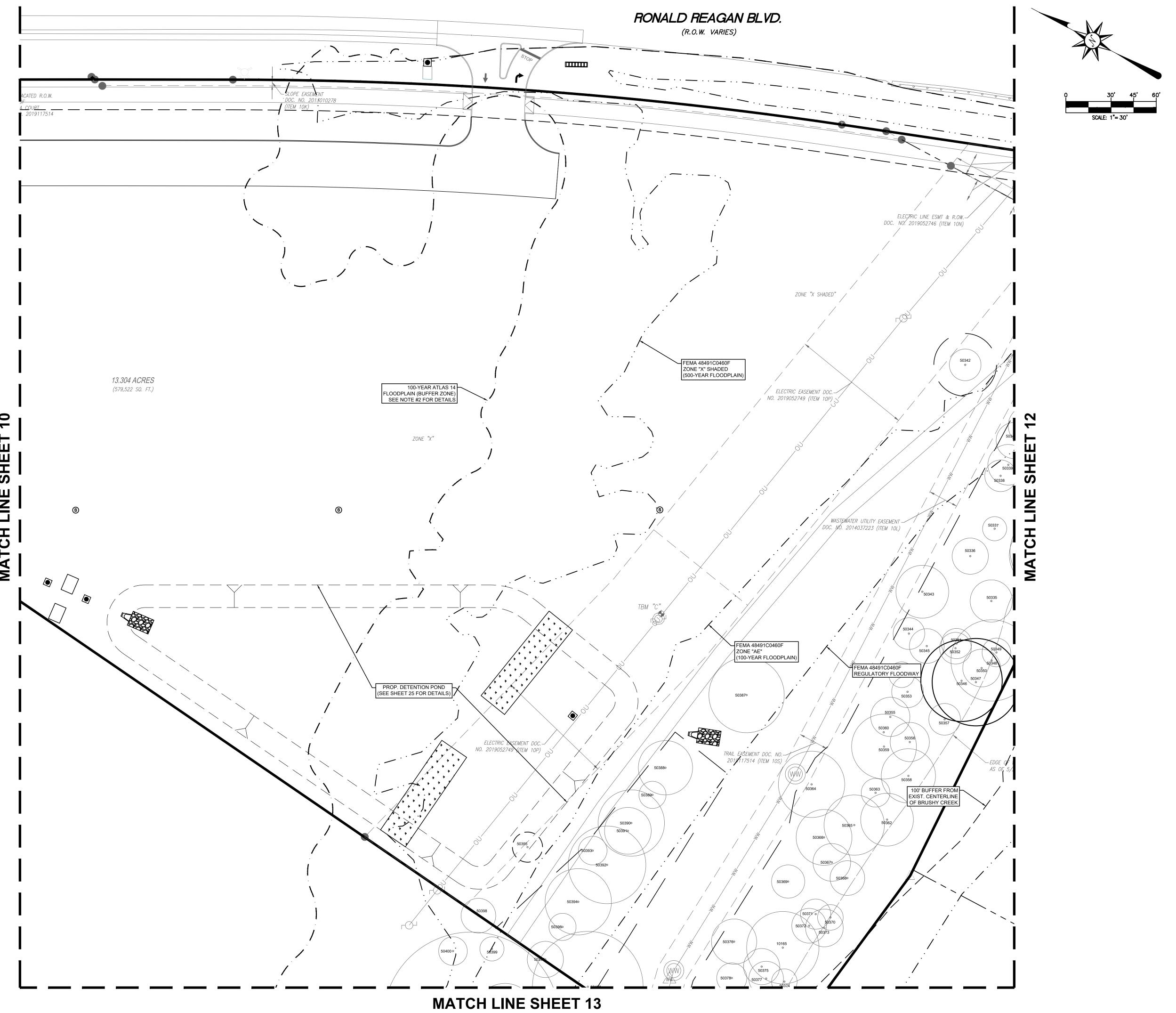
TBM "B": CUT SQUARE IN RIBBON CURB. NAVD88(2012B) ELEV = 888.12'

BENCHMARK C:

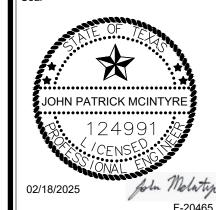
TBM "C": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 888.29'

GENERAL NOTES

- 1. SEE SHEET 10 FOR THE SITE PLAN GENERAL NOTES.
- 2. THE PROPOSED ATLAS 14 100-YEAR FLOODPLAIN IS BASED ON THE HYDROLOGIC AND HYDRAULIC TECHNICAL REPORT PREPARED FOR THE CITY OF LEANDER AND PREPARED BY K FRIESE + ASSOCIATES, INC. DATED SEPTEMBER 13, 2021.







SHEET TITLE:

SITE PLAN B

TBM "A": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 903.80'

BENCHMARK B:

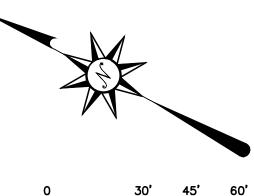
TBM "B": CUT SQUARE IN RIBBON CURB. NAVD88(2012B) ELEV = 888.12'

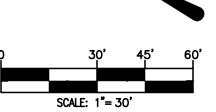
BENCHMARK C:

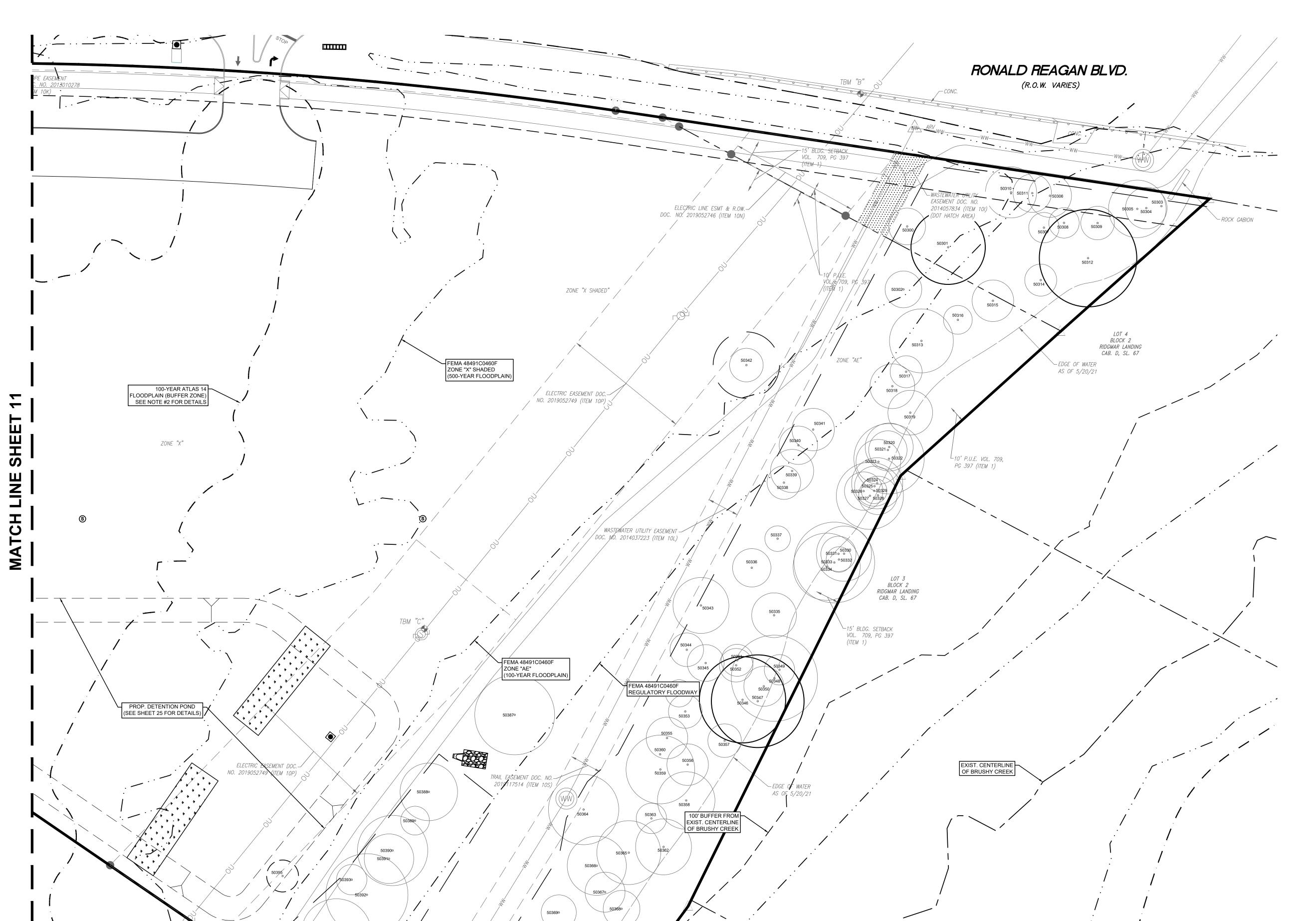
TBM "C": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 888.29'

GENERAL NOTES

- 1. SEE SHEET 10 FOR THE SITE PLAN GENERAL NOTES.
- 2. THE PROPOSED ATLAS 14 100-YEAR FLOODPLAIN IS BASED ON THE HYDROLOGIC AND HYDRAULIC TECHNICAL REPORT PREPARED FOR THE CITY OF LEANDER AND PREPARED BY K FRIESE + ASSOCIATES, INC. DATED SEPTEMBER 13, 2021.



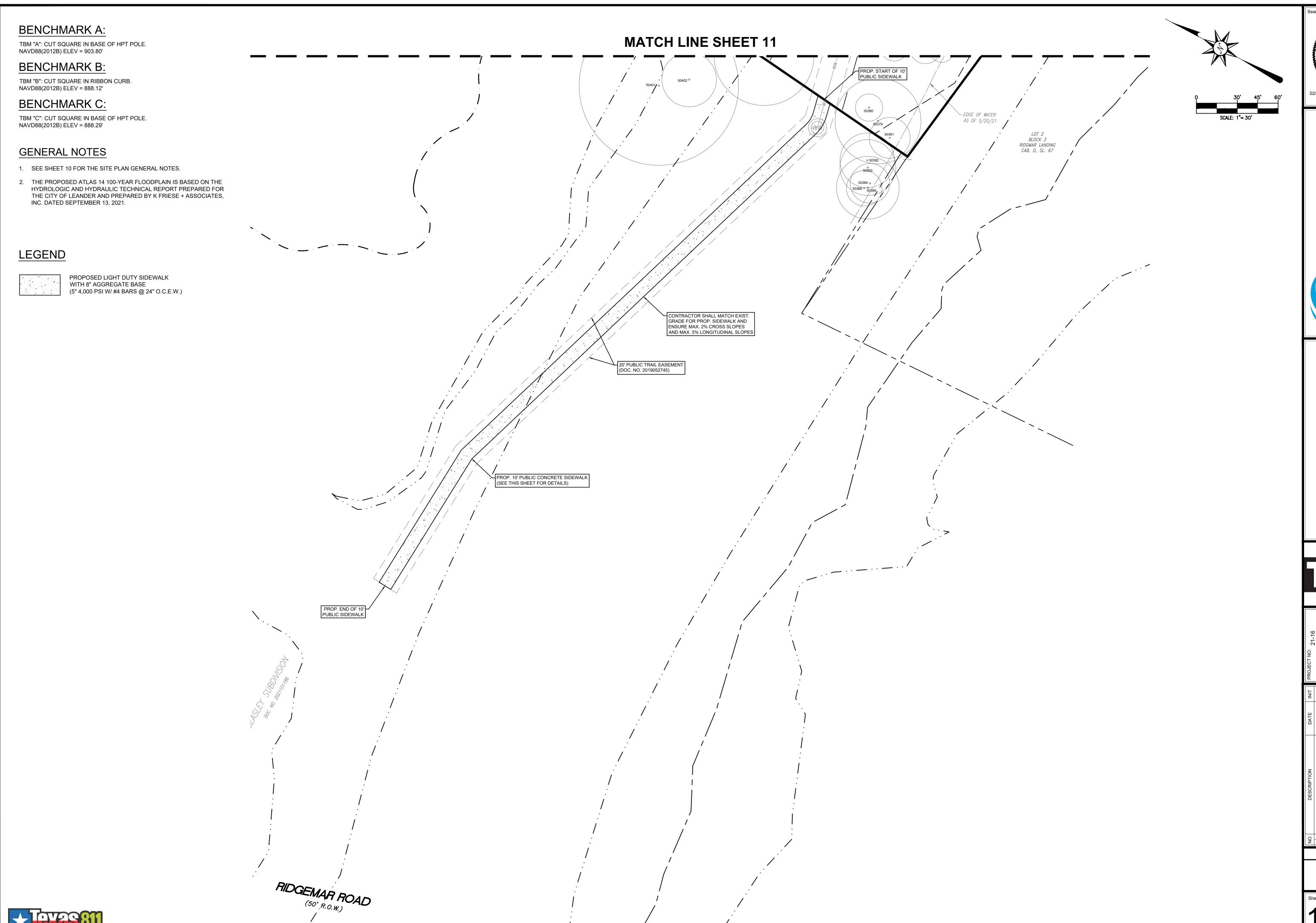






SHEET TITLE:

SITE PLAN C



JOHN PATRICK MCINTYRE

124991

CENSE

O2/18/2025

JOHN Molity

1314 Avenue A, Suite A
Katy, TX 77493
Phone: 832-349-4018
min@coolbreezeconsultants.com
v.coolbreezeconsultants.com
TBPE FIRM # F-20465



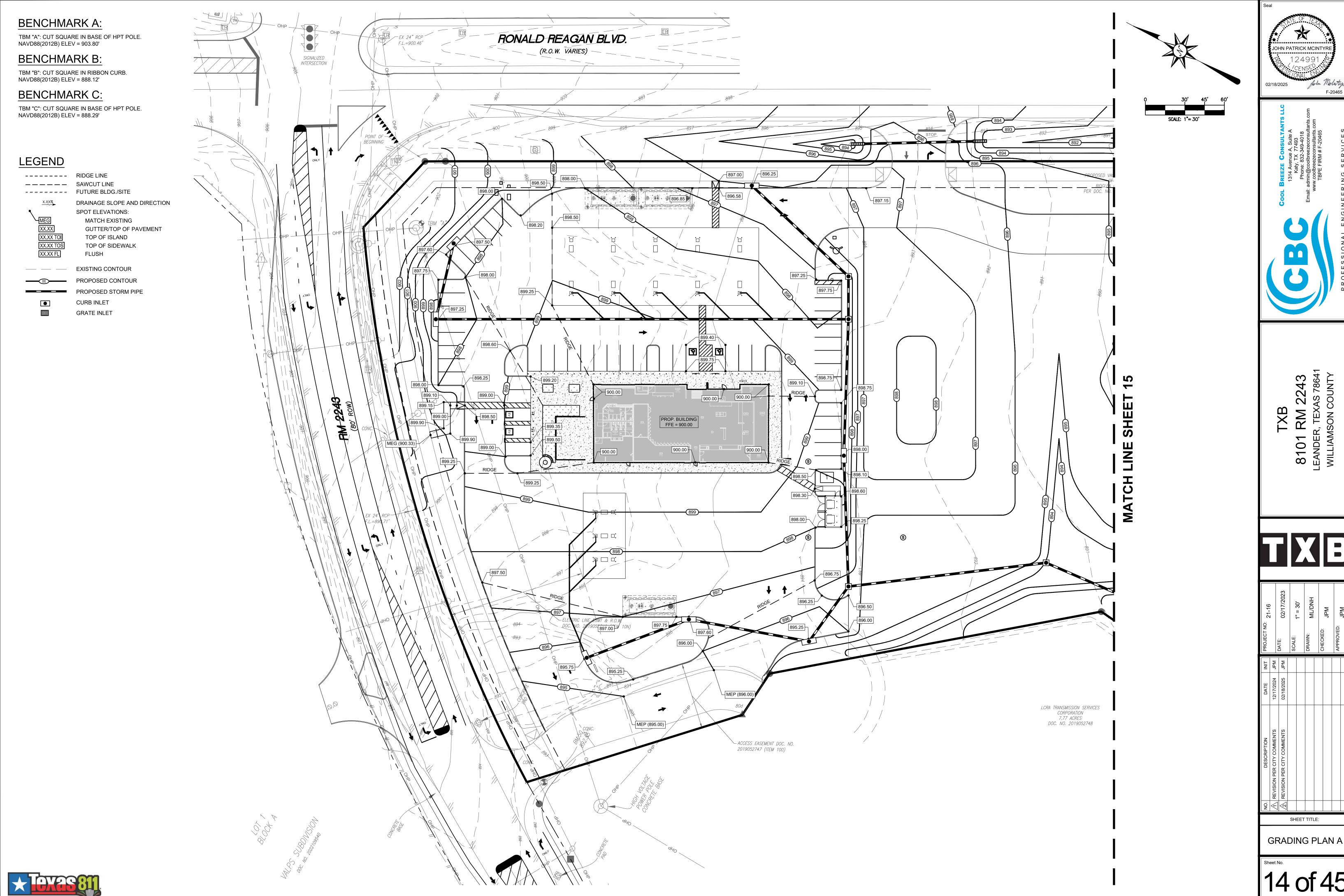
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8101 RM 2243
LEANDER, TEXAS 78641

TXE

NO. DESCRIPTION DATE INIT A REVISION PER CITY COMMENTS 12/17/2024 JPM 12/17/2025 JPM	PROJECT NO: 21-16	2	DATE: 02/17/2023	SCALE:	1" = 30'	DRAWN: ML/DNH	снескер: JPM		APPROVED:
DESCRIPTION DATE REVISION PER CITY COMMENTS 12/17/2024 REVISION PER CITY COMMENTS 02/18/2025		_		1 . ,		_	_	Ī	
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	DATE	12/17/2024	02/18/2025						
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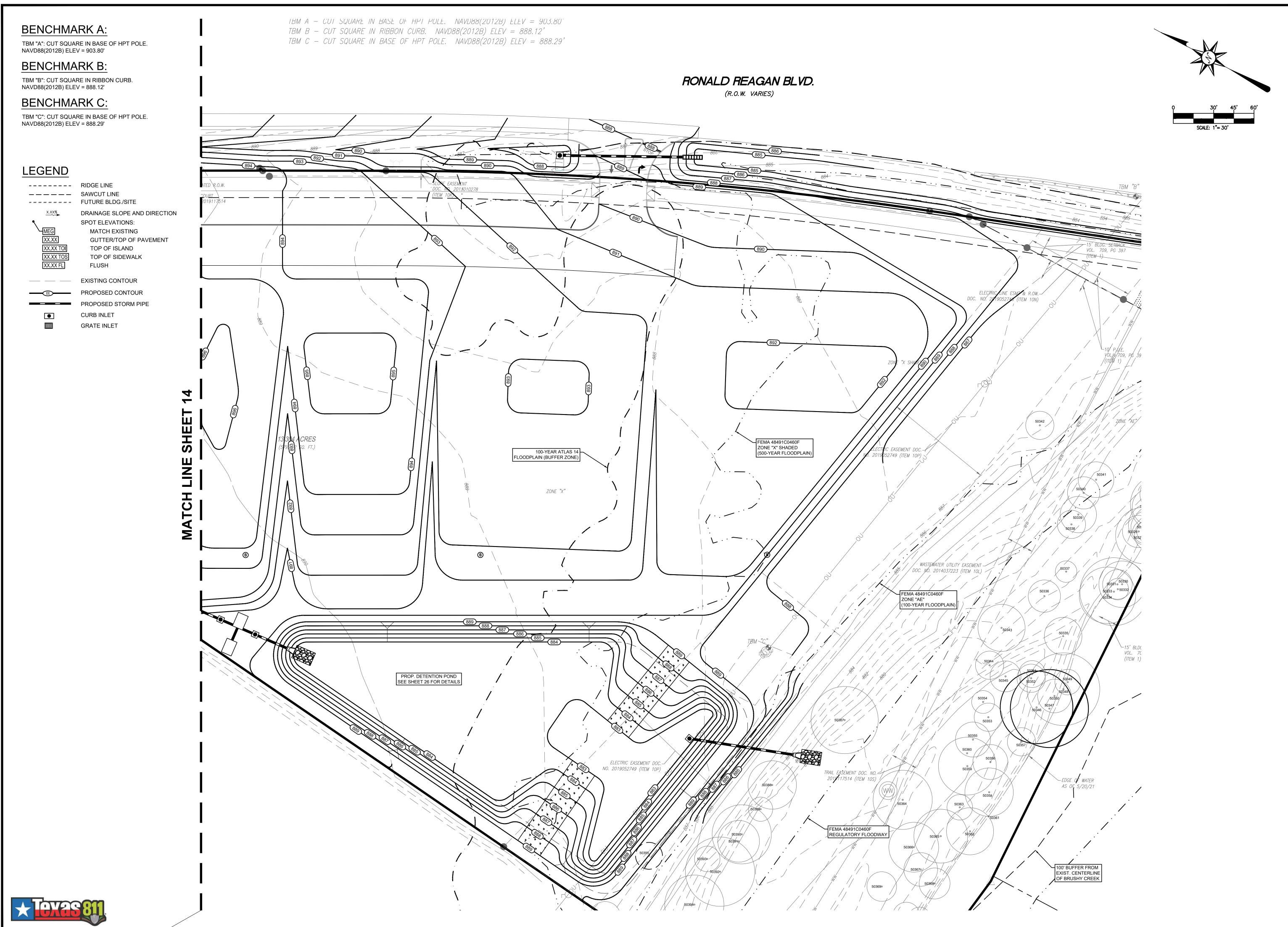
SITE PLAN D



JOHN PATRICK MCINTYF



810°



JOHN PATRICK MCINTYI

SHEET TITLE:

GRADING PLAN B

TBM "A": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 903.80'

BENCHMARK B:

TBM "B": CUT SQUARE IN RIBBON CURB. NAVD88(2012B) ELEV = 888.12'

BENCHMARK C:

TBM "C": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 888.29'

LEGEND

---- RIDGE LINE ---- SAWCUT LINE FUTURE BLDG./SITE

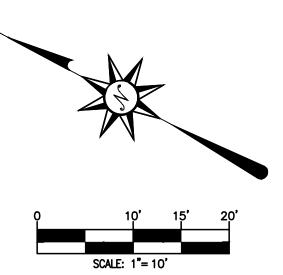
DRAINAGE SLOPE AND DIRECTION

SPOT ELEVATIONS: MATCH EXISTING **GUTTER/TOP OF PAVEMENT** TOP OF ISLAND TOP OF CONCRETE FLUSH PROPOSED CONTOUR

PROPOSED STORM PIPE

GRATE INLET

899.15 899.00 9 899.75 899.85 PROP. BUILDING FFE = 900.00 900.00 899.80







	PROJECT NO: 21-16		DATE: 02/17/2023	SCALE:	1" = 10'	DRAWN: ML/DNH	CHECKED: JPM	APPROVED:	MdC
Î	FN	JPM	JPM						
	DATE	12/17/2024 JPM	02/18/2025						
	IO. DESCRIPTION	REVISION PER CITY COMMENTS	REVISION PER CITY COMMENTS						

SHEET TITLE: BUILDING & DETAILED **GRADING PLAN**

TBM "A": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 903.80'

BENCHMARK B:

TBM "B": CUT SQUARE IN RIBBON CURB. NAVD88(2012B) ELEV = 888.12'

BENCHMARK C:

TBM "C": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 888.29'

LEGEND

----- RIDGE LINE
----- SAWCUT LINE
----- FUTURE BLDG./SITE

DRAINAGE SLOPE AND DIRECTION

SPOT ELEVATIONS:

MEG MATCH EXISTING

XX.XX GUTTER/TOP OF PAVEMENT

XX.XX TOI TOP OF ISLAND

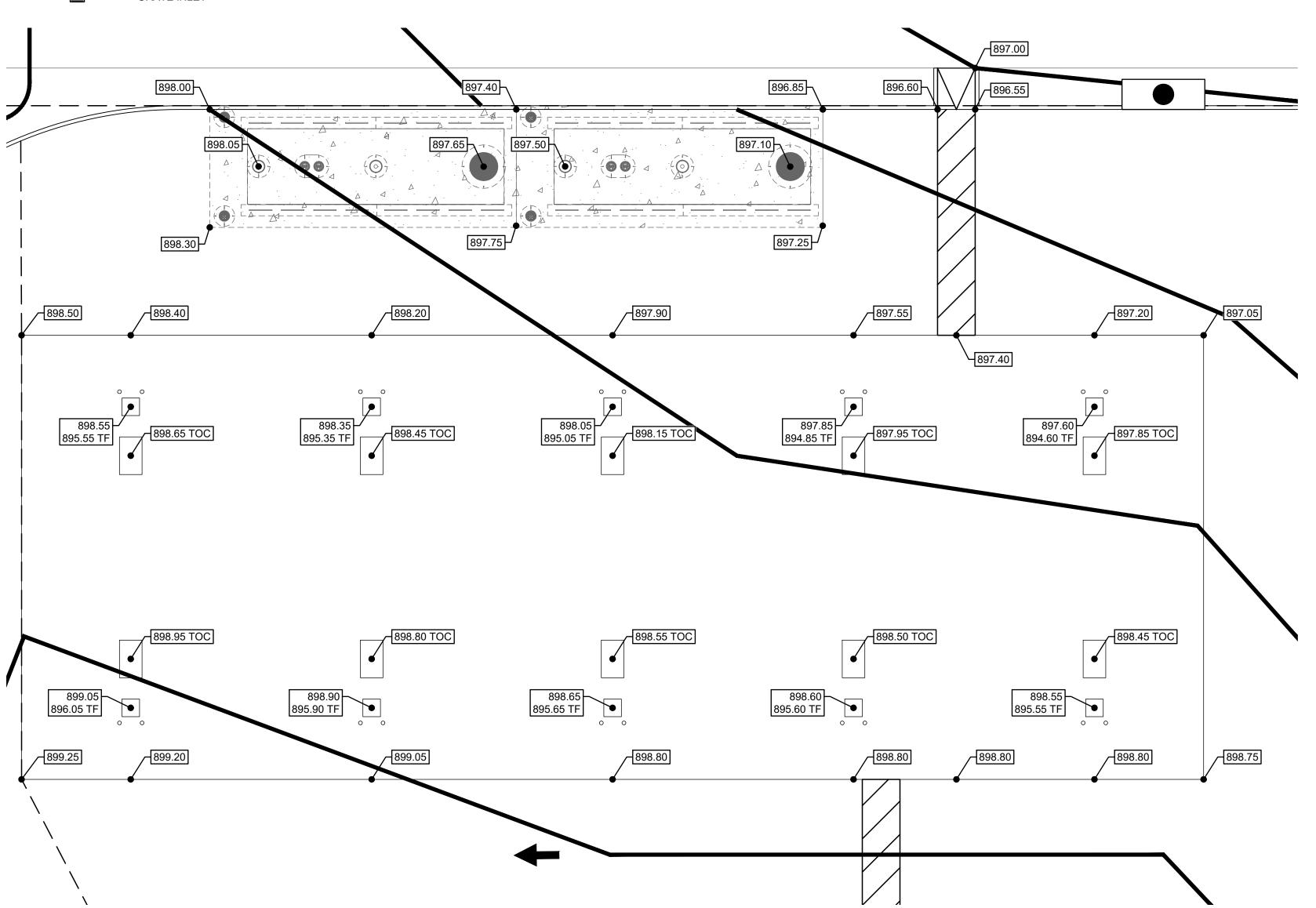
XX.XX TOC TOP OF CONCRETE

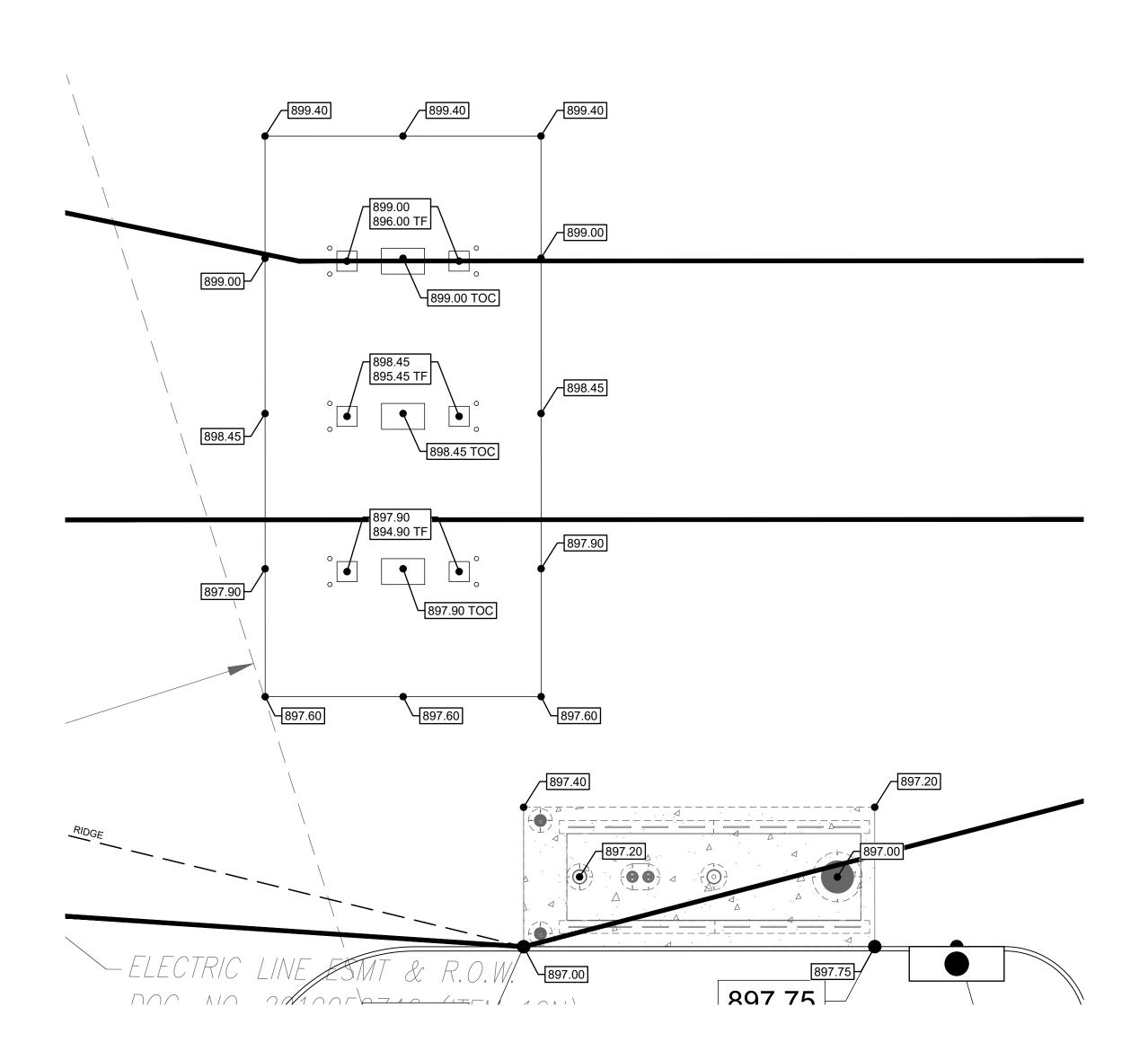
PROPOSED CONTOUR

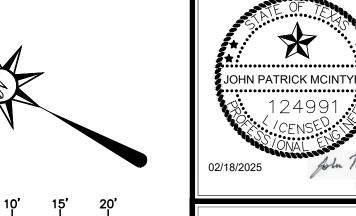
PROPOSED STORM PIPE

CURB INLET

GRATE INLET







1314 Avenue A, Suite A
Katy, TX 77493
Phone: 832-349-4018
admin@coolbreezeconsultants.com
TBPE FIRM # F-20465
ING SERVICES

Ema PROFESSIONAL ENGINEE

8101 RM 2243
LEANDER, TEXAS 78641
WILLIAMSON COUNTY



0: 21-16) - I	02/17/2023		1" = 10'	ML/DNH	JPM		MAC
PROJECT NO:		DATE:	SCALE:		DRAWN:	CHECKED:	APPROVED:	
TINI	JPM	JPM						
DATE	12/17/2024	02/18/2025						
DESCRIPTION	REVISION PER CITY COMMENTS	REVISION PER CITY COMMENTS						
NO.	\forall	\ <u>\</u>						

SHEET TITLE:

DETAILED CANOPY

GRADING PLAN

17 of 45

Sheet No.

★ Texas 81

TBM "A": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 903.80'

BENCHMARK B:

TBM "B": CUT SQUARE IN RIBBON CURB. NAVD88(2012B) ELEV = 888.12'

BENCHMARK C:

TBM "C": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 888.29'

STORM DRAINAGE NOTES

- 1. ALL TIME OF CONCENTRATIONS ARE ASSUMED TO BE FIVE (5) MINUTES BASED ON THE MINIMUM TIME OF CONCENTRATION IN THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
- 2. RAINFALL DATA IS BASED ON THE CITY OF LEANDER DRAINAGE CRITERIA TECHNICAL MEMORANDUM 1.
- 3. DRAINAGE CALCULATIONS COMPLY WITH THE CITY OF LEANDER DRAINAGE CRITERIA TECHNICAL MEMORANDUM 1 AND THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.

	DRAI	NAGE AREA	DATA	
	Q = C	IA, 2 YEAR D	ESIGN	
-	2	IN/HR	ACRES	CFS
DA NAME	С	1	AREA	Q
A-1	0.75	6.14	0.07	0.33
A-2	0.75	6.14	0.53	2.43
A-3	0.75	6.14	0.18	0.81
A-4	0.75	6.14	0.23	1.07
A-5	0.75	6.14	0.62	2.85
A-6	0.75	6.14	0.24	1.12
A-7	0.75	6.14	0.09	0.42
B-1	0.75	6.14	0.17	0.76

	DRA	NAGE AREA	DATA	
	Q = CI	A, 10 YEAR D	ESIGN	
% = 0	21	IN/HR	ACRES	CFS
DA NAME	С	1	AREA	Q
A-1	0.83	9.19	0.07	0.55
A-2	0.83	9.19	0.53	4.02
A-3	0.83	9.19	0.18	1.34
A-4	0.83	9.19	0.23	1.77
A-5	0.83	9.19	0.62	4.72
A-6	0.83	9.19	0.24	1.86
A-7	0.83	9.19	0.09	0.69
B-1	0.83	9.19	0.17	1.26

	DRAI	NAGE AREA	DATA	
	Q = CI	A, 25 YEAR D	ESIGN	
-	2	IN/HR	ACRES	CFS
DA NAME	С	1	AREA	Q
A-1	0.88	11.30	0.07	0.72
A-2	0.88	11.30	0.53	5.25
A-3	0.88	11.30	0.18	1.75
A-4	0.88	11.30	0.23	2.31
A-5	0.88	11.30	0.62	6.16
A-6	0.88	11.30	0.24	2.42
A-7	0.88	11.30	0.09	0.90
B-1	0.88	11.30	0.17	1.65

	DRA	INAGE AREA	DATA	
	Q = CI	A, 100 YEAR I	DESIGN	
-	=	IN/HR	ACRES	CFS
DA NAME	С	1	AREA	Q
A-1	0.97	15.00	0.07	1.05
A-2	0.97	15.00	0.53	7.67
A-3	0.97	15.00	0.18	2.55
A-4	0.97	15.00	0.23	3.38
A-5	0.97	15.00	0.62	9.00
A-6	0.97	15.00	0.24	3.54
A-7	0.97	15.00	0.09	1.32

B-1 0.97 15.00 0.17 2.41

CFS	Q	$t = CLD^{\prime}(3/2)$		
CES				
0, 0	-	FEET	FEET	FEET
FLOW (Q)	WEIR COEFFICIENT (C)	LENGTH OF CURB INLET OPENING (L)	FLOW DEPTH AT CURB INLET (D)	HEIGHT OF CURB INLET OPENING
1.05	3.00	10.00	0.11	0.50
7.67	3.00	10.00	0.40	0.50
2.55	3.00	10.00	0.19	0.50
3.38	3.00	10.00	0.23	0.50
9.00	3.00	10.00	0.45	0.50
3.54	3.00	10.00	0.24	0.50
1.32	3.00	10.00	0.12	0.50
	1.05 7.67 2.55 3.38 9.00 3.54	1.05 3.00 7.67 3.00 2.55 3.00 3.38 3.00 9.00 3.00 3.54 3.00	FLOW (Q) (C) INLET OPENING (L) 1.05 3.00 10.00 7.67 3.00 10.00 2.55 3.00 10.00 3.38 3.00 10.00 9.00 3.00 10.00 3.54 3.00 10.00	FLOW (Q) (C) INLET OPENING (L) CURB INLET (D) 1.05 3.00 10.00 0.11 7.67 3.00 10.00 0.40 2.55 3.00 10.00 0.19 3.38 3.00 10.00 0.23 9.00 3.00 10.00 0.45 3.54 3.00 10.00 0.24

THE INLET CAPACITY CALCULATIONS ARE BASED ON EQUATION 4-3 IN SECTION 4 OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.

LEGEND

---- RIDGE LINE ---- SAWCUT LINE FUTURE BLDG./SITE

MEG XX.XX XX.XX TOI XX.XX TOS XX.XX FL

DRAINAGE SLOPE AND DIRECTION SPOT ELEVATIONS: MATCH EXISTING GUTTER/TOP OF PAVEMENT TOP OF ISLAND

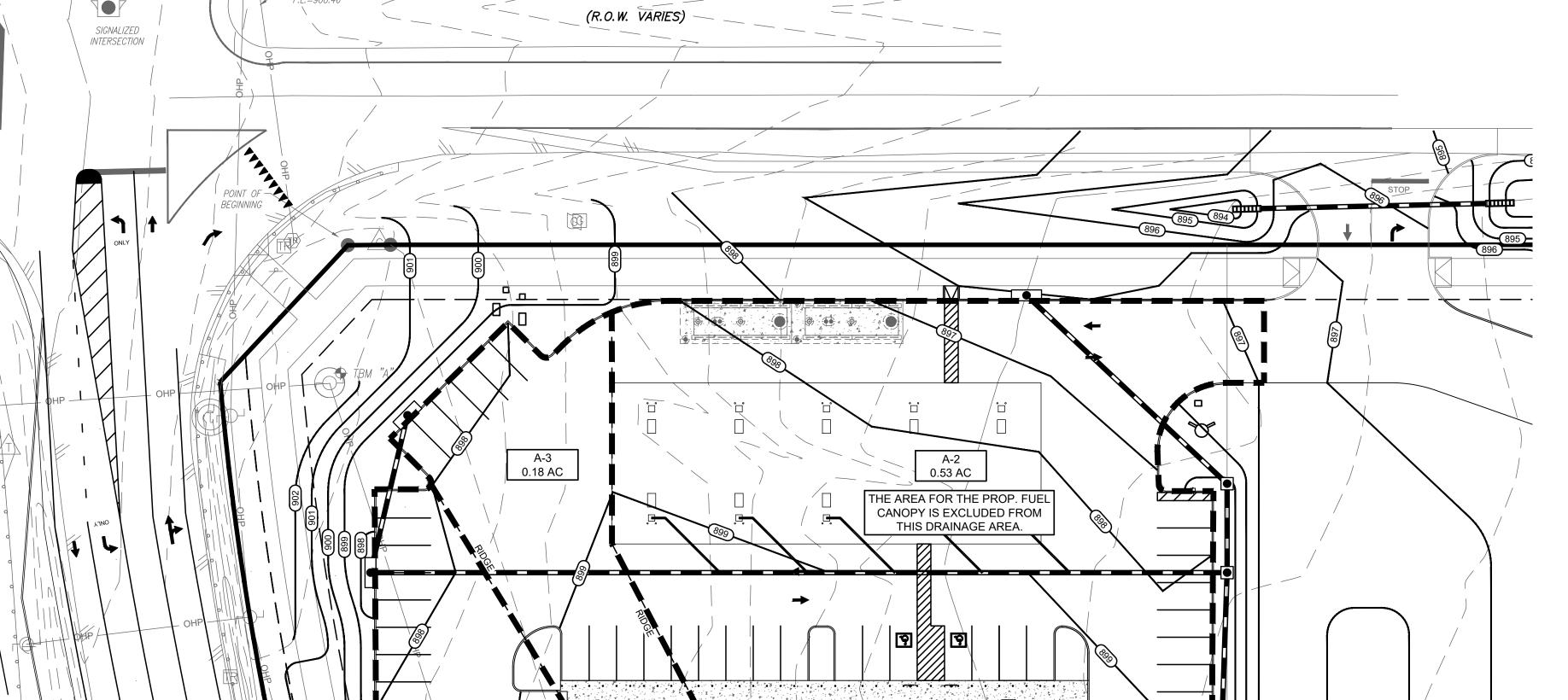
TOP OF SIDEWALK FLUSH

PROPOSED CONTOUR PROPOSED STORM PIPE

CURB INLET GRATE INLET







A-4 0.23 AC B-1 0.17 AC A-1

A-5 0.67 AC 899 THE AREA FOR THE PROP. FUEL CANOPY IS EXCLUDED FROM THIS DRAINAGE AREA. A-7 0.09 AC

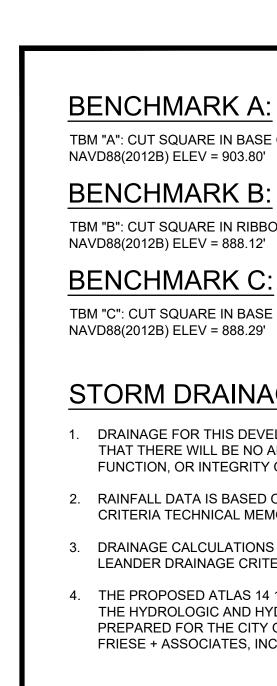
- ACCESS EASEMENT DOC. NO. 2019052747 (ITEM 100)

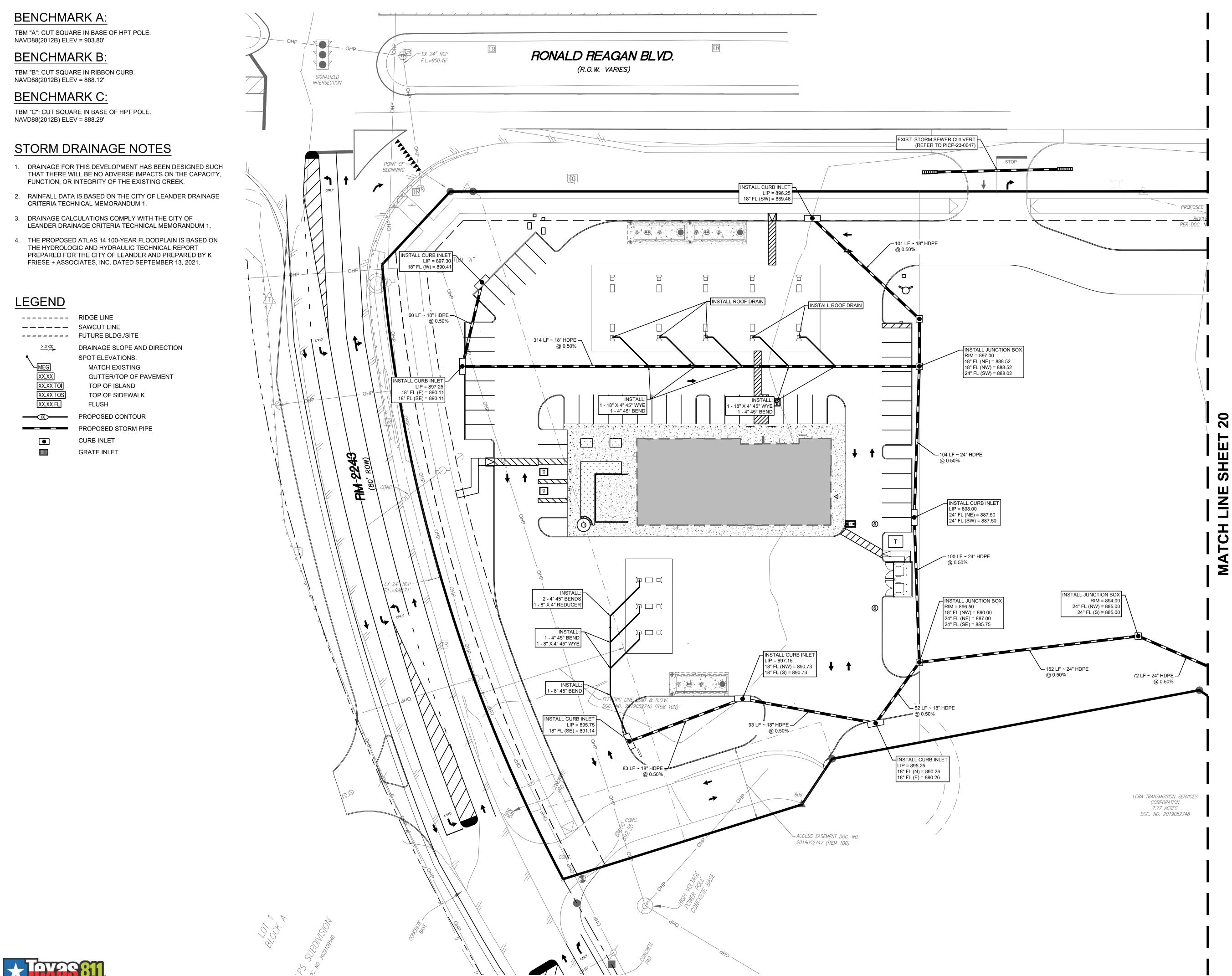
SHEET TITLE:

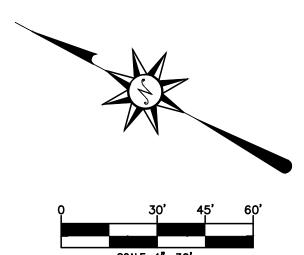
STORM INLET AREA MAP

JOHN PATRICK MCINTYI











SHEET TITLE: STORM SEWER PLAN A

TBM "A": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 903.80'

BENCHMARK B:

TBM "B": CUT SQUARE IN RIBBON CURB. NAVD88(2012B) ELEV = 888.12'

BENCHMARK C:

TBM "C": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 888.29'

STORM DRAINAGE NOTES

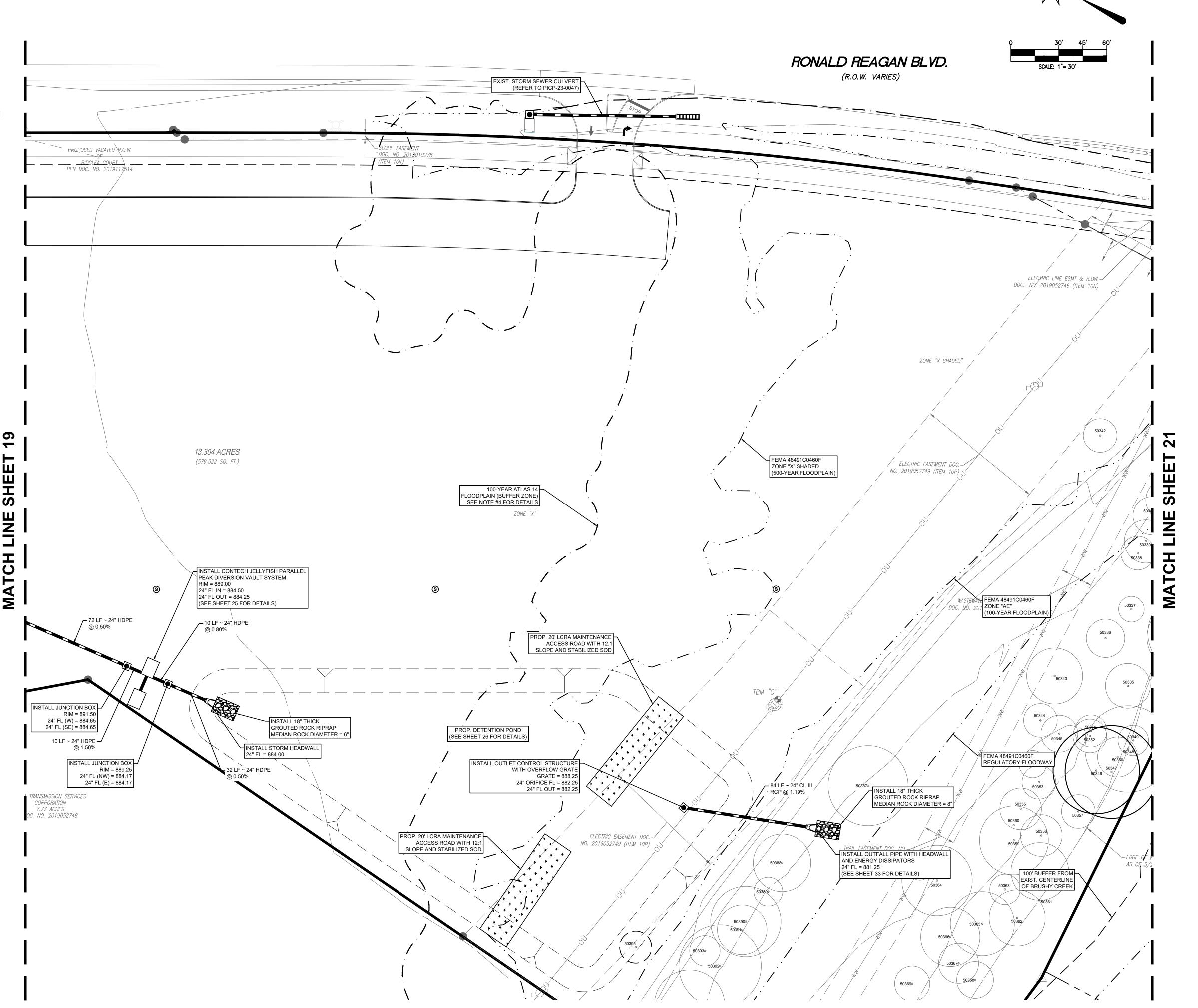
- 1. DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION, OR INTEGRITY OF THE EXISTING CREEK.
- 2. RAINFALL DATA IS BASED ON THE CITY OF LEANDER DRAINAGE CRITERIA TECHNICAL MEMORANDUM 1.
- 3. DRAINAGE CALCULATIONS COMPLY WITH THE CITY OF LEANDER DRAINAGE CRITERIA TECHNICAL MEMORANDUM 1.
- 4. THE PROPOSED ATLAS 14 100-YEAR FLOODPLAIN IS BASED ON THE HYDROLOGIC AND HYDRAULIC TECHNICAL REPORT PREPARED FOR THE CITY OF LEANDER AND PREPARED BY K FRIESE + ASSOCIATES, INC. DATED SEPTEMBER 13, 2021.

LEGEND

---- RIDGE LINE ---- SAWCUT LINE FUTURE BLDG./SITE DRAINAGE SLOPE AND DIRECTION SPOT ELEVATIONS: MATCH EXISTING **GUTTER/TOP OF PAVEMENT** TOP OF ISLAND TOP OF SIDEWALK FLUSH PROPOSED CONTOUR PROPOSED STORM PIPE

GRATE INLET

CURB INLET





SHEET TITLE: STORM SEWER PLAN B

TBM "A": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 903.80'

BENCHMARK B:

TBM "B": CUT SQUARE IN RIBBON CURB. NAVD88(2012B) ELEV = 888.12'

BENCHMARK C:

TBM "C": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 888.29'

STORM DRAINAGE NOTES

- DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION, OR INTEGRITY OF THE EXISTING CREEK.
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LEGEND

RIDGE LINE

SAWCUT LINE

FUTURE BLDG./SITE

DRAINAGE SLOPE AND DIRECTION

MEG

XX.XX

XX.XX TOI

XX.XX TOS

XX.XX FL

SPOT ELEVATIONS:

MATCH EXISTING

GUTTER/TOP OF PAVEMENT

TOP OF ISLAND

TOP OF SIDEWALK

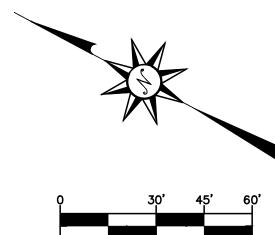
FLUSH

XX.XX FL PF

PROPOSED CONTOUR

CURB INLET GRATE INLET

PROPOSED STORM PIPE



JOHN PATRICK MCINTYRE

124991

/CENSE

JOHN Molatyre

E-20165

Avenue A, Suite A aty, TX 77493

1e: 832-349-4018
Scoolbreezeconsultants.com
E FIRM # F-20465
SCE B VICES

COOL BREEZE CONSULT.
1314 Avenue A, Suite A
Katy, TX 77493
Phone: 832-349-4018
Email: admin@coolbreezeconsul
www.coolbreezeconsultants
TBPE FIRM # F-20465

101 RM 2243 ANDER, TEXAS 78641

XB

Z023

 R CITY COMMENTS
 12/17/2024
 JPM
 DATE:
 02/17/1002

 R CITY COMMENTS
 02/17/1002
 SCALE:
 1" = 3C

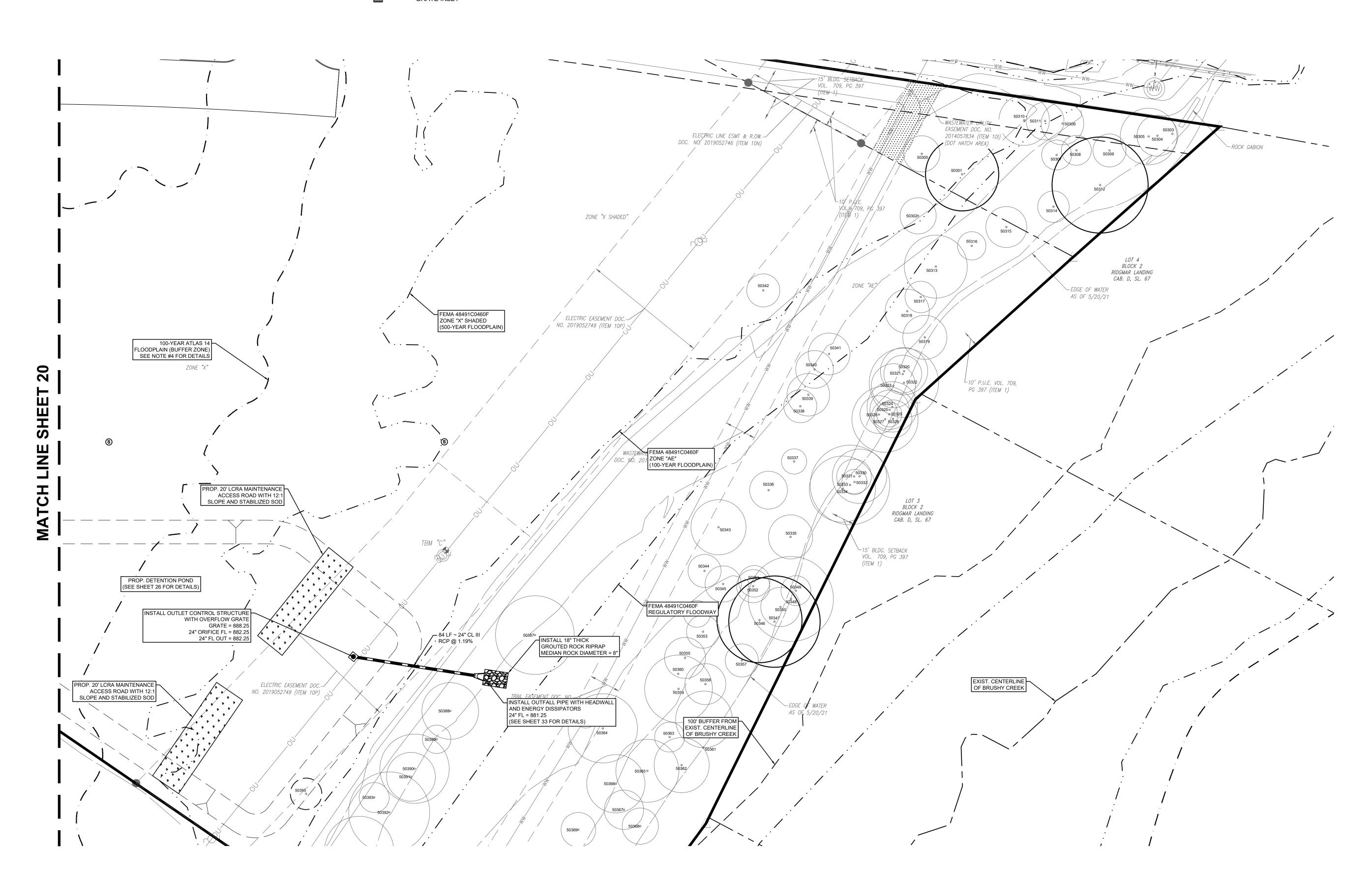
 DRAWN:
 ML/DN

 CHECKED:
 JPM

 APPROVED:
 IDM

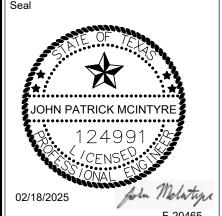
SHEET TITLE:

STORM SEWER
PLAN C



100-YEAR STORM SEWER CALCULATIONS

В	Т																								MINOR L	OSSES		#C
R	R					Total			Flow							U/S	D/S	U/S	D/S	U/S		Full			D/S End	Junction	Pipe	Pipe Minor
N	U	Drainage	Pipe	From	То	Drainage)		Time	Inlet	Time of	100-Year	100-Year	Pipe		Flowline	Flowline	H.G.	H.G.	Structure	Ponding	Flow	V^2/2g	V^2/2g	Junction	Headloss	Minor	Loss
С	N	Area	Length	Upstream	Downstr.	Area	Incrmnt	Cumltv	in Pipe	Time	Concentr.	Storm	Storm	Size	Hydraulic	Elevation	Elevation	Elevation	Elevation	Elevation	Elevation	Velocity	(this Pipe)	(D/S Pipe)	Loss	at D/S end	Loss	k*V^2/2g
Н	K	Name	[ft]	Station	Station	(acres)	C*A	C*A	[min]	[min]	[min]	[in\hr]	[cfs]	[in]	Slope	(ft)	(ft)	[ft]	[ft]	[ft]	[ft]	[fps]	Upstream	Downstr.	k	of Pipe [ft]	k	[ft]
		A-3	60.00	5+81.00	5+21.00	0.199	0.18	0.18	0.66	5.00	5.00	15.00	2.69	18	0.0006	890.41	890.11	894.50	894.46	897.30	-2.84	1.52	0.04	0.65	0.25	0.64	0.40	0.01
LAT A-1		A-4	317.00	5+21.00	2+04.00	0.801	0.72	0.90	0.82	5.00	9.00	12.68	11.42	18	0.0101	890.11	888.52	893.82	890.37	897.25	-6.88	6.46	0.65	0.41	0.25	0.25	0.40	0.26
		A-1	104.00	2+04.00	1+00.00	0.452	0.42	1.33	0.34	5.00	9.82	12.21	16.17	24	0.0044	888.02	887.50	890.12	889.50	897.00	-7.50	5.15	0.41	0.40	0.25	0.30	0.40	0.16
	LINE A	_	100.00	1+00.00	0+00.00	0.000	0.00	1.33	0.33	5.00	10.15	12.04	15.96	24	0.0042	887.50	887.00	PF	885.90	898.00	-12.10	5.08	0.40		0.25		0.40	0.16
	LAT A-1	A-2	102.00	1+02.00	0+00.00	0.801	0.72	0.72	0.33	5.00	9.00	12.68	9.14	18	0.0065	889.03	888.52	895.19	894.36	895.50	-1.14	5.17	0.42	0.65	0.25	0.54	0.40	0.17
		A-6	83.00	2+28.00	1+45.00	0.267	0.24	0.24	0.68	5.00	5.00	15.00	3.61	18	0.0010	891.14	890.73	894.09	893.99	895.75	-1.76	2.04	0.06	0.79	0.25	0.77	0.40	0.03
		A-5	93.00	1+45.00	0+52.00	0.690	0.62	0.86	0.22	5.00	5.68	14.61	12.59	18	0.0122	890.73	890.26	893.21	891.76	897.15	-5.39	7.12	0.79	0.74	0.25	0.55	0.40	0.32
	LINE B	A-7	52.00	0+52.00	0+00.00	0.114	0.10	0.96	0.13	5.00	9.00	12.68	12.23	18	0.0116	890.26	890.00	PF	885.90	895.25	-9.35	6.92	0.74		0.25		0.40	0.30



Haty, TX 77493
Raty, TX 77493
Phone: 832-349-4018
admin@coolbreezeconsultants.com
ww.coolbreezeconsultants.com
TBPE FIRM # F-20465



FXB
8101 RM 2243
LEANDER, TEXAS 78641

NO. DESCRIPTION DATE

REVISION PER CITY COMMENTS 02/18/202

REVISION PER CITY COMMENTS 02/18/202

SHEET TITLE:

STORM SEWER CALCULATIONS



TBM "A": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 903.80'

BENCHMARK B:

TBM "B": CUT SQUARE IN RIBBON CURB. NAVD88(2012B) ELEV = 888.12'

BENCHMARK C:

TBM "C": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 888.29'

LEGEND

EXISTING DRAINAGE AREA FOR SITE



EXTREME EVENT SHEET FLOW FOR EXISTING CONDITIONS

0 N 0-11	detina Dari	
Curve Number Calculations for Ex		
City of Leander Drainage Criteria Te	chnical Memora	andum 1
Drainage Area	6.80	acres
Hydrological Soil Group	C	
Impervious Area (CN = 98)	0.00	acres
Open Space - Good Condition (CN = 74)	4.30	acres
Hydrological Soil Group	D	
Impervious Area (CN = 98)	0.00	acres
Open Space - Good Condition (CN = 80)	2.50	acres
Composite Curve Number	76	

PEAK FLOW CALCULATIONS FOR EXISTING CONDITION	NS (EXIST.	DA #1)
SCS METHOD (TR-55: UBRAN HYDROLOGY FOR SMALL WATERSHEDS) P DRAINAGE CRITERIA TECHNICAL MEMORANDUM		Y OF LEANDER
DRAINAGE AREA	6.80	ACRES
IMPERVIOUS COVER	0.00	ACRES
IMPERVIOUS COVER (%)	0.00	%
CURVE NUMBER	76	
TIME OF CONCENTRATION	15.66	MINUTES
TIME INTERVAL	1.00	MINUTES
2-YEAR 24-HOUR RAINFALL DEPTH	3.96	INCHES
2-YEAR PRE-DEVELOPMENT PEAK DISCHARGE	13.81	CFS
10-YEAR 24-HOUR RAINFALL DEPTH	6.39	INCHES
10-YEAR PRE-DEVELOPMENT PEAK DISCHARGE	28.24	CFS
25-YEAR 24-HOUR RAINFALL DEPTH	8.19	INCHES
25-YEAR PRE-DEVELOPMENT PEAK DISCHARGE	38.48	CFS
100-YEAR 24-HOUR RAINFALL DEPTH	11.50	INCHES
100-YEAR PRE-DEVELOPMENT PEAK DISCHARGE	56.21	CFS

• Q = VA

Q = Drainage area flow (cfs)

V = Velocity of flow (ft/sec)

• $V = Q_{25}/A = 38.48/6.76 = 5.69$ ft/sec

• $V = Q_{100}/A = 56.21/6.76 = 8.32$ ft/sec

o Q_{25} = 25-year drainage area flow (cfs) = 38.48 cfs

o Q_{100} = 100-year drainage area flow (cfs) = 56.21 cfs

25-year Velocity at Proposed Point of Analysis: 5.69 ft/sec

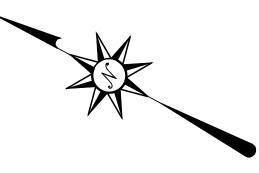
100-year Velocity at Proposed Point of Analysis: 8.32 ft/sec

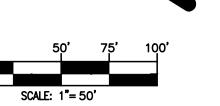
A = Cross-sectional area of flow (square feet) = 6.76 sf

Curve Number Calculations for E	xisting Drain	nage Area #2
City of Leander Drainage Criteria T	echnical Memora	andum 1
Drainage Area	3.06	acres
Hydrological Soil Group	С	
Impervious Area (CN = 98)	0.00	acres
Open Space - Good Condition (CN = 74)	1.94	acres
Hydrological Soil Group	D	
Impervious Area (CN = 98)	0.00	acres
Open Space - Good Condition (CN = 80)	1.13	acres
Composite Curve Number	76	

	PEAK FLOW CALCULATIONS FOR EXISTING CONDITIONS	(EXIST.	DA #2)
Velocity Calculations at Existing Point of Analysis #1	SCS METHOD (TR-55: UBRAN HYDROLOGY FOR SMALL WATERSHEDS) PER DRAINAGE CRITERIA TECHNICAL MEMORANDUM 1		Y OF LEANDE
velocity calculations at Existing Form of Analysis #1	DRAINAGE AREA	3.06	ACRES
The Velocity Calculations are based on the City of Leander Drainage Criteria Technical Memorandum	IMPERVIOUS COVER	0.00	ACRES
1 and the City of Austin Drainage Criteria Manual.	IMPERVIOUS COVER (%)	0.00	%
	CURVE NUMBER	76	
$\bullet O = VA$			

DRAINAGE AREA	3.00	ACRES	
IMPERVIOUS COVER	0.00	ACRES	The Malerity Coloridations are bounded in the City of Lean dee D.
IMPERVIOUS COVER (%)	0.00	%	 The Velocity Calculations are based on the City of Leander Dr 1 and the City of Austin Drainage Criteria Manual.
CURVE NUMBER	76		
TIME OF CONCENTRATION	17.22	MINUTES	$\bullet Q = VA$
TIME INTERVAL	1.00	MINUTES	o Q = Drainage area flow (cfs)
2-YEAR 24-HOUR RAINFALL DEPTH	3.96	INCHES	o Q_{25} = 25-year drainage area flow (cfs) = 16.58 cfs
2-YEAR PRE-DEVELOPMENT PEAK DISCHARGE	5.95	CFS	 Q₁₀₀ = 100-year drainage area flow (cfs) = 24.22 cfs V = Velocity of flow (ft/sec)
10-YEAR 24-HOUR RAINFALL DEPTH	6.39	INCHES	 V = Velocity of flow (fused) A = Cross-sectional area of flow (square feet) = 3.31 sf
10-YEAR PRE-DEVELOPMENT PEAK DISCHARGE	12.16	CFS	 V = Q₂₅/A = 16.58/3.31 = 5.01 ft/sec
25-YEAR 24-HOUR RAINFALL DEPTH	8.19	INCHES	 V = Q₁₀₀/A = 24.22/3.31 = 7.32 ft/sec
25-YEAR PRE-DEVELOPMENT PEAK DISCHARGE	16.58	CFS	. • • • • • • • • • • • • • • • • • • •
100-YEAR 24-HOUR RAINFALL DEPTH	11.50	INCHES	25-year Velocity at Proposed Point of Analysis: 5.01 ft/sec
100-YEAR PRE-DEVELOPMENT PEAK DISCHARGE	24.22	CFS	100-year Velocity at Proposed Point of Analysis: 7.32 ft/sec





Velocity Calculations at Existing Point of Analysis #2

• The Velocity Calculations are based on the City of Leander Drainage Criteria Technical Memorandum

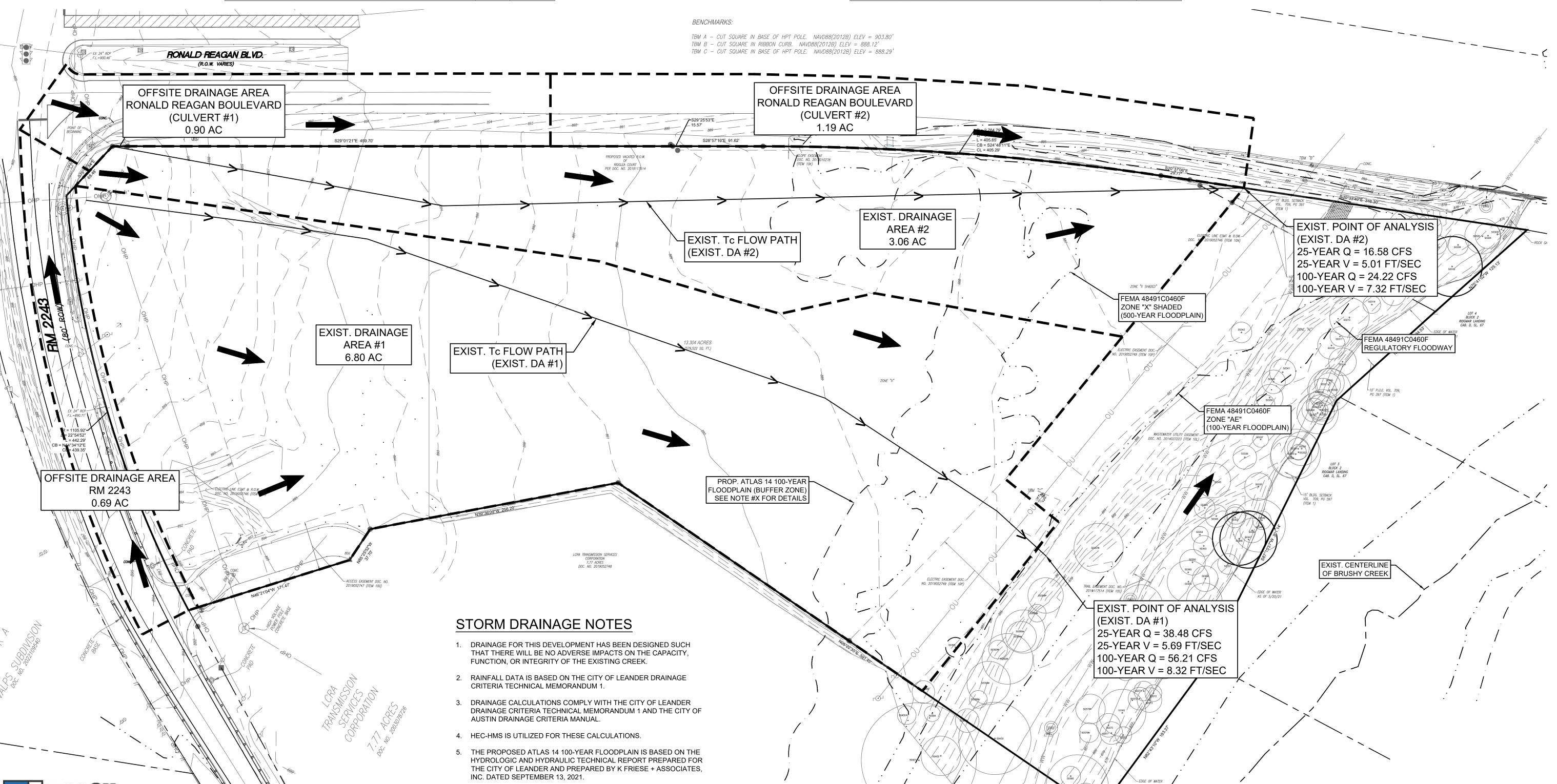
- Q = VA
- Q = Drainage area flow (cfs) \circ Q_{25} = 25-year drainage area flow (cfs) = 16.58 cfs
- o Q_{100} = 100-year drainage area flow (cfs) = 24.22 cfs
- V = Velocity of flow (ft/sec)
- A = Cross-sectional area of flow (square feet) = 3.31 sf
- $V = Q_{25}/A = 16.58/3.31 = 5.01$ ft/sec • $V = Q_{100}/A = 24.22/3.31 = 7.32$ ft/sec

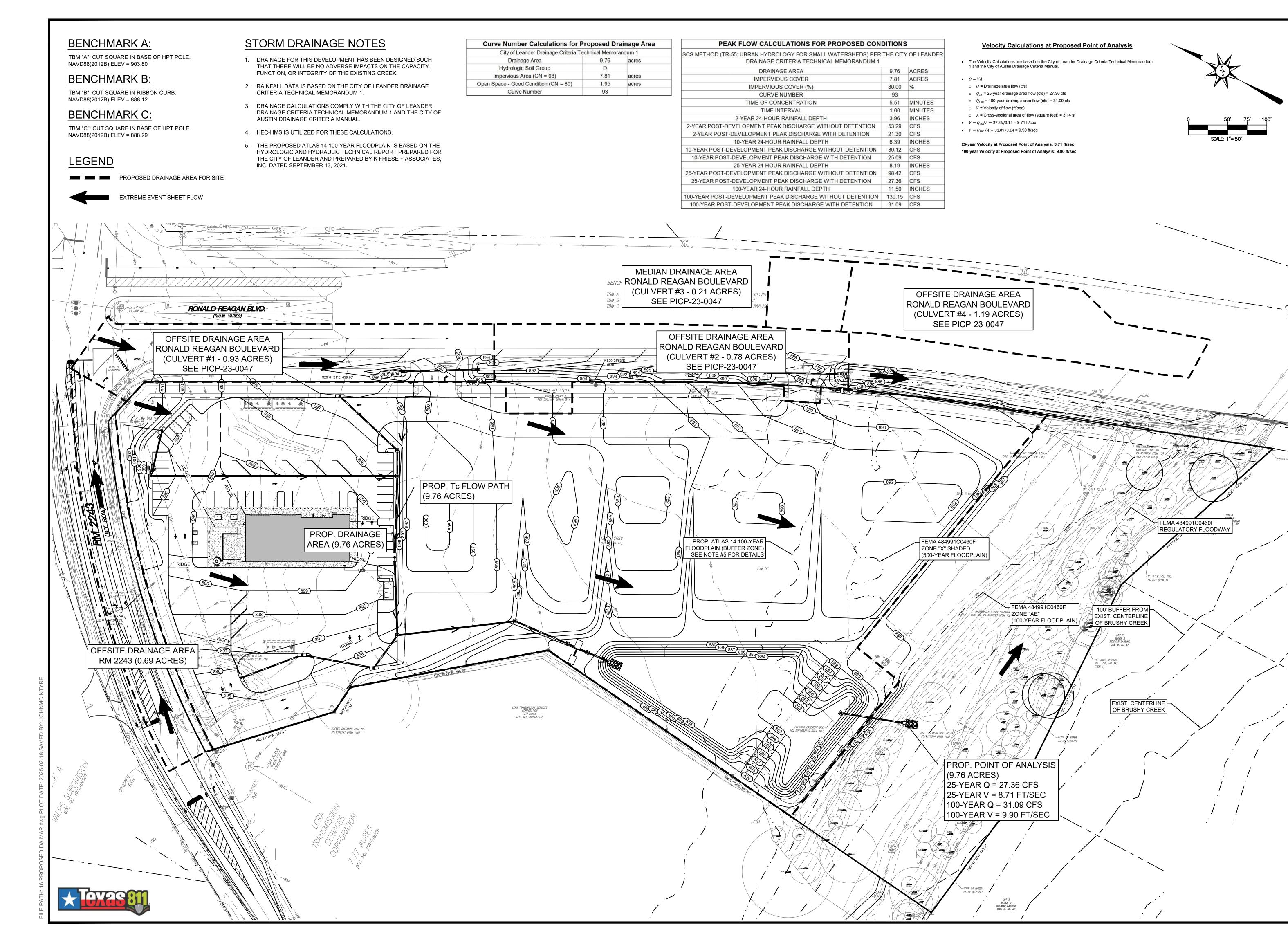
LOT 2 BLOCK 2 RIDGMAR LANDING CAB. D, SL. 67

JOHN PATRICK MCINTYI

SHEET TITLE: **EXISTING DRAINAGE**

AREA MAP





JOHN PATRICK MCINTYI 12499

SHEET TITLE:

PROPOSED DRAINAGE AREA MAP

TBM "A": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 903.80'

BENCHMARK B:

TBM "B": CUT SQUARE IN RIBBON CURB. NAVD88(2012B) ELEV = 888.12'

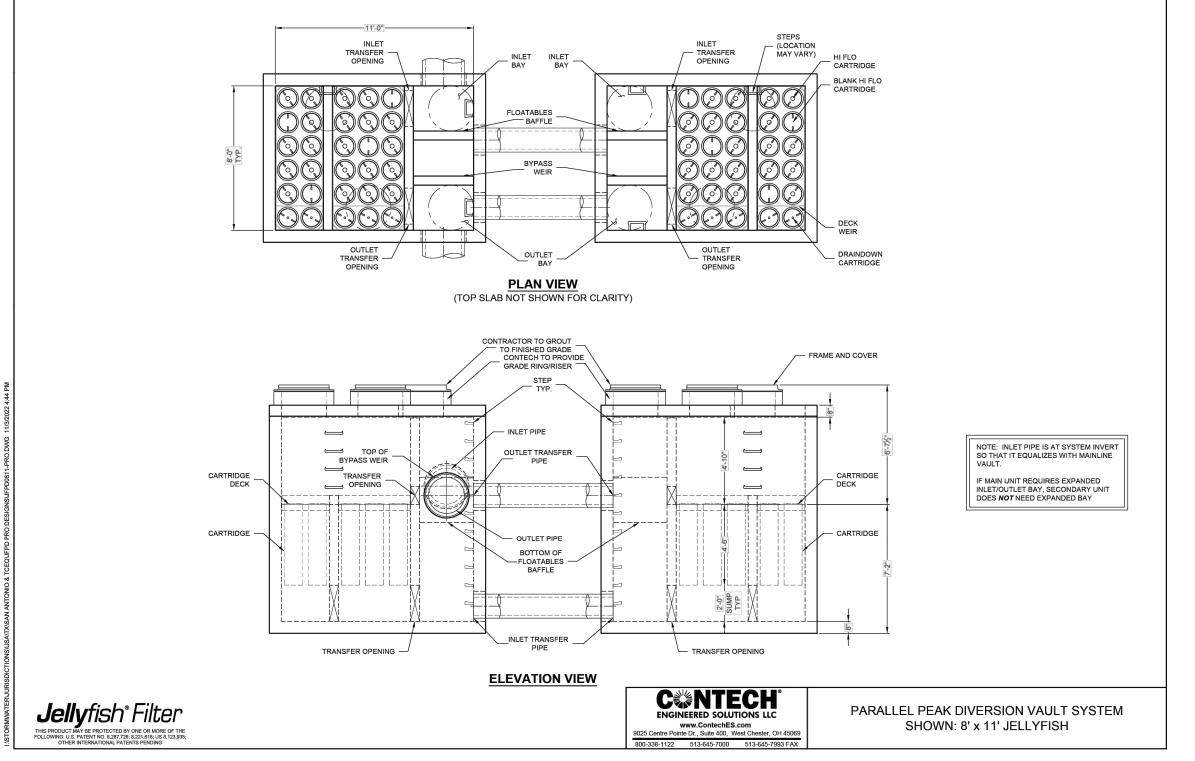
BENCHMARK C:

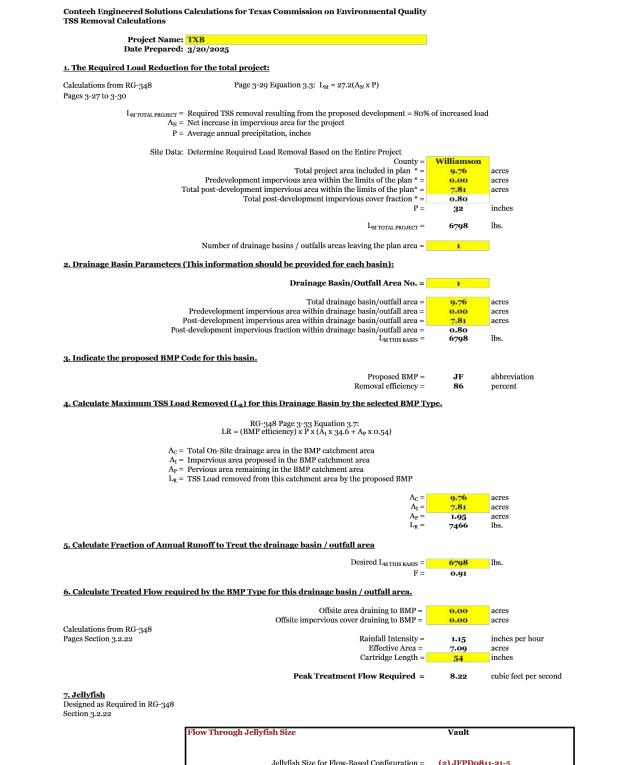
TBM "C": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 888.29'

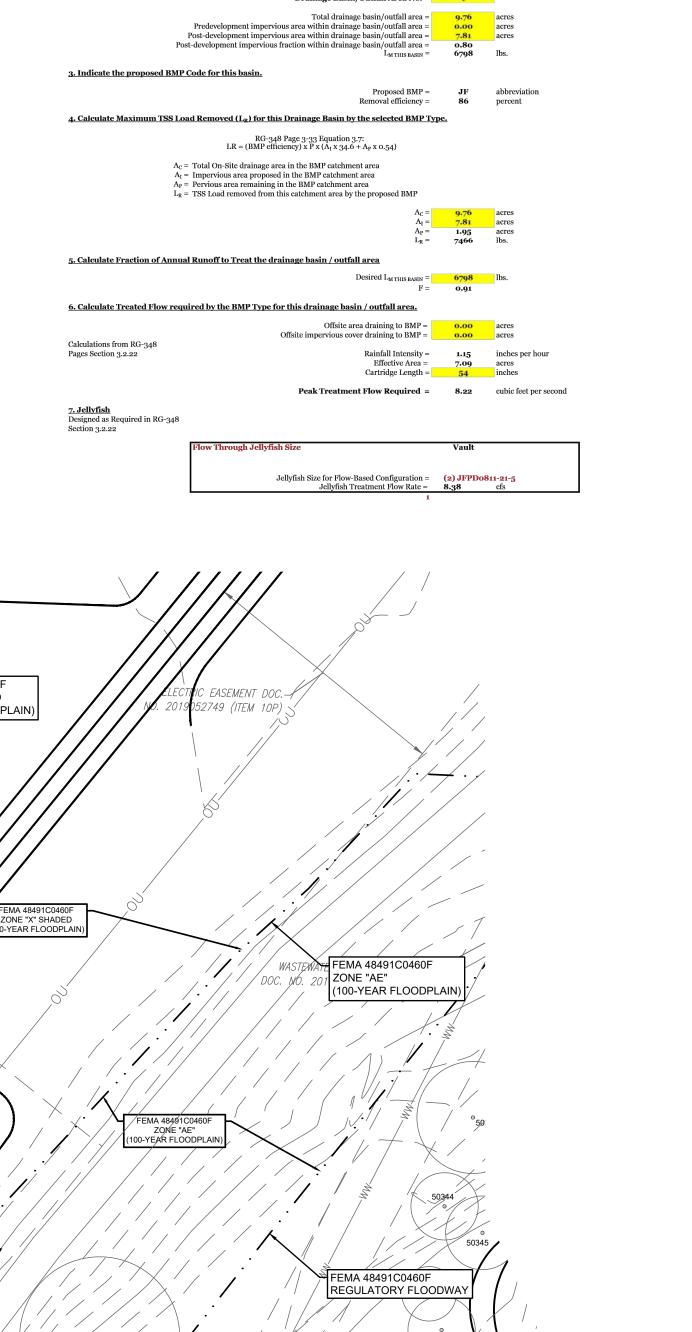
STORM DRAINAGE NOTES

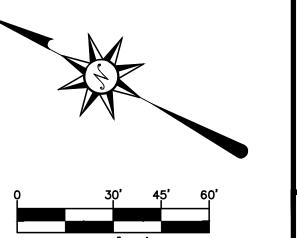
- 1. DRAINAGE FOR THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION, OR INTEGRITY OF THE EXISTING CREEK.
- 2. RAINFALL DATA IS BASED ON THE CITY OF LEANDER DRAINAGE CRITERIA TECHNICAL MEMORANDUM 1.
- 3. DRAINAGE CALCULATIONS COMPLY WITH THE CITY OF LEANDER DRAINAGE CRITERIA TECHNICAL MEMORANDUM 1 AND THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
- 4. HEC-HMS IS UTILIZED FOR THESE CALCULATIONS.
- 5. THE PROPOSED ATLAS 14 100-YEAR FLOODPLAIN IS BASED ON THE HYDROLOGIC AND HYDRAULIC TECHNICAL REPORT PREPARED FOR THE CITY OF LEANDER AND PREPARED BY K FRIESE + ASSOCIATES, INC. DATED SEPTEMBER 13, 2021.

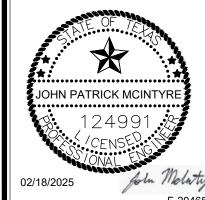
SCS METHOD (TR-55: UBRAN HYDROLOGY FOR SMALL WATERSHEDS) PER	THE CITY OF	LEAND
DRAINAGE CRITERIA TECHNICAL MEMORANDUM 1		
DRAINAGE AREA	9.76	ACRES
IMPERVIOUS COVER (INCLUDING DETENTION POND)	7.81	ACRES
IMPERVIOUS COVER (%)	80.00	%
DETENTION VOLUME PROVIDED @ 100-YEAR WSEL	2.21	AC-FT
2-YEAR PRE-DEVELOPMENT PEAK DISCHARGE	19.76	CFS
2-YEAR POST-DEVELOPMENT PEAK DISCHARGE WITHOUT DETENTION	53.29	CFS
2-YEAR POST-DEVELOPMENT PEAK DISCHARGE WITH DETENTION	21.30	CFS
2-YEAR POST-DEVELOPMENT WATER SURFACE ELEVATION	884.23	FEET
10-YEAR PRE-DEVELOPMENT PEAK DISCHARGE	40.40	CFS
10-YEAR POST-DEVELOPMENT PEAK DISCHARGE WITHOUT DETENTION	80.12	CFS
10-YEAR POST-DEVELOPMENT PEAK DISCHARGE WITH DETENTION	25.09	CFS
10-YEAR POST-DEVELOPMENT WATER SURFACE ELEVATION	885.00	FEET
25-YEAR PRE-DEVELOPMENT PEAK DISCHARGE	55.06	CFS
25-YEAR POST-DEVELOPMENT PEAK DISCHARGE WITHOUT DETENTION	98.42	CFS
25-YEAR POST-DEVELOPMENT PEAK DISCHARGE WITH DETENTION	27.36	CFS
25-YEAR POST-DEVELOPMENT WATER SURFACE ELEVATION	885.52	FEET
100-YEAR PRE-DEVELOPMENT PEAK DISCHARGE	80.43	CFS
100-YEAR POST-DEVELOPMENT PEAK DISCHARGE WITHOUT DETENTION	130.15	CFS
100-YEAR POST-DEVELOPMENT PEAK DISHARGE WITH DETENTION	31.09	CFS
100-YEAR POST-DEVELOPMENT WATER SURFACE ELEVATION	886.48	FEET







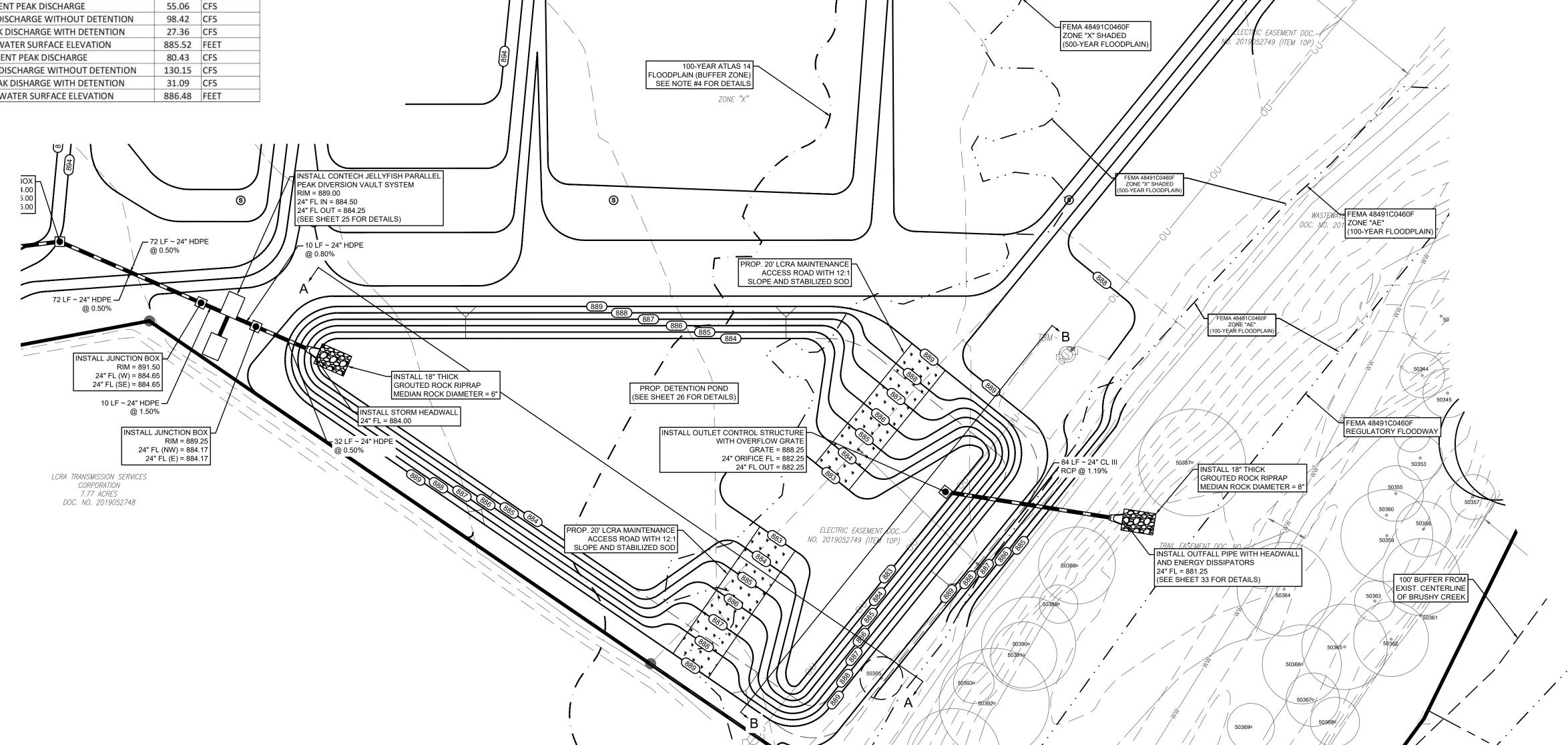


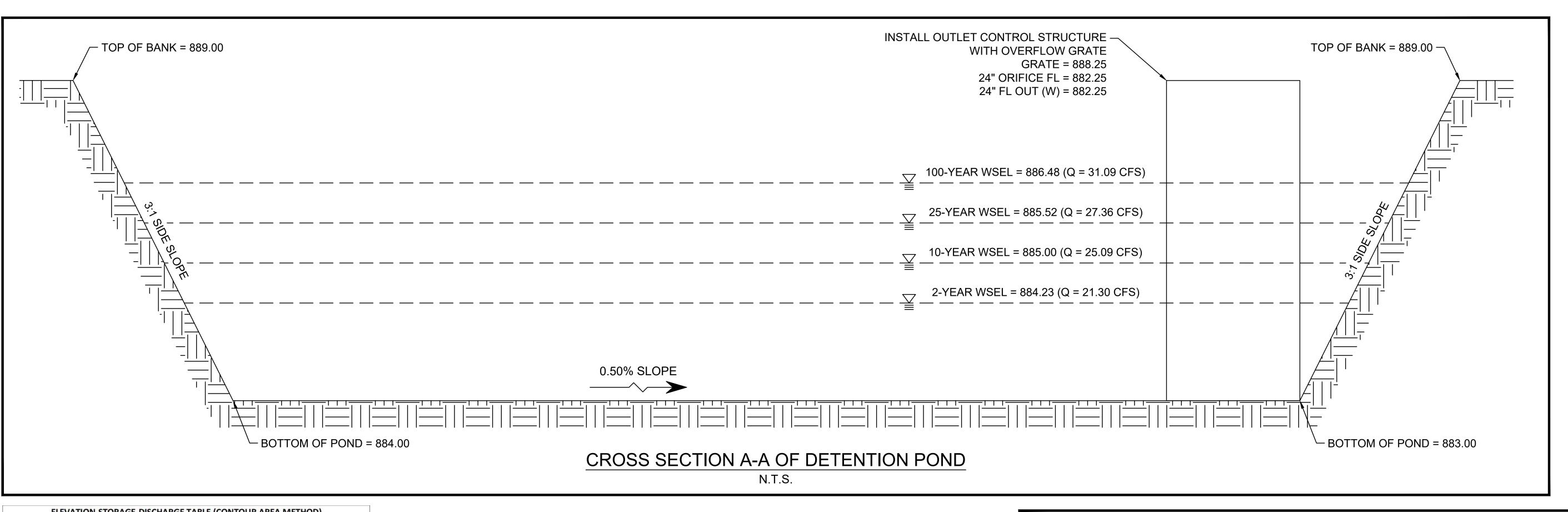




SHEET TITLE:

DETENTION PLAN

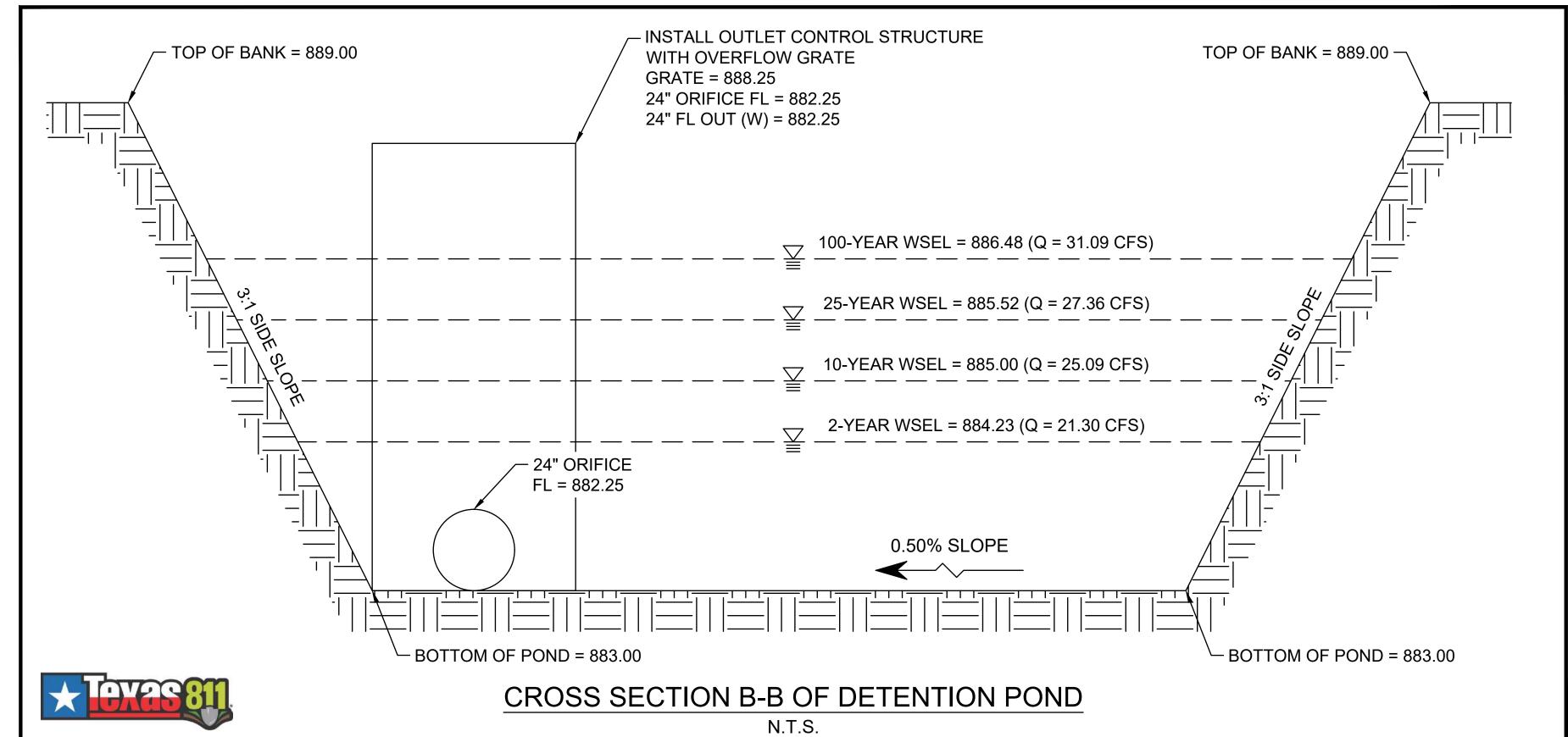


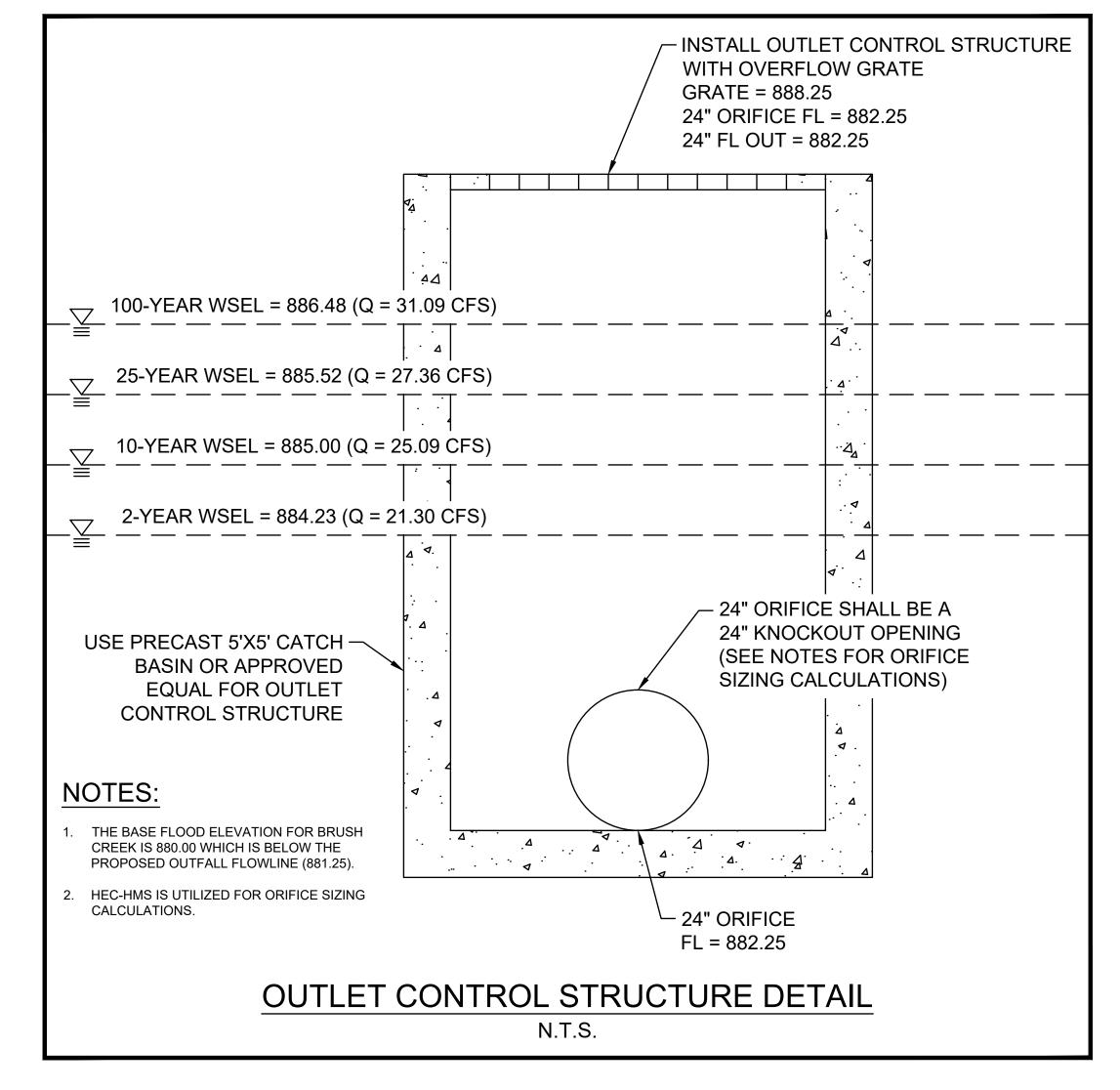


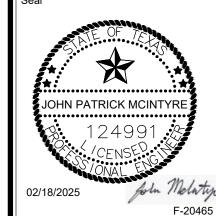
	ELEVATION-STORAGE-DISCHARGE TABLE (CONTOUR AREA METHOD)						
ELEVATION	AREA	AREA	VOLUME	VOLUME	VOLUME	DISCHARGE	
			(INCREMENTAL)	(INCREMENTAL)	(CUMULATIVE)	Diodin into	
FEET	SF	ACRES	CF	ACRE-FEET	ACRE-FEET	CFS	
882.25	0	0.00	0	0.00	0.00	0.00	
883.00	5,375	0.12	1,344	0.03	0.03	13.14	
884.00	23,818	0.55	13,501	0.31	0.34	20.22	
*884.23	24,629	0.57	5,878	0.13	0.48	21.30	
*885.00	27,344	0.63	19,680	0.45	0.93	25.09	
*885.52	29,167	0.67	15,120	0.35	1.28	27.36	
886.00	30,849	0.71	13,956	0.32	1.60	29.24	
*886.48	32,522	0.75	15,635	0.36	1.96	31.09	
887.00	34,334	0.79	16,937	0.39	2.35	32.94	
888.00	37,805	0.87	36,052	0.83	3.17	34.79	
889.00	41,230	0.95	39,501	0.91	4.08	36.64	
				TOTAL STORAGE	4.08		

THE COEFFICIENT USED FOR THE PROPOSED 24" ORIFICE IN THE OUTLET CONTROL STRUCTURE IS 0.60.

*884.23 (2-YEAR), 885.00 (10-YEAR), 8885.52 (25-YEAR), AND 886.48 (100-YEAR) ARE THE CALCULATED WATER SURFACE ELEVATIONS FOR THE DETENTION POND.







TX 77493
32-349-4018
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zeconsultants.com
XM # F-20465
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8101 RM 2243 EANDER, TEXAS 78641

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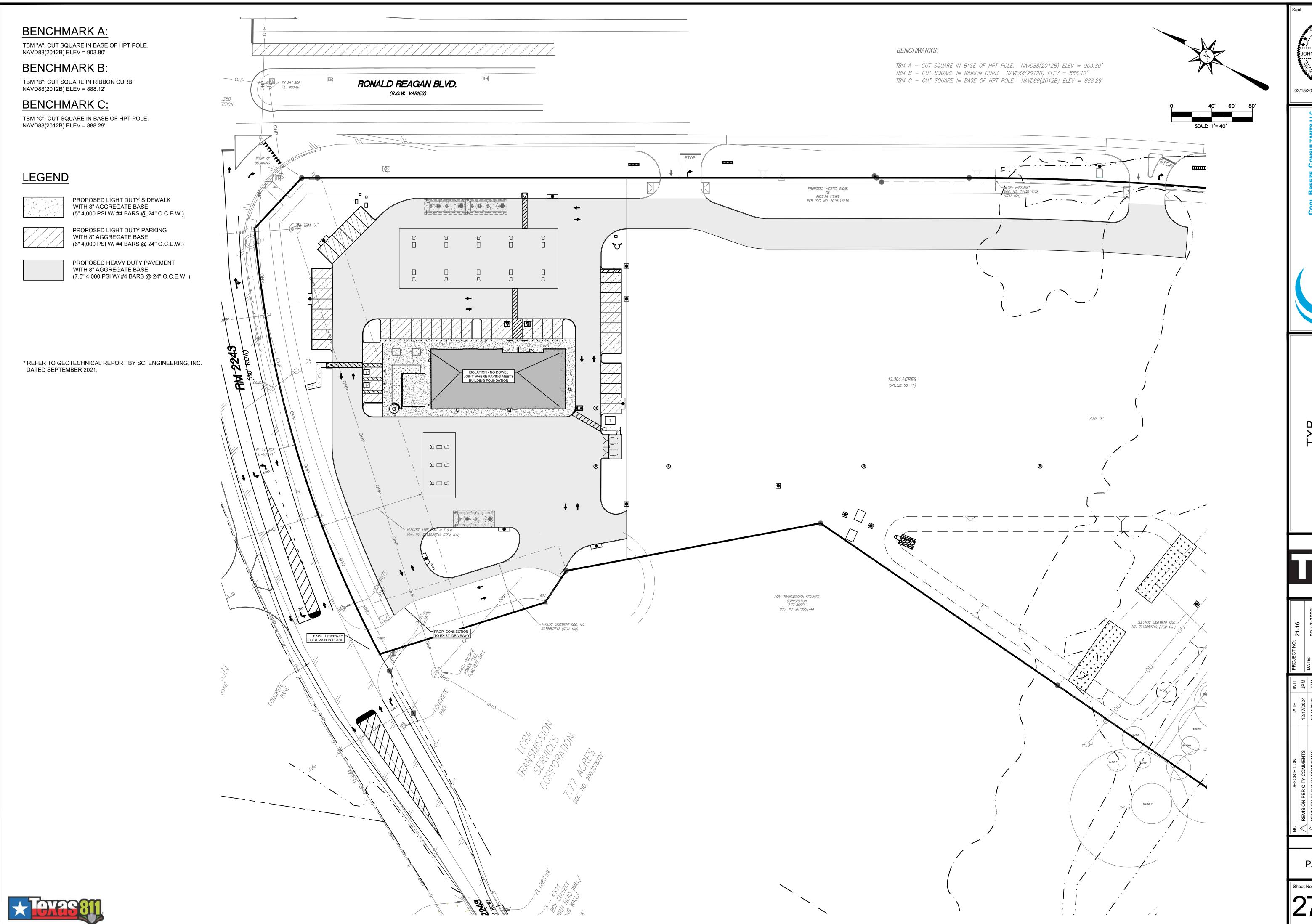
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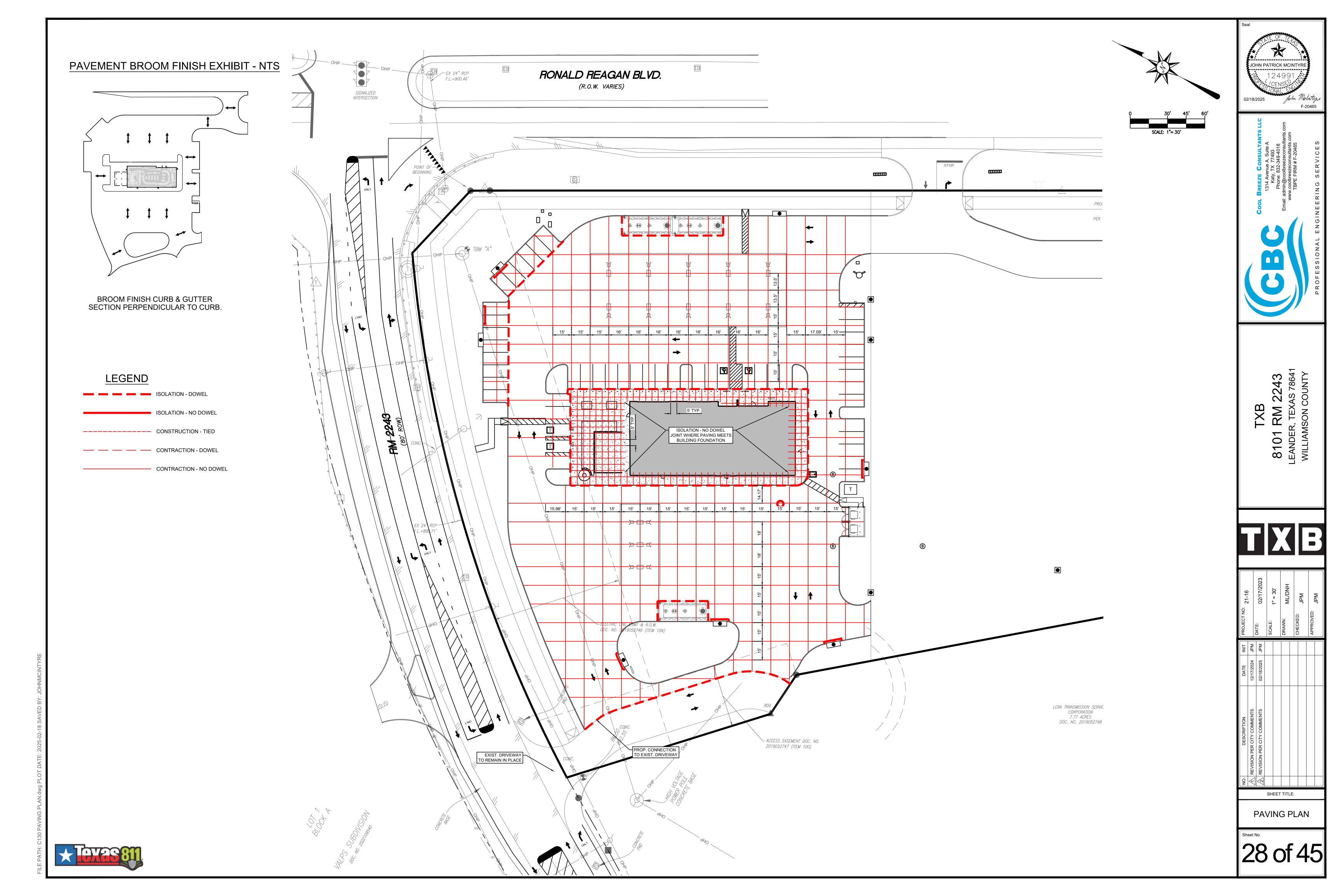
DETENTION DETAILS



JOHN PATRICK MCINTYF

SHEET TITLE:

PAVING PLAN



TBM "A": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 903.80'

BENCHMARK B:

TBM "B": CUT SQUARE IN RIBBON CURB. NAVD88(2012B) ELEV = 888.12'

BENCHMARK C:

TBM "C": CUT SQUARE IN BASE OF HPT POLE. NAVD88(2012B) ELEV = 888.29'

UTILITY NOTES

- 1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY OF LEANDER STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, EXCEPT AS NOTED HEREIN AND APPROVED BY THE CITY.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH.
- 3. THE LOCATION OF ALL UTILITIES LOCATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
- 4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
- 5. ANY UTILITY INSTALLED OUTSIDE OF AN EASEMENT SHALL BE INSTALLED BY A PLUMBER AND INSPECTED BY CODE ENFORCEMENT
- 6. BACKFILL FOR UTILITY LINES SHOULD BE CAREFULLY PLACED SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6" SHOULD BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHOULD BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.

- 7. IF ROCK IS ENCOUNTERED IN THE TRENCH, ROCK SPOIL SHALL NOT BE USED IN THE UPPER 1.5 FEET OF THE TRENCH. THE UPPER 1.5 FEET OF THE TRENCH IS TO BE BACKFILLED ONLY WITH QUALITY TOPSOIL.
 - 8. ALL WATER MAINS SHALL BE C-900 PVC DR 18 OR APPROVED EQUAL DOMESTIC AND FIRE WATER SERVICE LINES SHALL BE PER THE CITY OF LEANDER BUILDING CODE REQUIREMENTS.
 - 9. ALL DUCTILE IRON FITTINGS SHALL BE OF THE MECHANICAL JOINT TYPE OR SLIP JOINT AND SHALL BE CLASS D, OR CLASS 250 ON SIZES 12" AND SMALLER IN ACCORDANCE WITH A.W.W.A. SPECIFICATION C-110-64 AND C-111-64.
 - 10. ALL 6" AND SMALLER WATER MAINS SHALL HAVE A MINIMUM COVER OF 42"; ALL 8"AND LARGER WATER MAINS SHALL HAVE A MINIMUM COVER OF 48" OR SUFFICIENT COVER TO CLEAR OTHER UTILITIES AS MEASURED FROM TOP OF PIPE TO EXISTING GROUND LEVEL OR FINISHED GRADE, WHICHEVER IS GREATER.
 - 11. FIRE HYDRANTS SHALL BE PLACED 2' TO 6' FROM BACK OF CURB LOCATED AS SHOWN ON THE PLANS.
 - 12. FIRE HYDRANTS SHALL BE CITY APPROVED AND COLOR CODED.
 - 13. ALL GATE VALVES SHALL BE CITY APPROVED.
 - 14. ALL WATER AND SANITARY MAINS AND SERVICES SHALL HAVE A 10' MIN. LATERAL SEPARATION.
 - 15. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED OF CAST-IN-PLACE CONCRETE OR PRECAST CONCRETE WITH CAST IRON FRAMES AND COVER PER THE CITY OF LEANDER DETAILS.

- 16. CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, FIRE HYDRANTS, AND BENDS PER THE CITY OF LEANDER STANDARDS. PAYMENT FOR CONCRETE BLOCKING SHALL BE SUBSIDIARY TO PIPE INSTALLATION AND SHALL BE INCLUDED IN THE BID PRICE THEREOF.
- 17. EMBEDMENT FOR WATER MAINS SHALL BE PER CITY STANDARDS.
- 18. ALL WATER METERS TO BE PLACED IN A NON-TRAFFIC AREA.
- 19. REFER TO PLUMBING PLANS FOR EXACT WATER AND SEWER SERVICE LOCATIONS.
- 20. SANITARY SEWER LINES SHALL BE PVC PER ASTM 3034. SDR-35 OR SDR-26 SHALL BE USED WITHIN 9' OF A WATER LINE.
- 21. FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.

ELECTRIC NOTES

1. FINAL DESIGN OF THE ELECTRIC SERVICE FOR THE PROPOSED BUILIDING SHALL BE COORDINATED WITH THE LOCAL SERVICE PROVIDER.

WATER MODELING RESULTS

- THE WATER MODELING RESULTS FOR THIS DEVELOPMENT (SHOWN BELOW) WERE PROVIDED BY K FRIESE + ASSOCIATES, INC. AND ARE BASED ON A MAXIMUM DAY DEMAND AND FIRE FLOW ANALYSIS USING A MINIMUM FIRE FLOW OF 1,000 GPM FOR A RESIDENTIAL DEVELOPMENT.
- MINIMUM PRESSURE = 61 PSI (1,041 HGL)
- MAXIMUM PRESSURE = 102 PSI (1,137 HGL)
- FIRE FLOW AVAILABLE = 4,000 GPM AT 55 PSI RESIDUAL

WATER, FIRE FLOW, & WASTEWATER DEMANDS

- 1. THE WATER AND WASTEWATER DEMANDS (SHOWN BELOW) ARE BASED ON THE CITY OF LEANDER WATER AND WASTEWATER MASTER PLAN DESIGN CRITERIA AND THE CITY OF LEANDER CODE OF ORDINANCES. THE FIRE FLOW DEMAND (SHOWN BELOW) IS BASED ON THE 2015 INTERNATIONAL FIRE CODE (IFC).
- 2" DOMESTIC WATER METER = 8.0 LUES
- AVERAGE DAILY WATER DEMAND = 268.88 GPD/LUE = 268.88 X 8.0 LUES = 2,151 GPD
- MAXIMUM DAILY WATER DEMAND = 635.90 GPD/LUE = 635.90 X 8.0 LUES = 5,087 GPD
- FIRE FLOW DEMAND = CONSTRUCTION TYPE VB AND 7,700 BUILDING SF = 2,250 GPM
- PEAK DRY WEATHER FLOW (PDWF) = 3,900 GPD (SEE CALCULATIONS BELOW)

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JOHN PATRICK MCINTY

02/18/2025

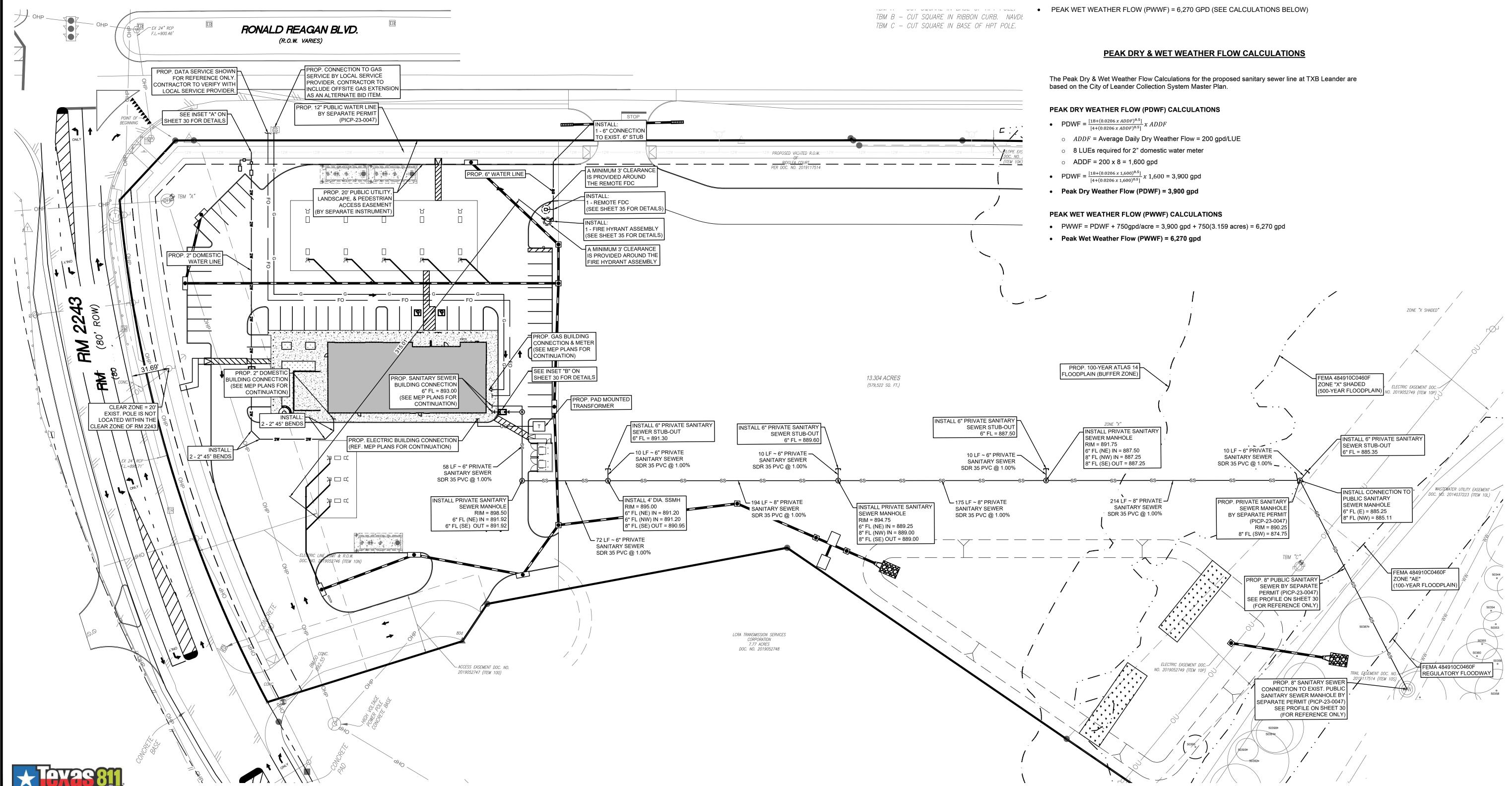
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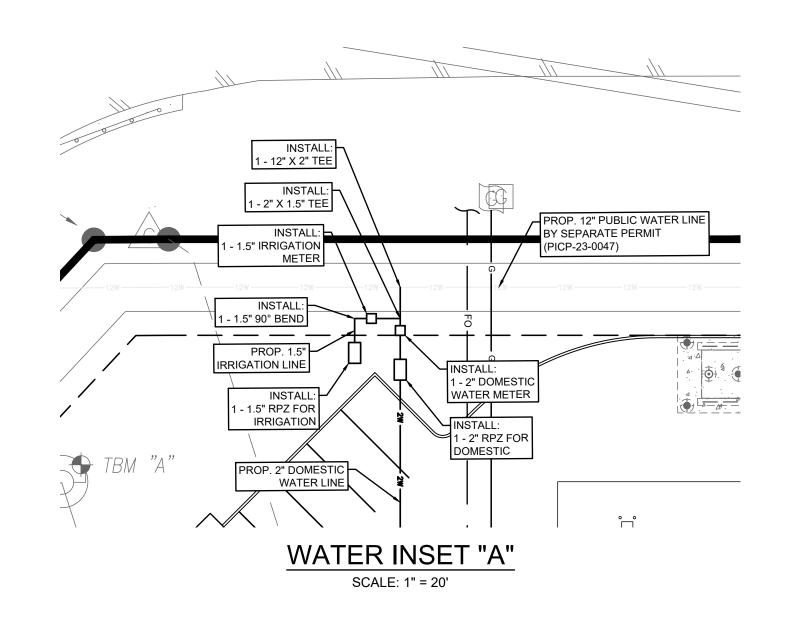


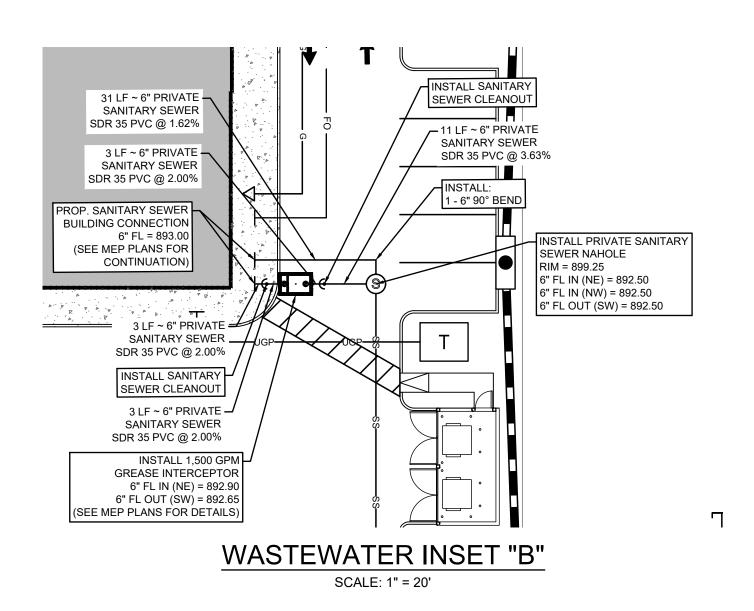
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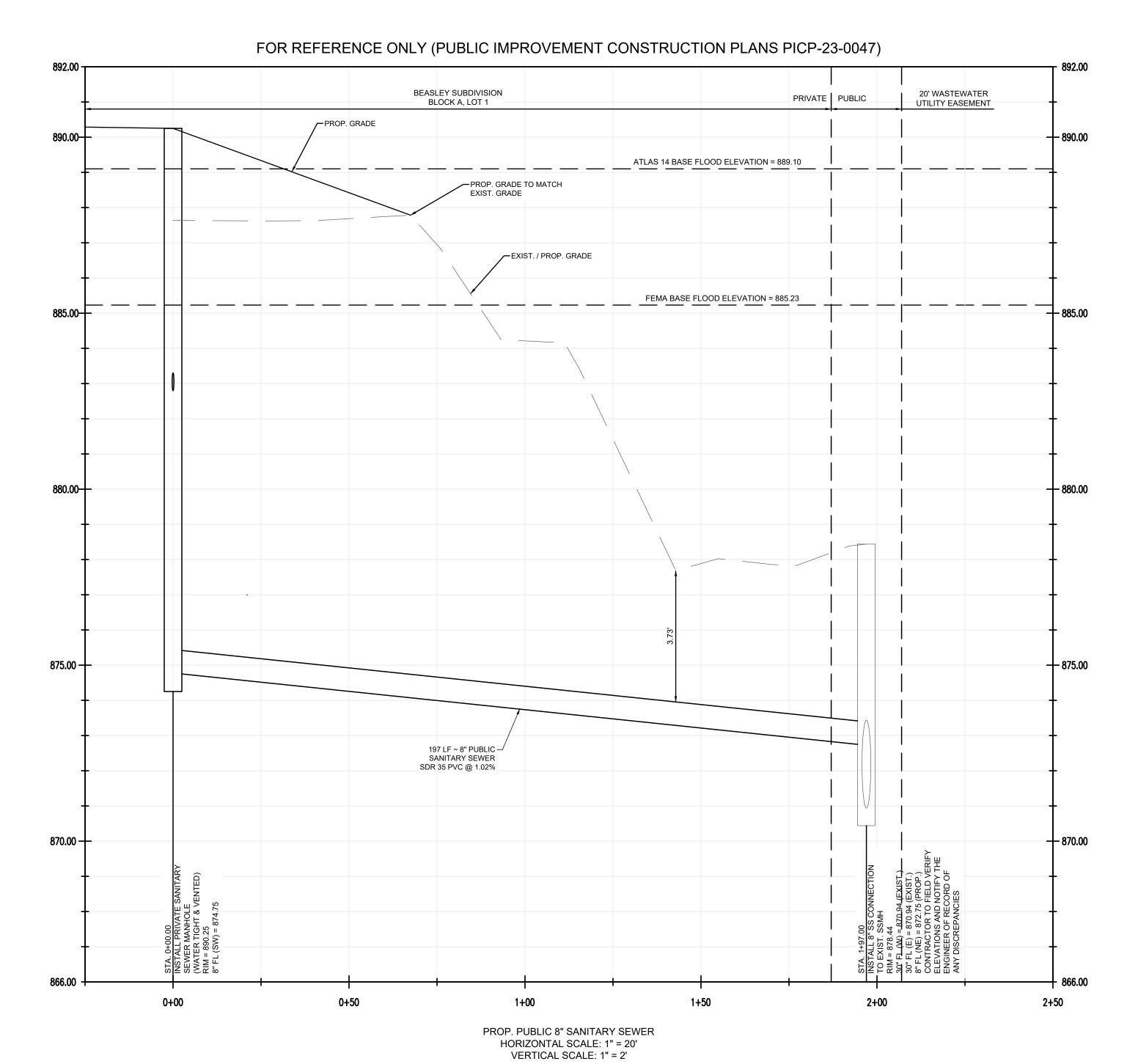
UTILITY PLAN A

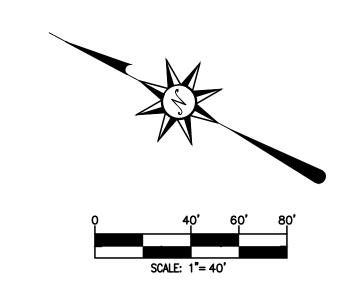
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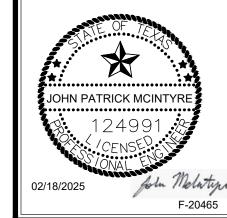












A, Suite B, Suite A, Suite B, Suite B,

COOL BREEZE
1314 Ave
Katy,
Phone: 8
Email: admin@coo
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TBPE FII

1 XB
8101 RM 2243
EANDER, TEXAS 78641

TXE

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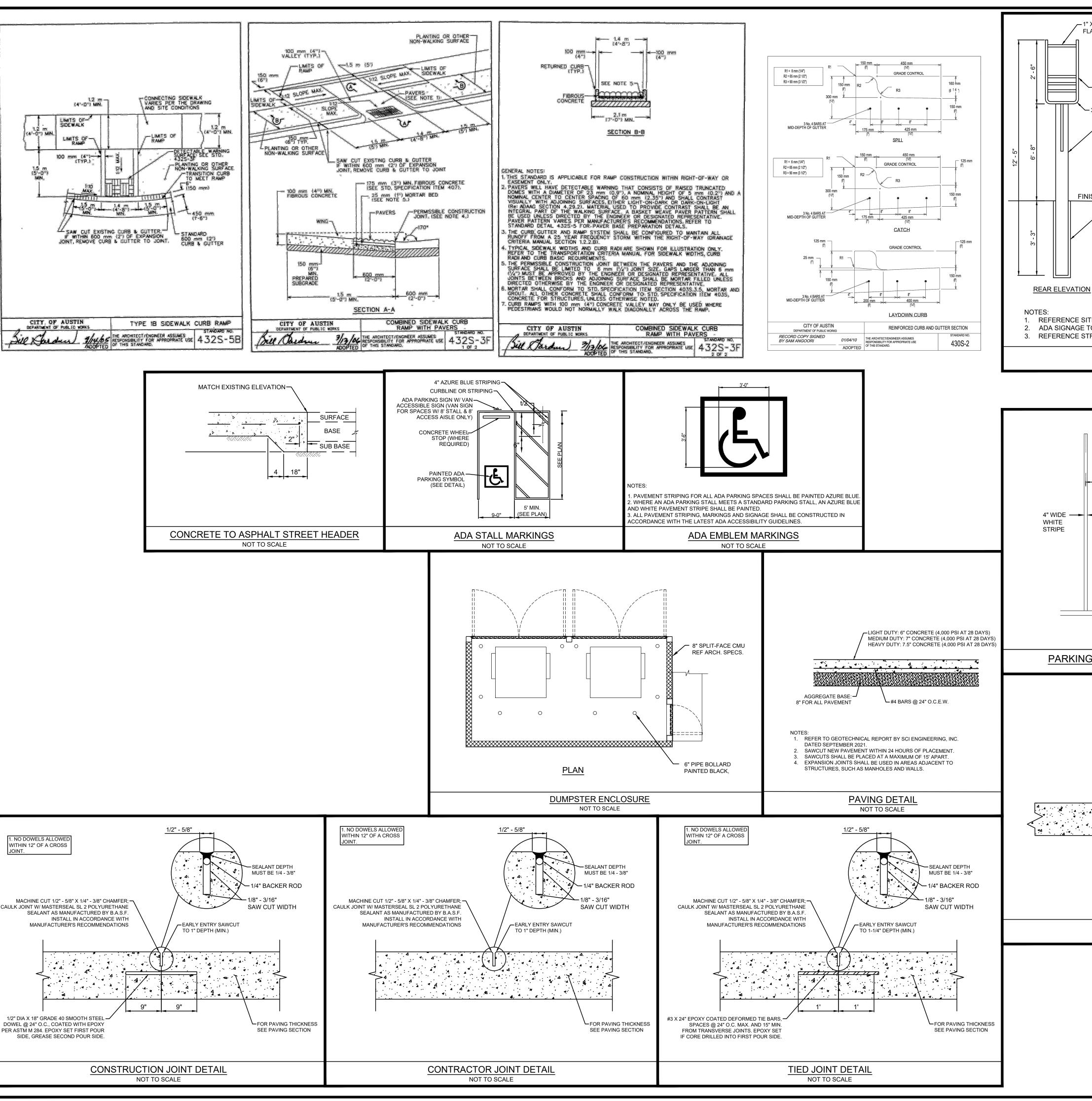
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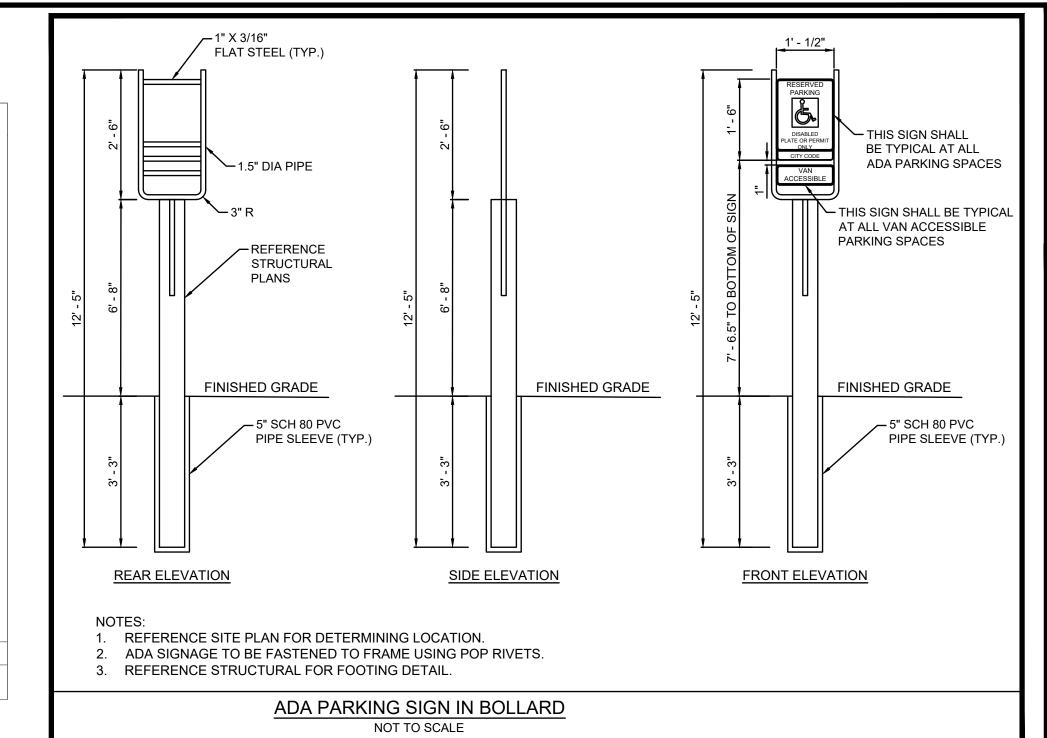
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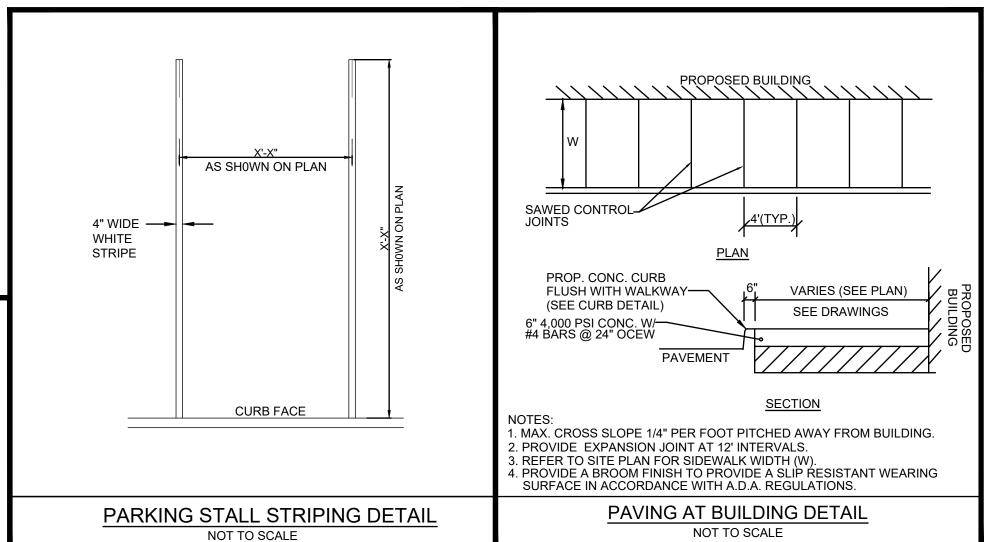
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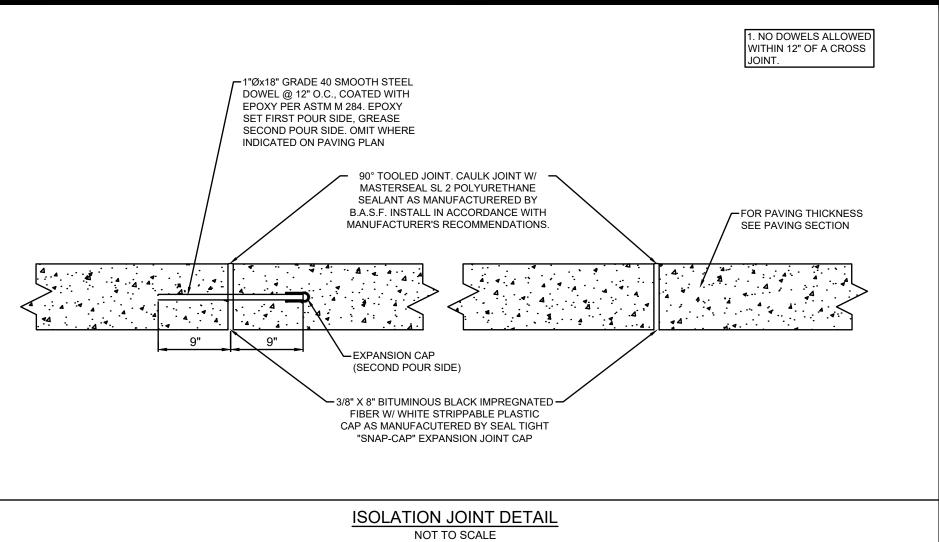
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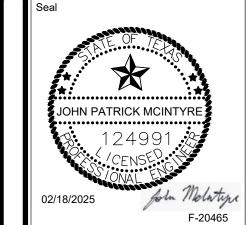
UTILITY PLAN B











COOL BREEZE CONSULTANTS LLC
1314 Avenue A, Suite A
Katy, TX 77493
Phone: 832-349-4018
Email: admin@coolbreezeconsultants.com
www.coolbreezeconsultants.com
TBPE FIRM # F-20465



TXB 8101 RM 2243 LEANDER, TEXAS 78641

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 PROJECT NO: 21-16

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 JPM
 DATE: 02/17/2023

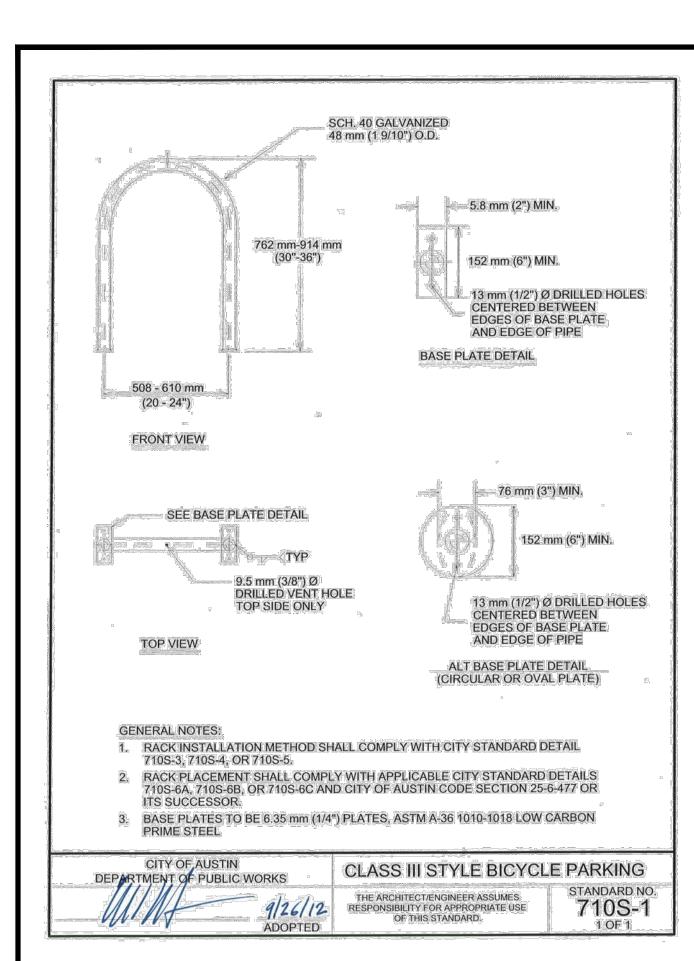
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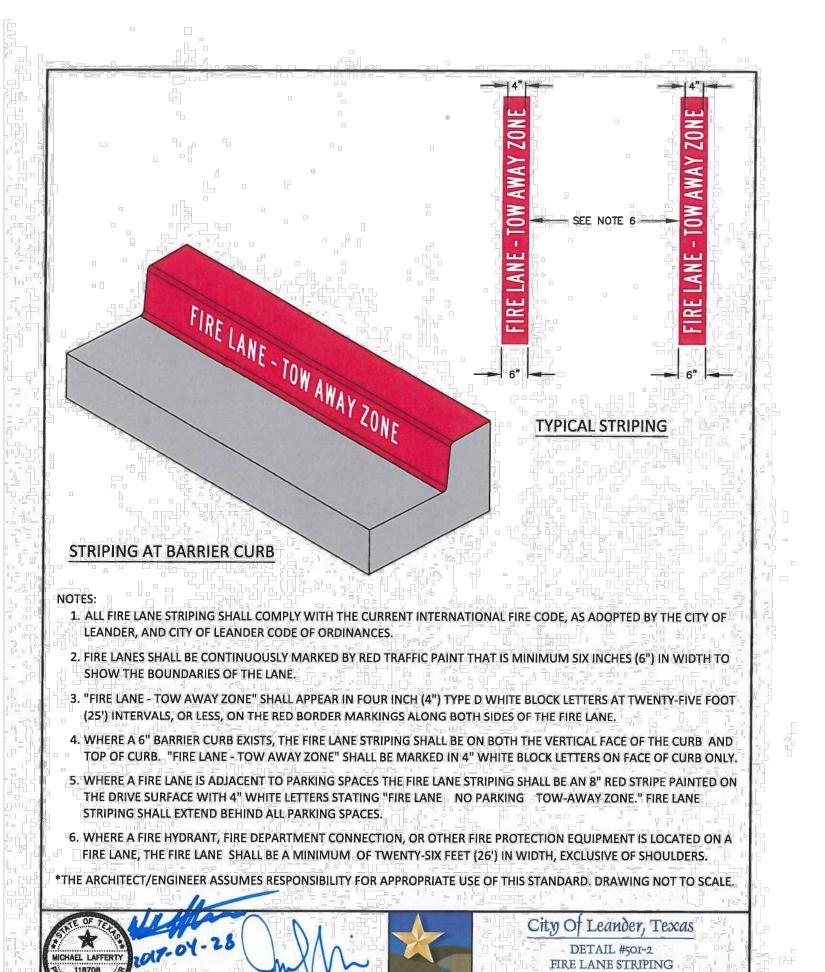
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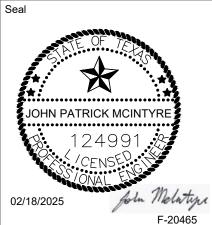
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 DRAWN: ML/DNH
 CHECKED: JPM

 HEALTH SION PER CITY COMMENTS
 DRAWN: ML/DNH
 CHECKED: JPM

CONSTRUCTION DETAILS







1314 Avenue A, Suite A
Katy, TX 77493
Phone: 832-349-4018
admin@coolbreezeconsultants.com
ww.coolbreezeconsultants.com
TBPE FIRM # F-20465
IN G SERVICES



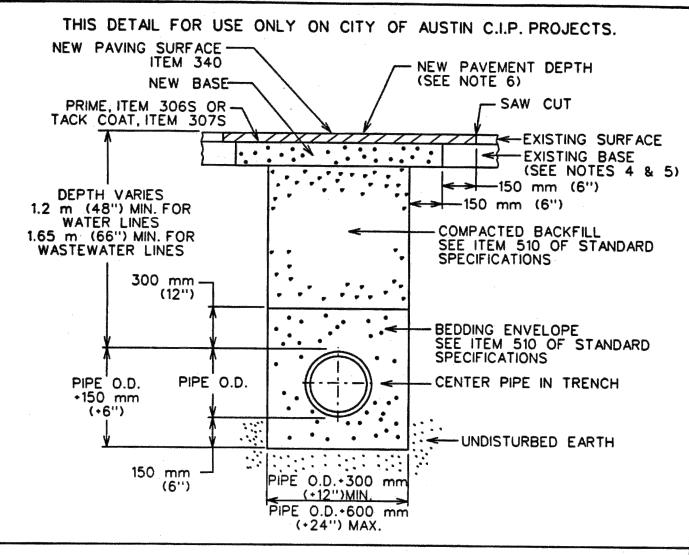
TXB 8101 RM 2243 LEANDER, TEXAS 78641



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CONSTRUCTION DETAILS

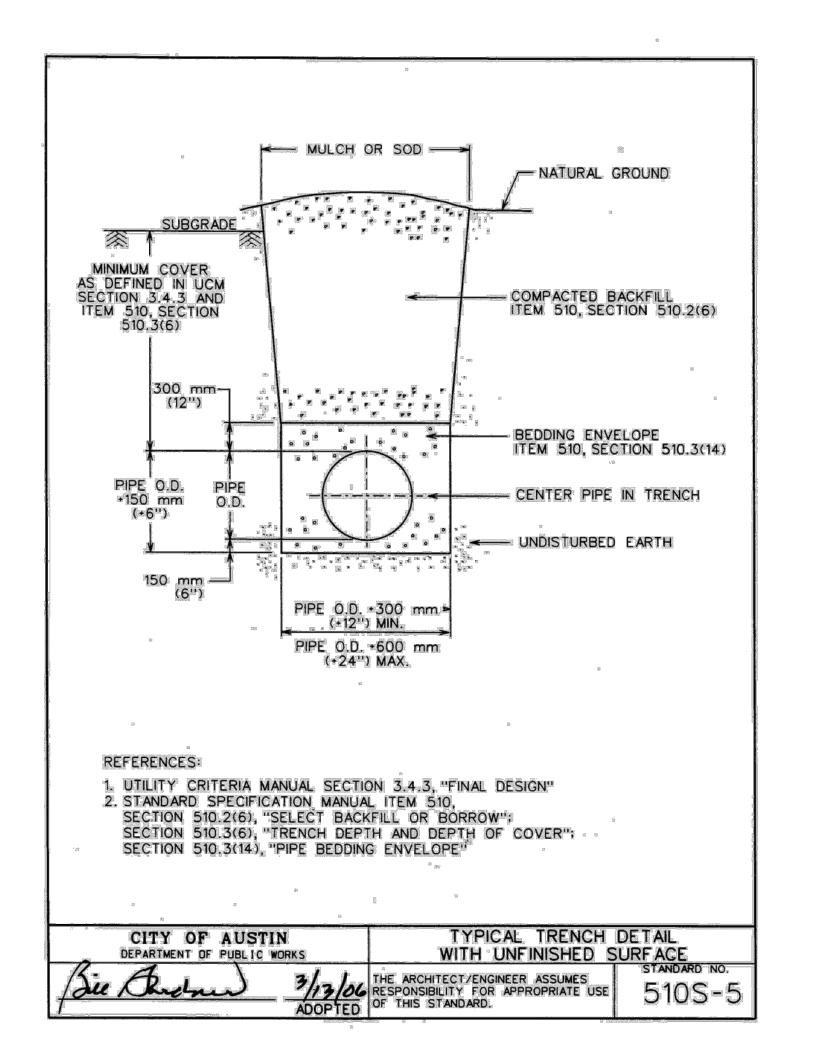
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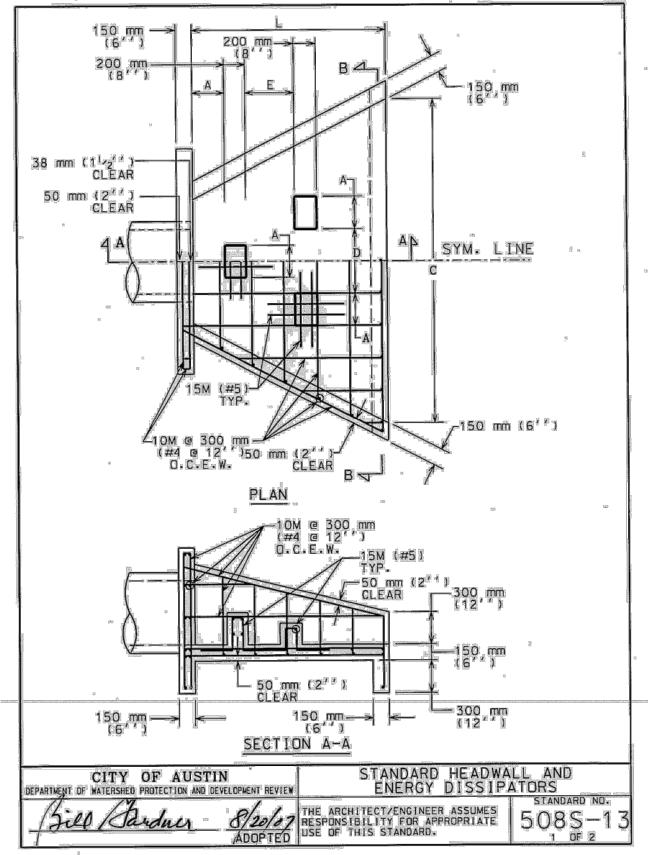


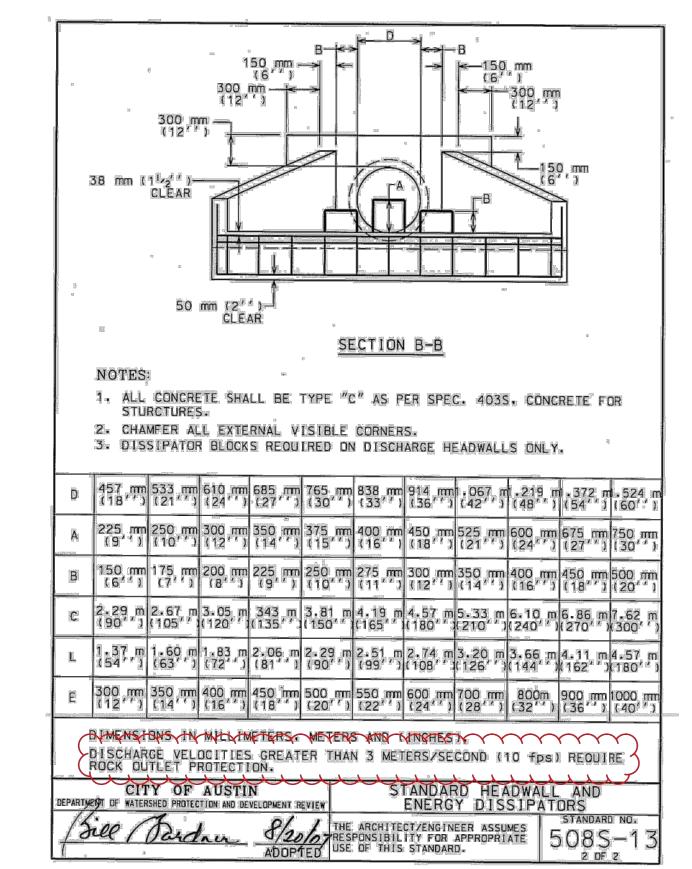
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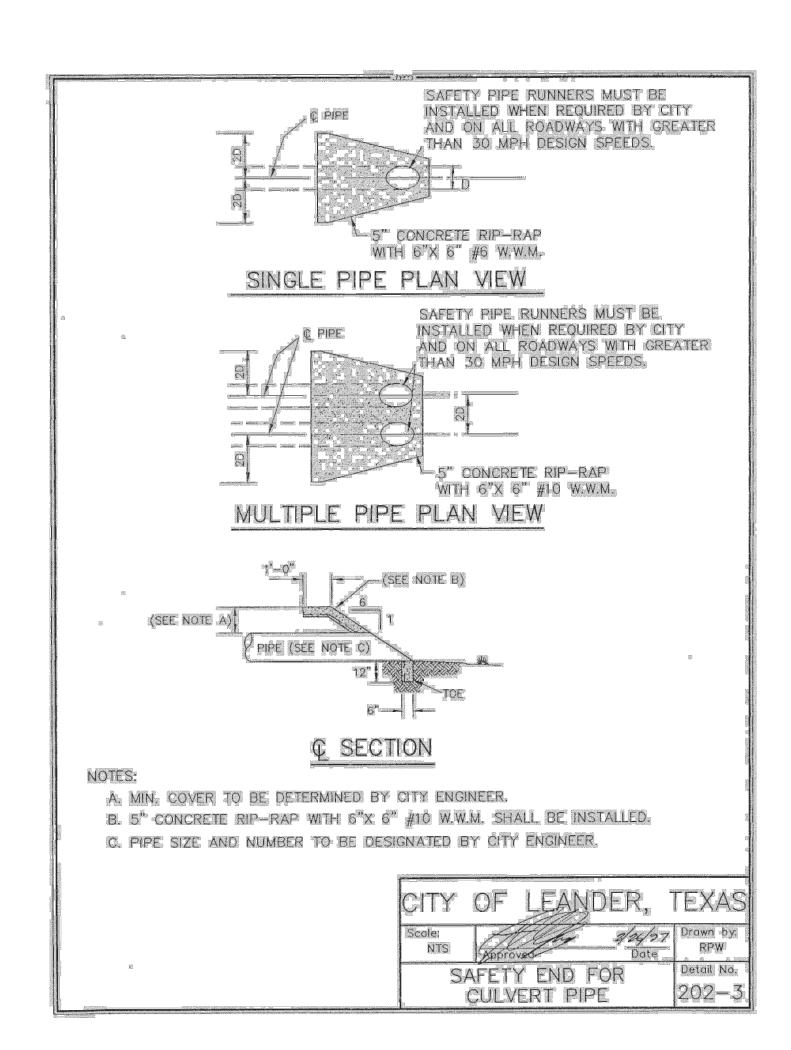
- 1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE A MINIMUM OF 300 mm (12") WIDER THAN THE UNDISTURBED SIDES OF THE TRENCH, SYMETRICAL ABOUT THE CENTER LINE OF THE EXCAVATION.
- 2. ANY CONCRETE PAVING SHALL BE SAW CUT 150 mm (6") WIDER THAN UNDISTURBED SIDES OF EXCAVATION.
- 3. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH COLD MIX OR TEMPORARY HOT MIX ASPHALTIC CONCRETE.
- 4. ROAD BASE AND SURFACE MATERIALS IN THE TRENCH CUT SHALL BE REPLACED IN KIND OF EQUAL THICKNESS, OR MINIMUM BASE THICKNESS OF 250 mm (10"), WHICHEVER IS GREATER.
- 5. ALL DAMAGED AREAS OF PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED WITH MINIMUM OF 200 mm (8") OF BASE OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.
- 6. SURFACE PAVEMENT SHALL BE OF THE KIND AND THICKNESS AS EXISTING, OR MINIMUM 50 mm (2"), WHICHEVER IS GREATER.

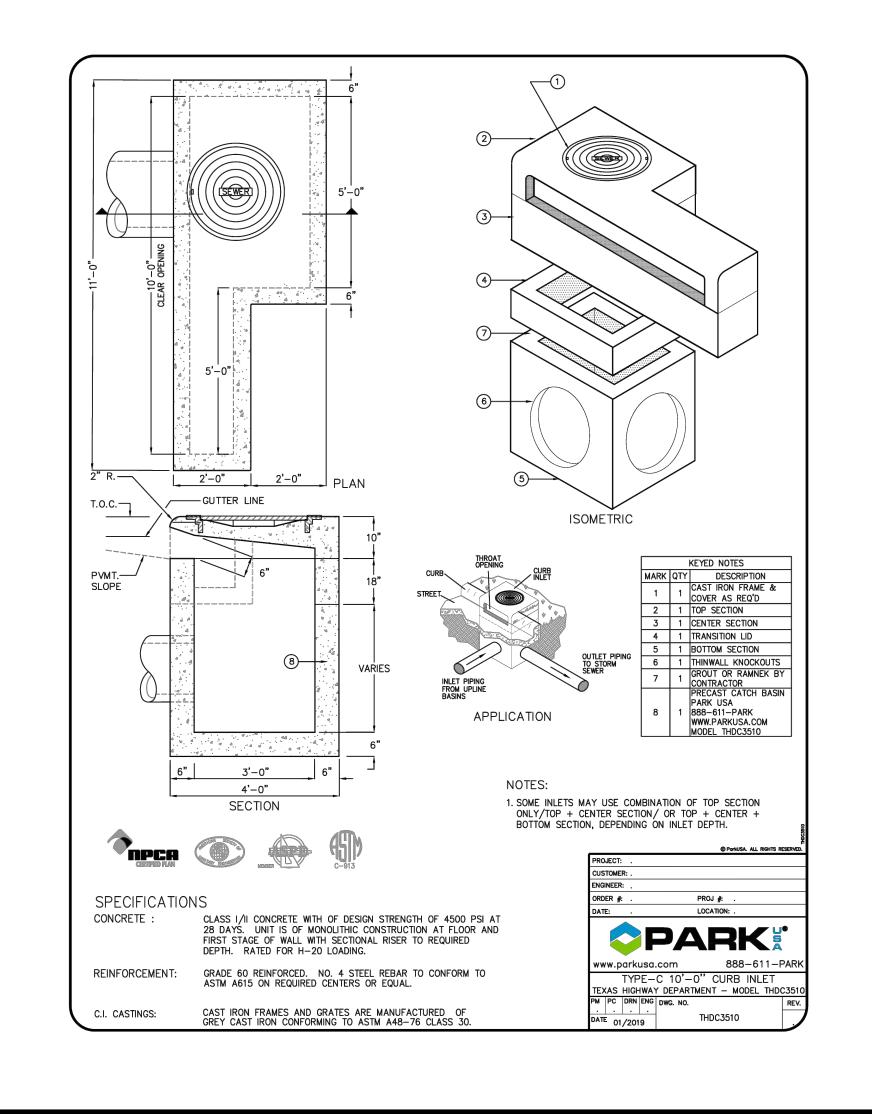
CITY OF AUSTIN WATER AND WASTEWATER UTILITY	TYPICAL TRENCH WITH PA	VED SURFACE
Lean Buly P.E. 9/19/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	standard no. 5105-3

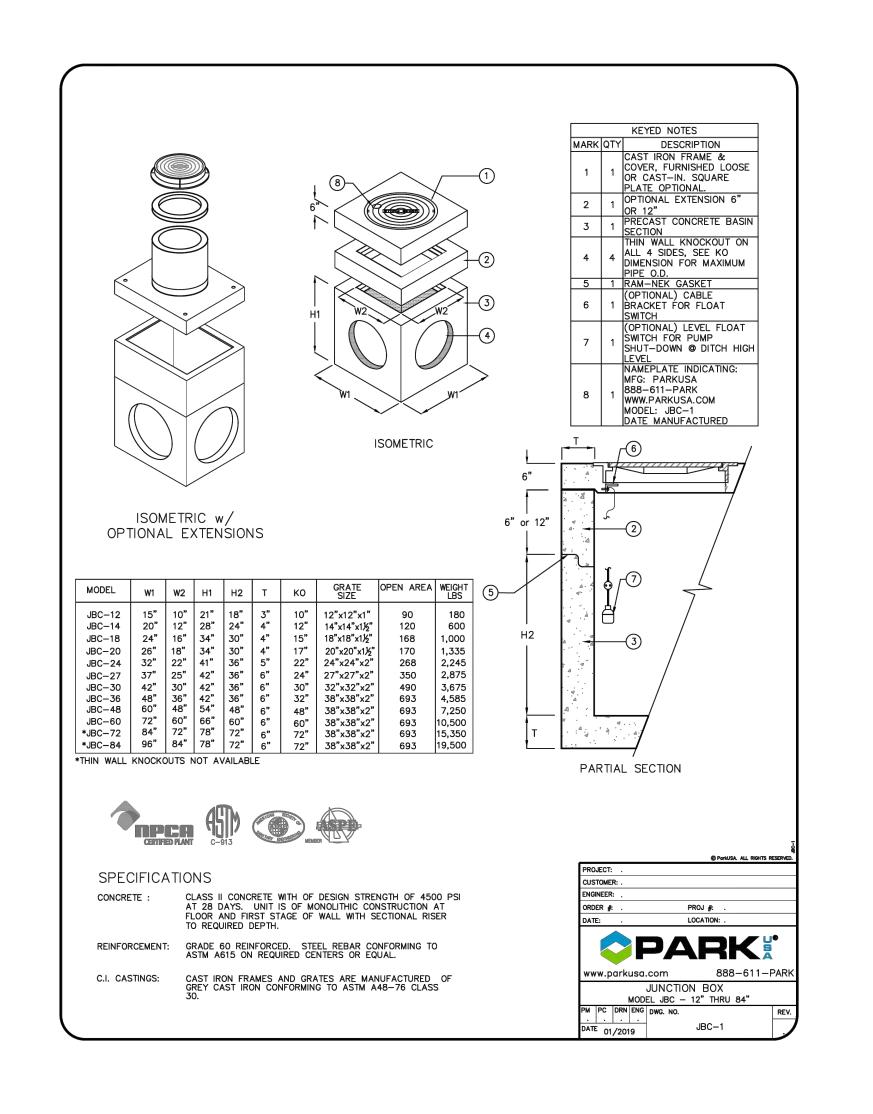


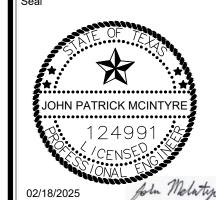












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DRAINAGE DETAILS

SHEET TITLE:

OD + 24''

REINFORCEMENT SHALL BE PROVIDED AS FOLLOWS

14''-30'' PIPE 2#5'S 36''-48'' PIPE 2#7'S

6''-12'' PIPE

TABLE A

UPWARD THRUST GRAVITY BLOCKS

| WIDTH W1 (degrees)

ANGLE

0-5

5-15

15-25

> 25

0-5

5-9

9-15

>15

0-5

5-15

0-5

5-10

10-15

> 15

>5.0

24" THRU 36" DIA.

> 15

∟REBAR

DOUBLE BAR REINF.

SINGLE BAR REINF .-

WATER MAIN

VERTICAL DOWN BEND

W2 (in)

NOTE 2

24

48

NOTE 1

NOTE 2

30

36

NOTE 1

NOTE 2

48

MATERIALS LIST:

A. 2" SERVICE CLAMP B. 2" CORPORATION STOP MALE THREAD INLET BY COMPRESSION OUTLET

C. 2" HDPE WATER SERVICE TUBING EXTENDED BEYOND PAVEMENT

D1. 2" BALL VALVE, SPL WW-275 D2. 2" BALL VALVE, SPL WW-275

R. CUSTOMER CUT-OFF VALVE

E. 2" COPPER SERVICE TUBING F. 2" BRASS COUPLING - COMPRESSION TO MALE IPT

G. 2" BRASS TEE

H. 2" BRASS CLOSE-NIPPLE

I. 2" ANGLE METER STOP; SERVICE TUBING INLET x FLANGED OUTLET

J. 2" BRASS NIPPLE

K. 2" BRASS ELBOW L. 2" LOCKABLE CURB STOP - FEMALE IPT INLET BY COMPRESSION OUTLET

M. 2" BRASS COUPLING - SERVICE TUBING TO MALE IPT

N. RECTANGULAR METER BOX AND COVER, SPL WW-145A O. BRASS ADAPTER (2" x 1 ½") FOR 1 ½" METER ONLY

P. WATER METER. LENGTH 13", (PURCHASED FROM AUSTIN WATER) Q. 2" HDPE SERVICE TUBING (PRIVATE PLUMBING PER CODE)

S. CUSTOMER VALVE BOX AND LID * ALL HDPE SHALL BE UTILIZED IN LIEU OF COPPER FOR ALL ITEMS LISTED ABOVE.

SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.

BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION. TOP OF BOXES SHOULD BE 1" ABOVE GROUND.

PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS; BACKFILL

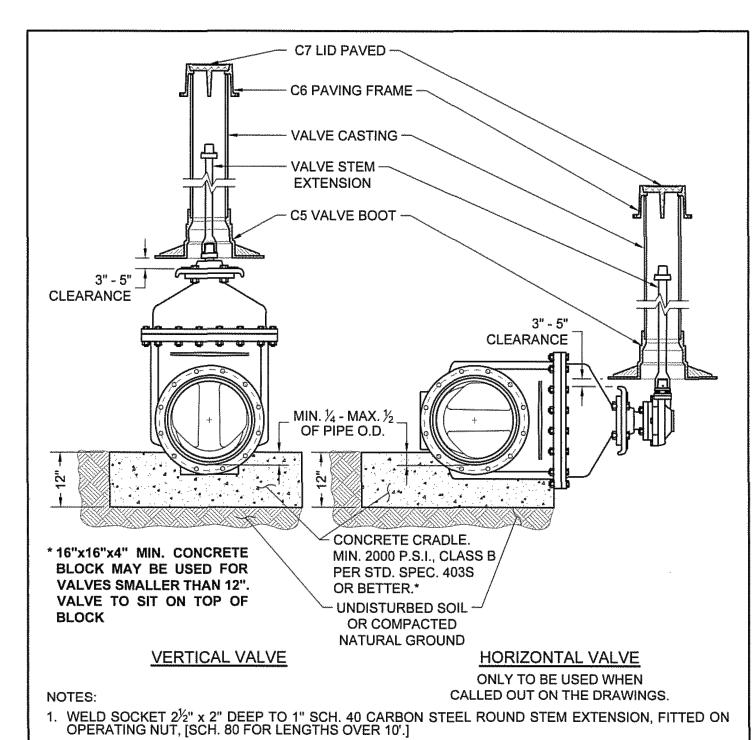
ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25). BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.

6. BALL VALVE "D1" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 24" HORIZONTALLY FROM METER BOX OR 36" BELOW FINAL GRADE.

RECLAIMED WATER:

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

CITY OF AUSTIN AUSTIN WATER			1 ½" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS			
		<i>05/18/2016</i> ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-04 2 OF 2		



THRUST	BLOCK	DESIGN	AS	FOLLOWS	

NOTE 1 B. MAXIMIM SOIL BEARING SEE TABLE BELOW NOTE 2 60 SOIL TYPES PRESSURE 96 NOTE 1 1500 Lb/Sq.Ft LOOSE OR SPONGY SOIL NOTE 1 UNDISTURBED SOIL, CALICHE 2000 Lb/Sq.Ft NOTE 1 LIMESTONE ROCK 4000 Lb/Sq.Ft

1- FOR ANGLES GREATER THAN THOSE INDICATED RESTRAINED JOINTS SHALL

2- FOR JOINT DEFLECTIONS LESS THAN

A. PRESSURE OF 150 P.S.I.

+ 50 % SURGE ALLOWANCE

(ACTUAL IF HIGHER)

5 DEGREES, NO HORIZONTAL OR VERTICAL

THRUST RESTRAINT IS REQUIRED FOR

PIPES LESS THAN 42" IN DIAMETER.

BE INSTALLED

THRU 48" DIA.	>3.0	NOTE 1	LIMESTONE ROCK	4000 Lb/S
CITY OF WATER AND WASTER		ΤΥ	CONCRETE THRUST	BLOCKING
RECORD COPY SIGNE / JAMES E.THOMPS	SON	2/11/00	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO 510 - 6 1 OF 2

SHALL HAVE "RECLAIMED WATER" CAST INTO THEM. CITY OF AUSTIN TYPICAL GATE VALVE 4" - 16" **AUSTIN WATER** STANDARD NO. THE ARCHITECT/ENGINEER ASSUMES Kathi L. Flowers 511-AW-01 05/18/2016 RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. ADOPTED 1 OF 4

2. VALVE CASTING SHALL BE 6" DI PIPE WITH BELL OR COLLAR CENTERED OVER VALVE BOOT

AND 18" FROM FINISHED GRADE.

3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.

4. VALVE STEM EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED

RECLAIMED WATER: ALL RECLAIMED PVC PIPE SHALL BE MANUFACTURED PURPLE PIPE. HDPE PIPE

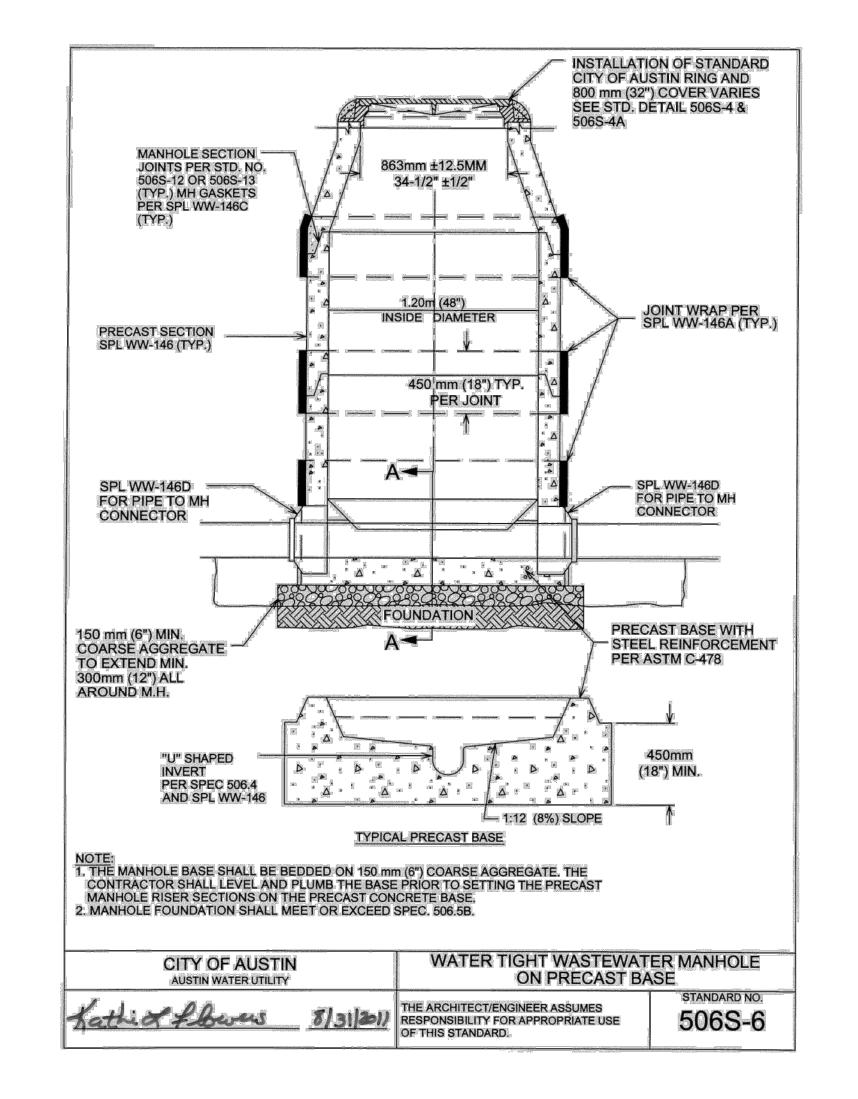
SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER PIPE AND APPURTENANCES SHALL BE

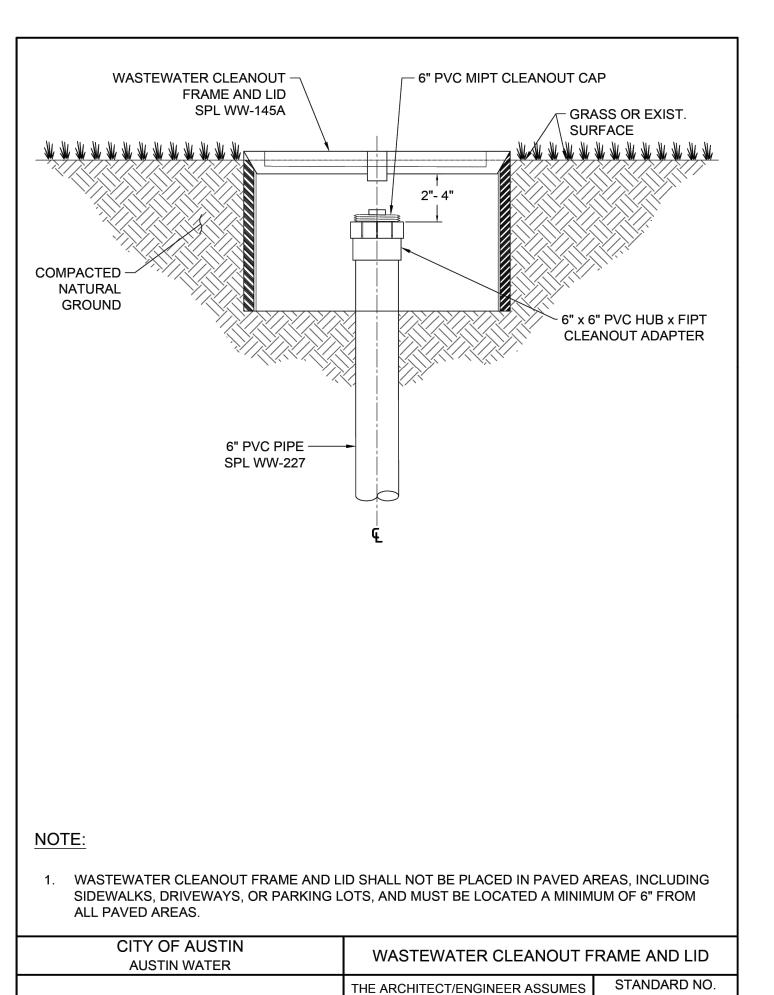
MANUFACTURED PURPLE IF AVAILABLE. ALL PIPE AND FITTINGS THAT ARE NOT AVAILABLE FROM THE

MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE

AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS

GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 12"





RESPONSIBILITY FOR APPROPRIATE

USE OF THIS STANDARD.

ADOPTED

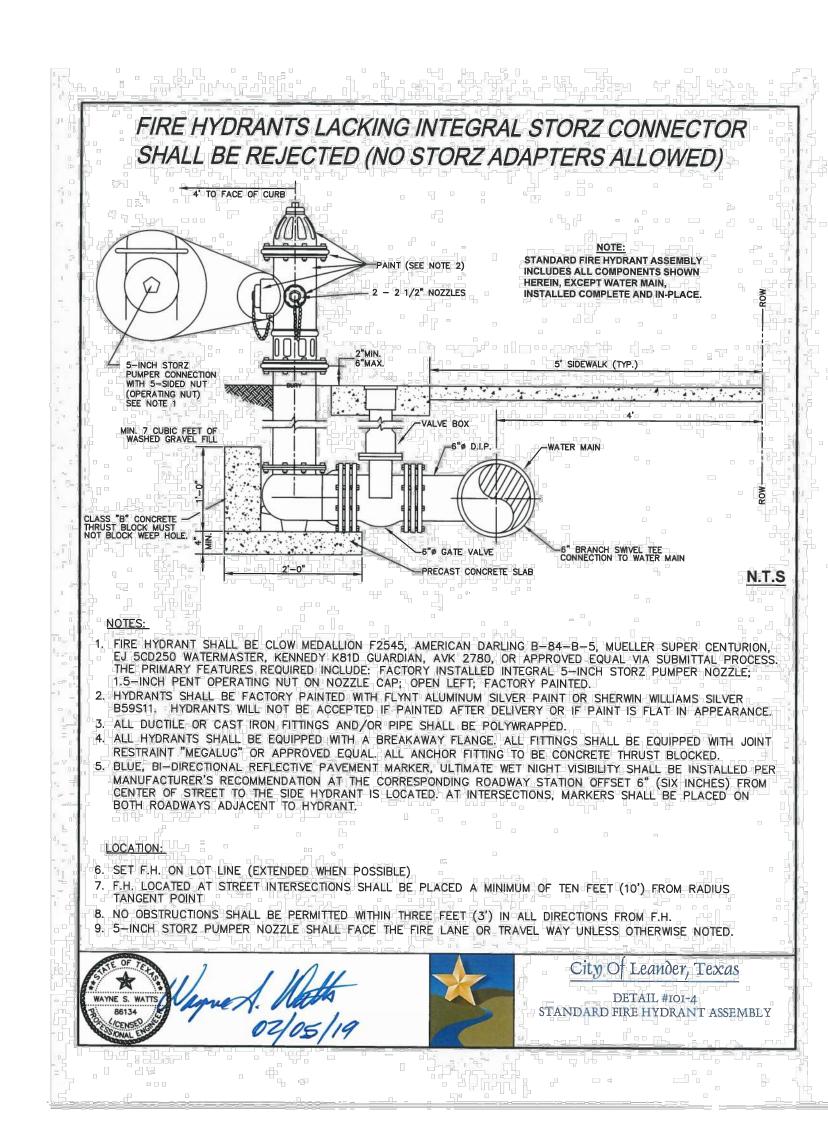
520-AW-03

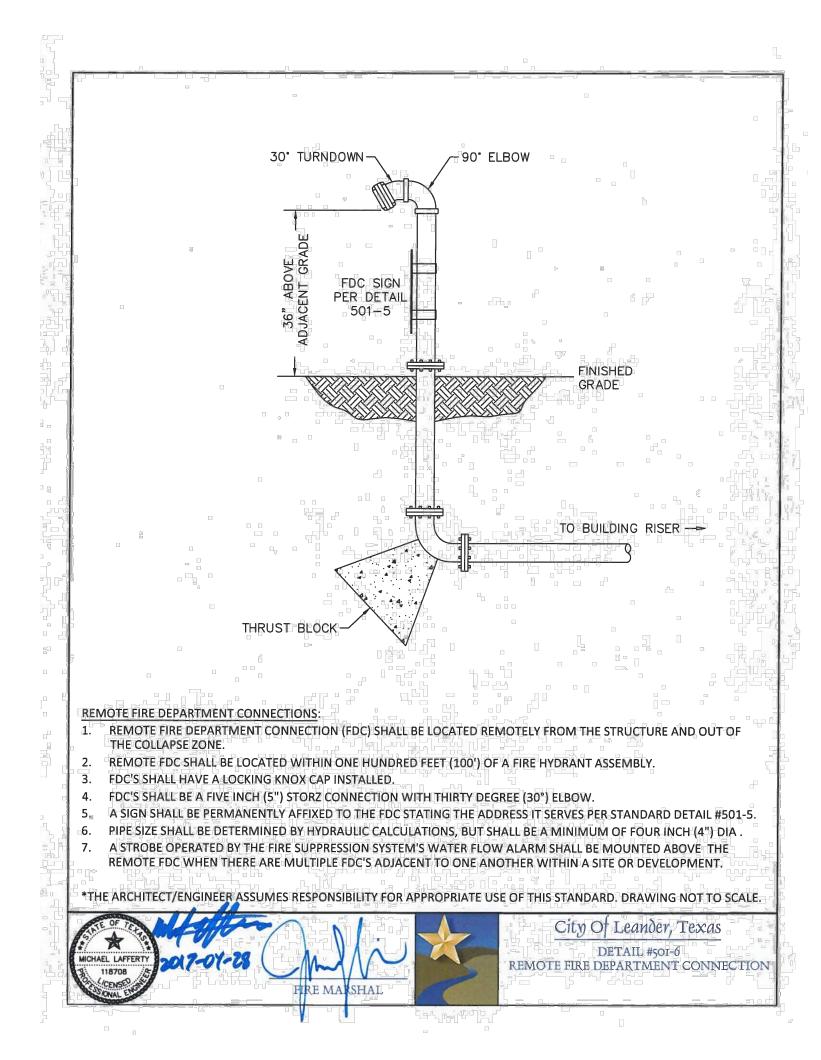
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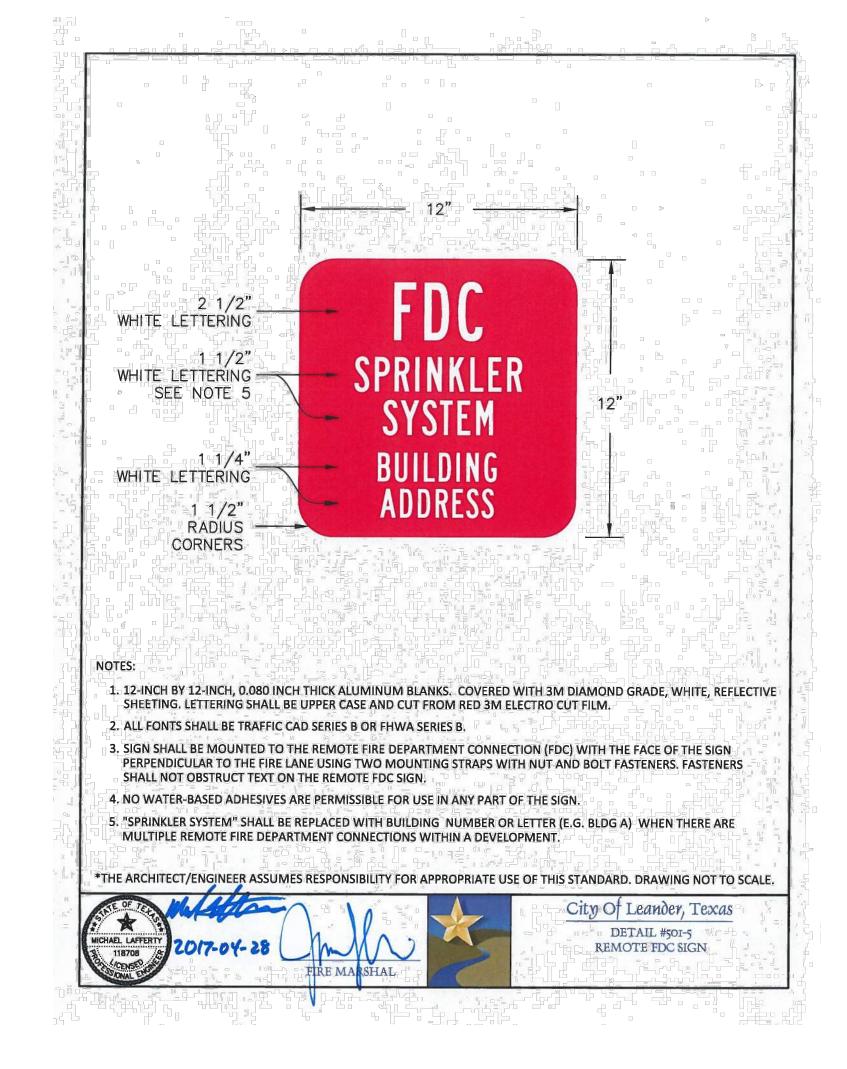


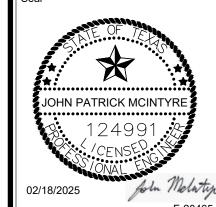
SHEET TITLE: UTILITY DETAILS

OHN PATRICK MCINTY

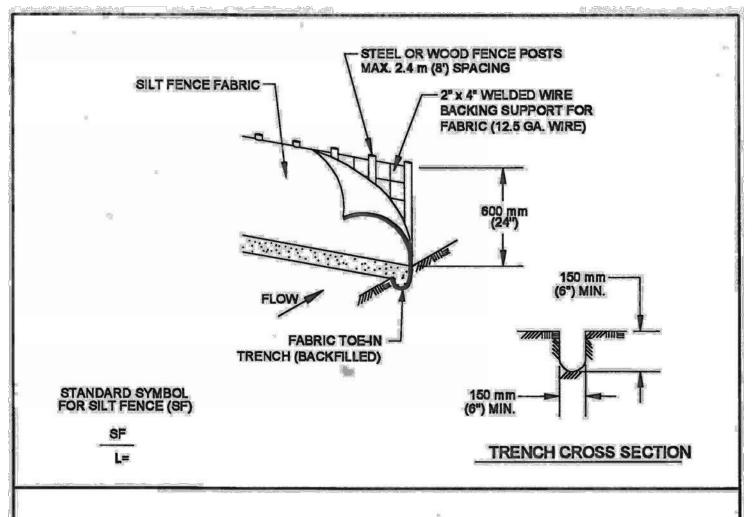








UTILITY DETAILS



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

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

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

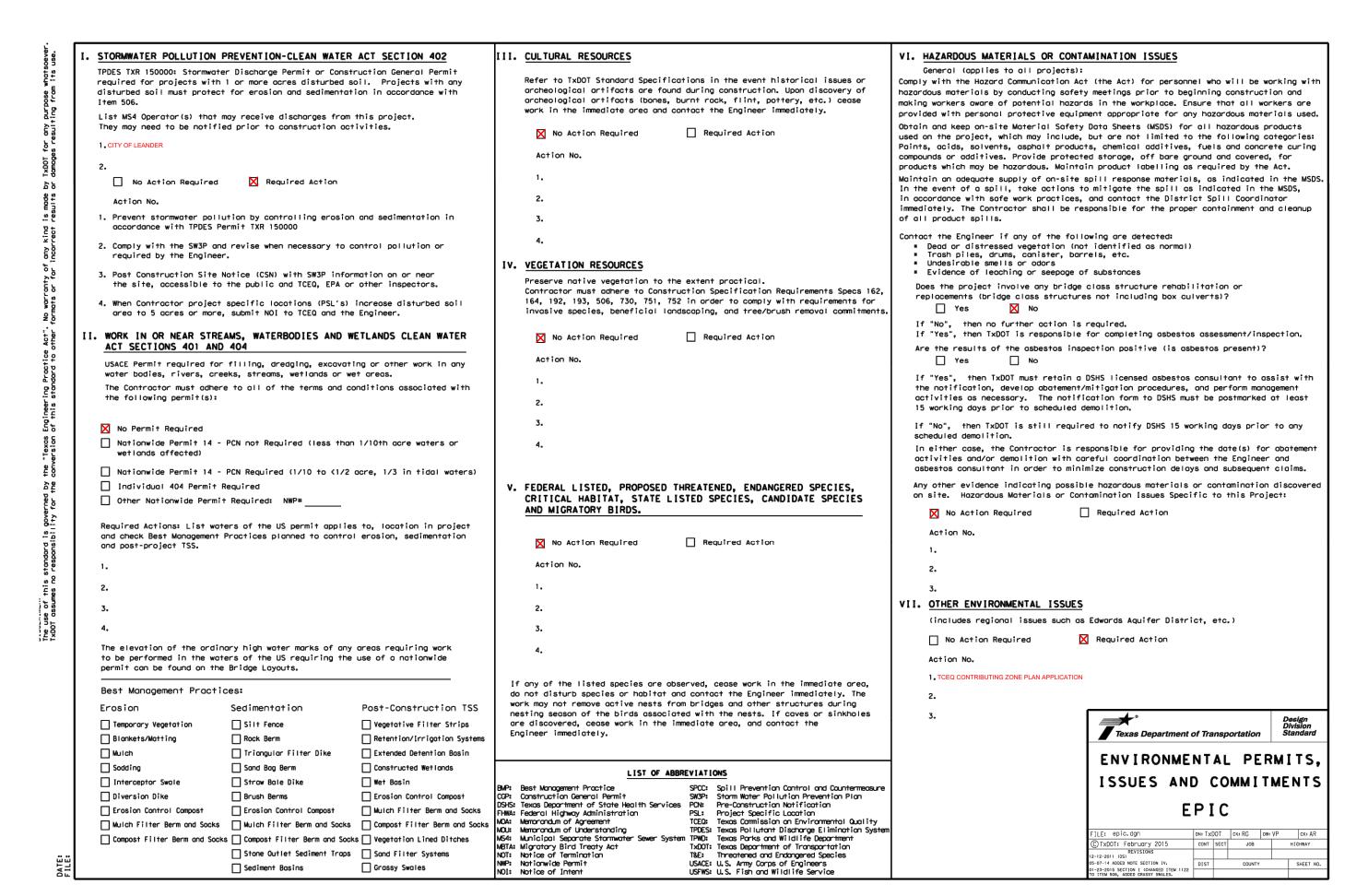
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

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

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

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

SILT FENCE	
HE ARCHITECT/ENGINEER ASSUMES ESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	8TANDARD NO. 642S-1
	HE ARCHITECT/ENGINEER ASSUMES





GEOCURVE Product Data Sheet

The GeoCurve Inlet Filter is a stormwater filter for placement into a stormwater curb inlet for the purpose of capturing debris and sediment that is transported by stormwater runoff. The device is comprised of a filter media (woven monofilament filter fabric) affixed to the lower portion of a "C" shaped hot dip galvanized 11 gauge welded wire frame (2" x 4" openings) with an upper retention flange. The device effectively filters stormwater, can easily be removed for maintenance and cleaning and incorporates an overflow window for heavy storm events.





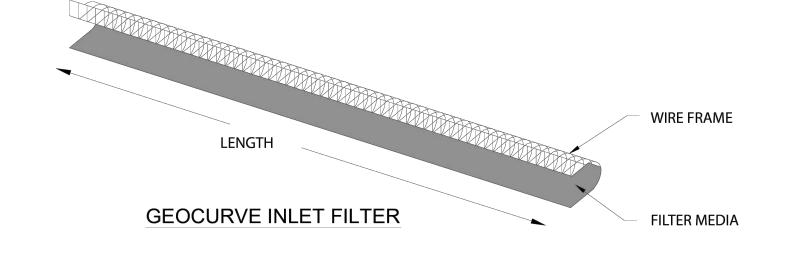
PROPERTY	TEST METHOD	VALUE
	Device	
Device Flow Rate	Empirical Flow Test	300 gal/min/sf of inlet open area
FILTER	FABRIC: Monofilament Wove	n Filter Fabric
	ASTM D 3776	
Fabric Weight		4.5 oz/sy
Grab Tensile Strength	ASTM D 4632	200 lbs
Mullen Burst Strength	ASTM D 3786	410 lbs/sq in
UV Stability	ASTM D 4355	80%
Water Flow Rate	ASTM D 4491	200 gal/min/sf

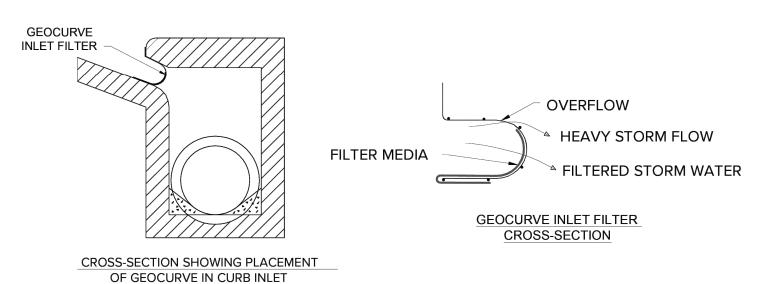
GeoSolutions, Inc. | 13812 Aston Street, Houston, TX 77040 (713) 714-8243 | www.geocurve.net

GeoCurve Product Data Sheet

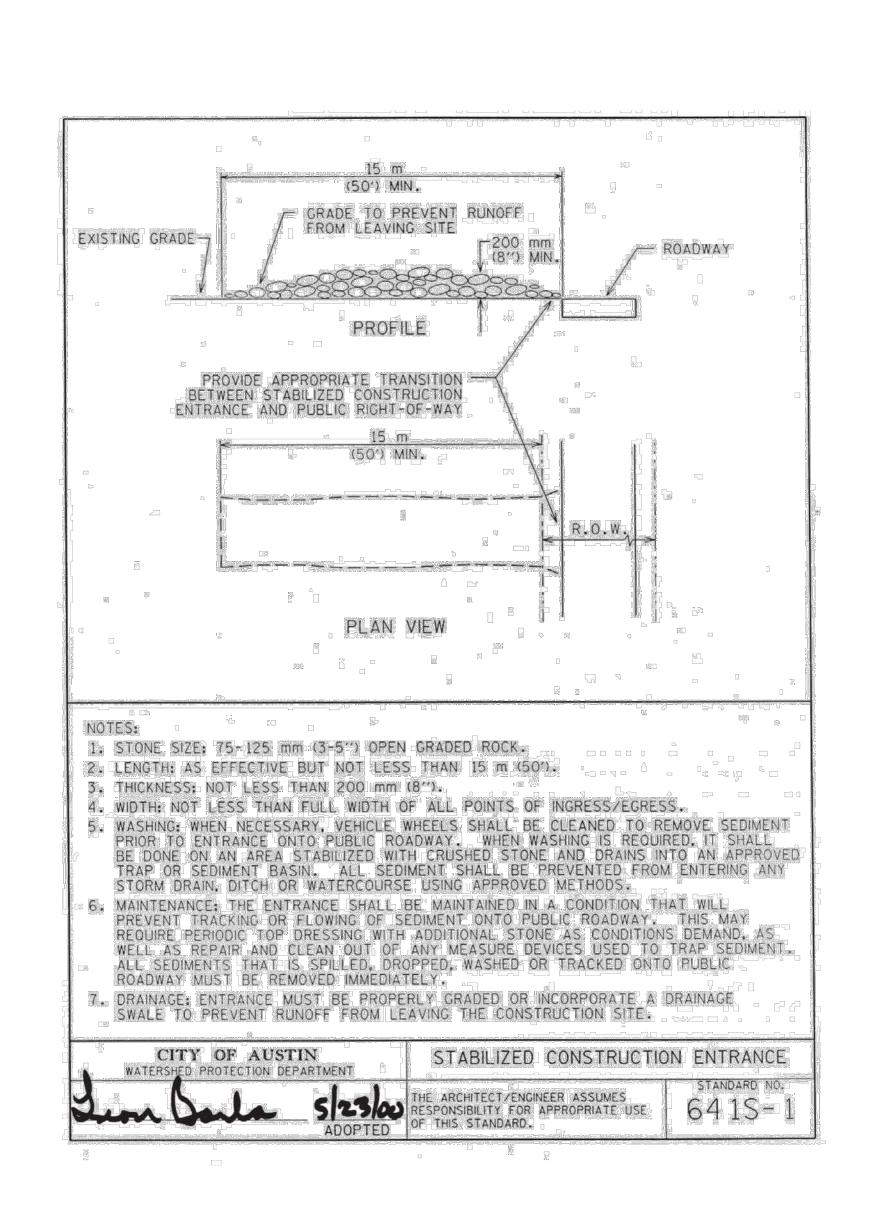


The GeoCurve Stormwater Curb Inlet Filter prevents sediment and debris from entering the storm sewer system, while complying to stormwater management requirements (SWPPP). The GeoCurve's compression fit technology allows the product to fit snug within the mouth of the inlet, hidden from oncoming traffic and pedestrians.





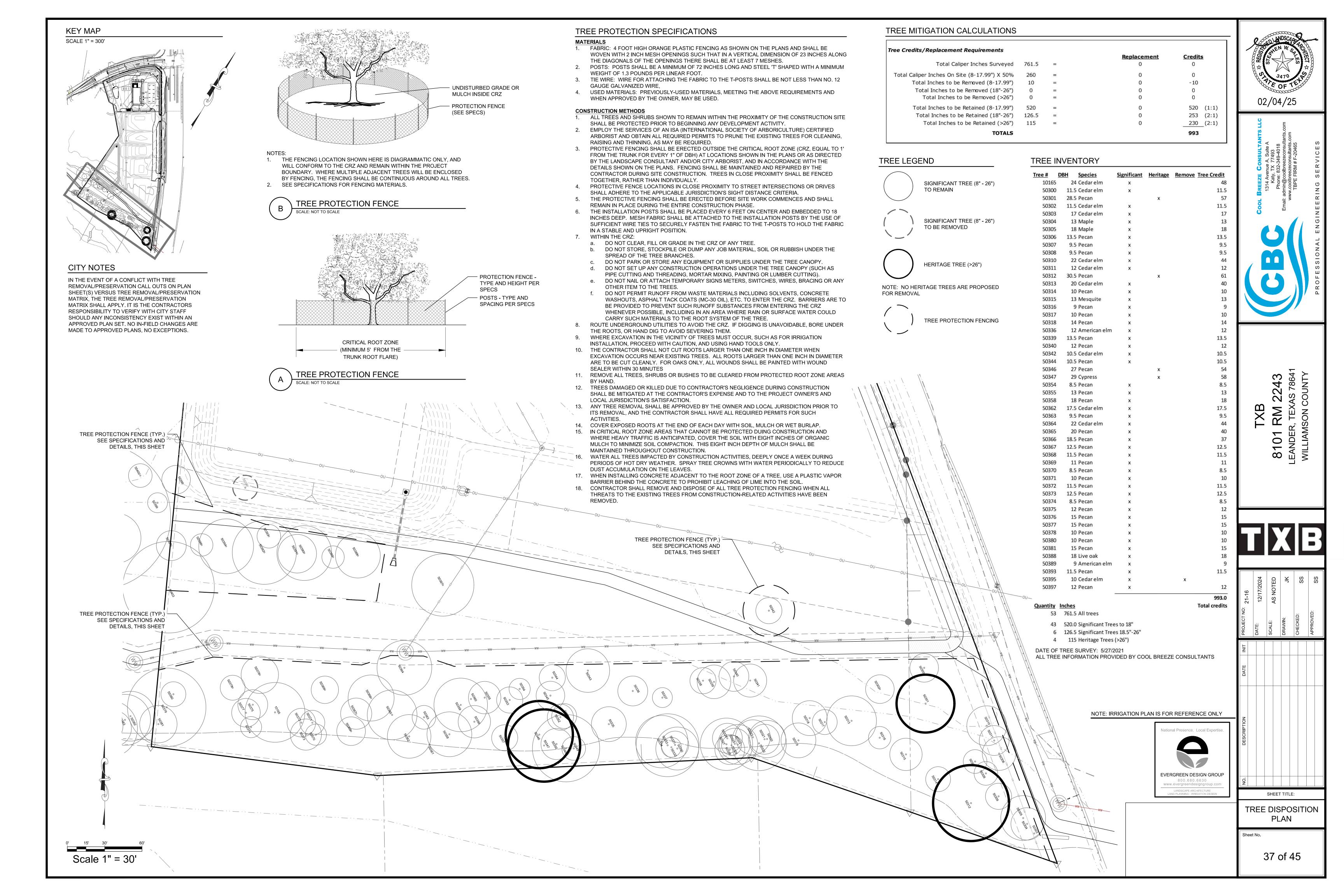
GeoSolutions, Inc. | 13812 Aston Street, Houston, TX 77040 (713) 714-8243 | www.geocurve.net

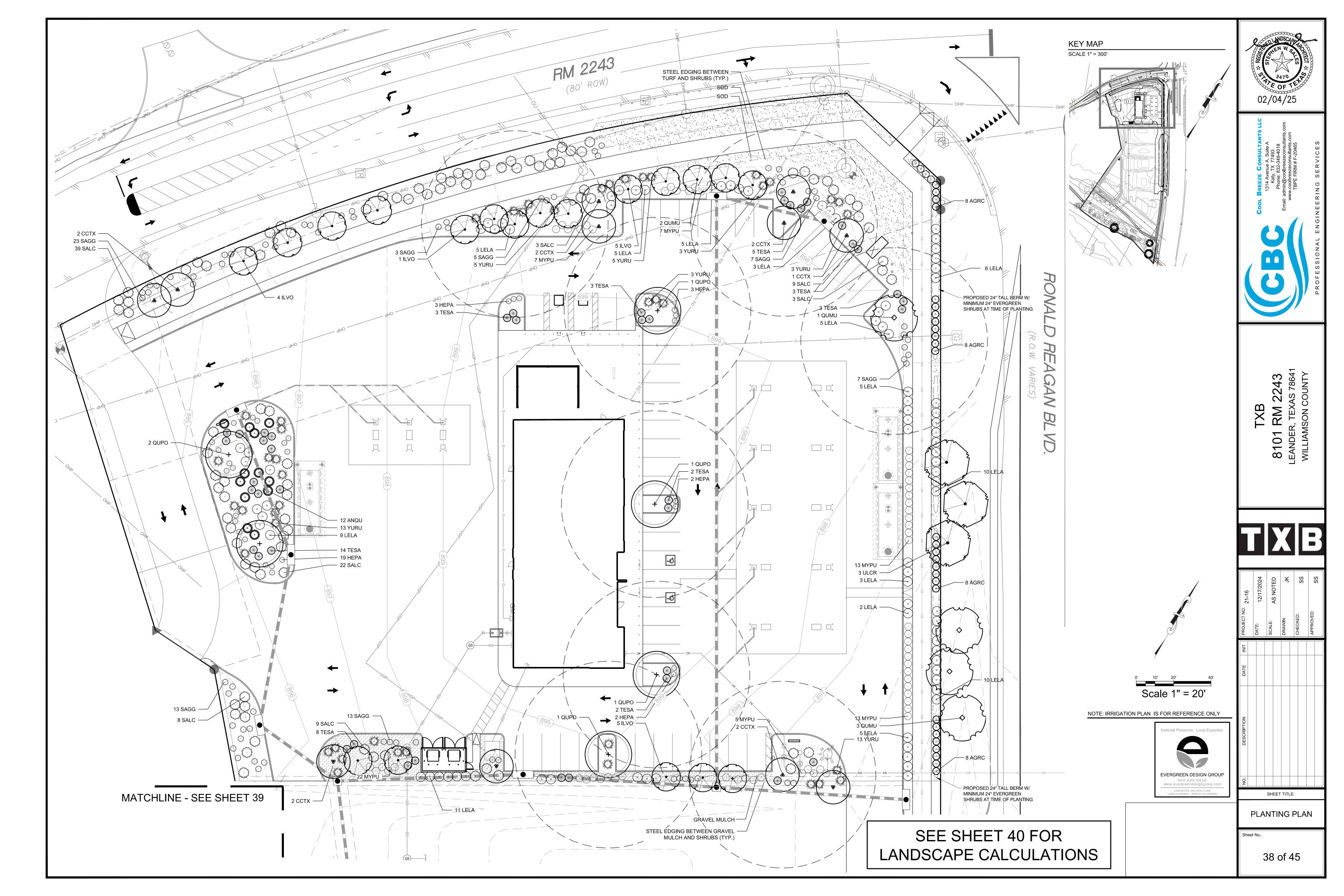


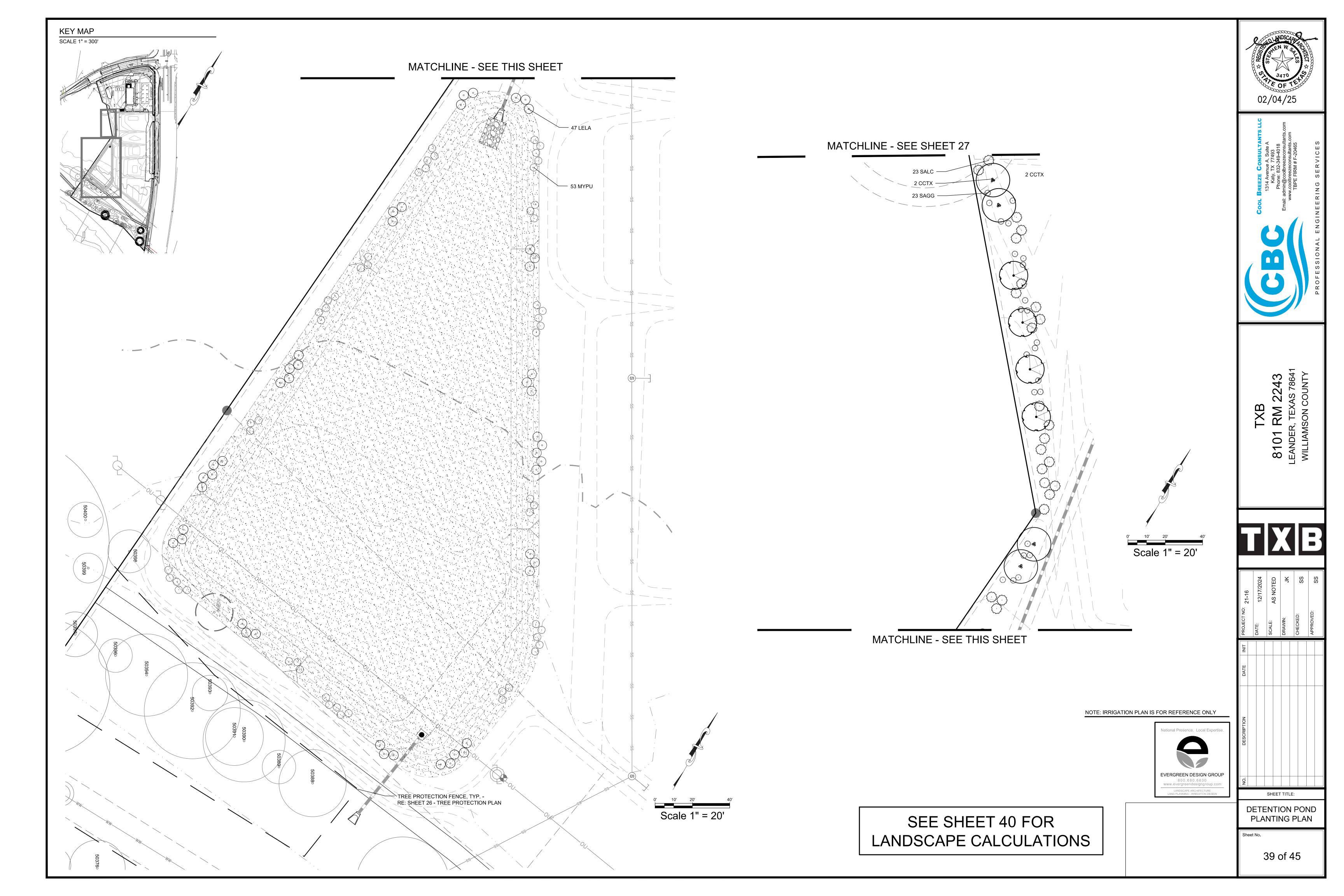
OHN PATRICK MCINTYI 02/18/2025

SHEET TITLE:

EROSION CONTROL DETAILS







PLANTING LEGEND

	SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
	TREES						
	CCTX	Cercis canadensis var. texana	Texas Redbud	30 gal., 8'-10' high	Per plan	16	Multitrunk, 3-5 canes
	ILVO	llex vomitoria	Yaupon Holly	30 gal., 8'-10' high	Per plan	24	Multitrunk, 3-5 canes
	QUMU	Quercus muehlenbergii	Chinquapin Oak	2" cal., 8'-10' high	Per plan	4	
+	QUPO	Quercus polymorpha	Mexican White Oak	2" cal., 8'-10' high	Per plan	6	
	ULCR	Ulmus crassifolia	Cedar Elm	2" cal., 8'-10' high	Per plan	3	

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

ANQU	Anisacanthus quadrifidus var. wrightii	Flame Acanthus	#5 cont.	Per plan	12	
SALC	Savlia leucantha	Mexican Bush Sage	#3 cont.	Per plan	116	
SAGG	Salvia greggii 'Furman's Red'	Furman's Red Texas Sage	#5 cont.	Per plan	94	
HEPA	Hesperaloe parviflora	Red Yucca	#3 cont.	Per plan	29	
_ELA	Leucophyllum langmanniae 'Lynn's Legacy'	Lynn's Legacy Texas Sage	#5 cont.	Per plan	131	
MYPU	Myrica pusilla	Dwarf Wax Myrtle	#5 cont.	Per plan	115	
TESA	Tecoma stans 'Nana'	Dwarf Esperanza	#5 cont.	Per plan	43	
YURU	Yucca rupicola	Twistleaf Yucca	#3 cont.	Per plan	45	
AGRC	Abelia grandiflora 'Rose Creek'	Rose Creek Abelia	#3 cont.	Per plan	32	

TURF								
	Cynodon 'TifTuf'	TifTuf Hybrid Bermuda Grass	Sod			Non-seeding		

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

GRAVEL MULCH - BLACK STAR GRAVEL, 1-1/2" DIA., 4" THICK LAYER OVER LANDSCAPE FABRIC (ANY APPROVED)

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE
- d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- e. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR,
- 4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING
- METHODS, TREE PROTECTION METHODS, ETC.). a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE
- PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE. b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE
- PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS). c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL
- ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- 5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD. 6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

NOTES:

- 1. THE DEVELOPER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR THE MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREAS. SAID AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIME AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. ALL PLANTED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM AND WATERED AS NECESSARY TO ENSURE CONTINUOUS HEALTHY GROWTH AND DEVELOPMENT. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE LANDSCAPE ORDINANCE.
- 2. TREE CALIPER IS THE TRUNK DIAMETER OF A TREE AT TWELVE (12") INCHES ABOVE NATURAL GRADE PER THE COMPOSITE ZONING ORDINANCE.
- 3. ALL NEW LANDSCAPES (NON-RESIDENTIAL AND RESIDENTIAL) ARE REQUIRED TO HAVE A MINIMUM OF SIX INCHES (6") OF SOIL DEPTH IN AREAS PLANTED WITH TURF GRASS. THIS SIX (6") DEPTH REQUIREMENT DOES NOT APPLY TO THE AREA BETWEEN THE DRIP LINE AND TRUNK OF EXISTING TREES, SHRUB BEDS OR WILDSCAPE AREAS. AREAS WITH EXISTING VEGETATION THAT REMAIN UNDISTURBED SHALL BE EXEMPT FROM THE SOIL DEPTH PROVISION; PROVIDED THAT NATIVE SOIL AND VEGETATION IN SUCH AREA IS FENCED DURING CONSTRUCTION AND PROTECTED FROM DISTURBANCE AND COMPACTION DURING THE CONSTRUCTION PROCESS.
- 4. ALL DISTURBED AREAS AND ROW WILL BE RE-VEGETATED BY THE CONTRACTOR.
- 5. ALL INVASIVE SPECIES SHALL BE REMOVED FROM THE PROPERTY
- 6. NO MORE THAN 50% OF THE SAME SPECIES MAY BE PLANTED TO MEET THE TREE PLANTING REQUIREMENTS.
- 7. TURF GRASS IS PROHIBITED IN STRIPS OF LAND LESS THAN SIX (6') FEET IN WIDTH BETWEEN SIDEWALKS AND PAVEMENT.
- 8. IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALL OUTS ON PLAN SHEET(S) VERSUS TREE REMOVAL/PRESERVATION MATRIX, THE TREE REMOVAL/PRESERVATION MATRIX SHALL APPLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERY WITH CITY STAFF SHOULD ANY INCONSISTENCY EXIST WITHIN AN APPROVED PLAN SET. NO IN-FIELD CHANGES ARE MADE TO THE APPROVED PLANS, NO EXCEPTIONS.

LANDSCAPE CALCULATIONS

TOTAL DEVELOPED AREA: 142,042 SF (INCLUDES PAD SITE AND POND) LANDSCAPE AREA REQUIRED: 21,306 SF (15% OF DEVELOPED AREA) LANDSCAPE AREA PROVIDED: 28,765 SF (20.2% OF DEVELOPED AREA)

TREES REQUIRED: 71 TREES (2 TREES PER 600 SF OF REQUIRED LANDSCAPE) TREES PROVIDED: 11 SHADE TREES + 22 ORNAMENTAL TREES + 49 EXISTING TREE CREDITS (11 + [22/2] + 49 = 71 SHADE TREE EQUIVALENTS)

SHRUBS REQUIRED:

178 SHRUBS (4 SHRUBS PER 600 SF OF REQUIRED LANDSCAPE) SHRUBS PROVIDED: 519 SHRUBS

5,310 SF (50%)

TURF AREA

MAXIMUM TURF AREA ALLOWED: TURF AREA PROVIDED:

10,653 SF (50% OF REQUIRED LANDSCAPE AREA)

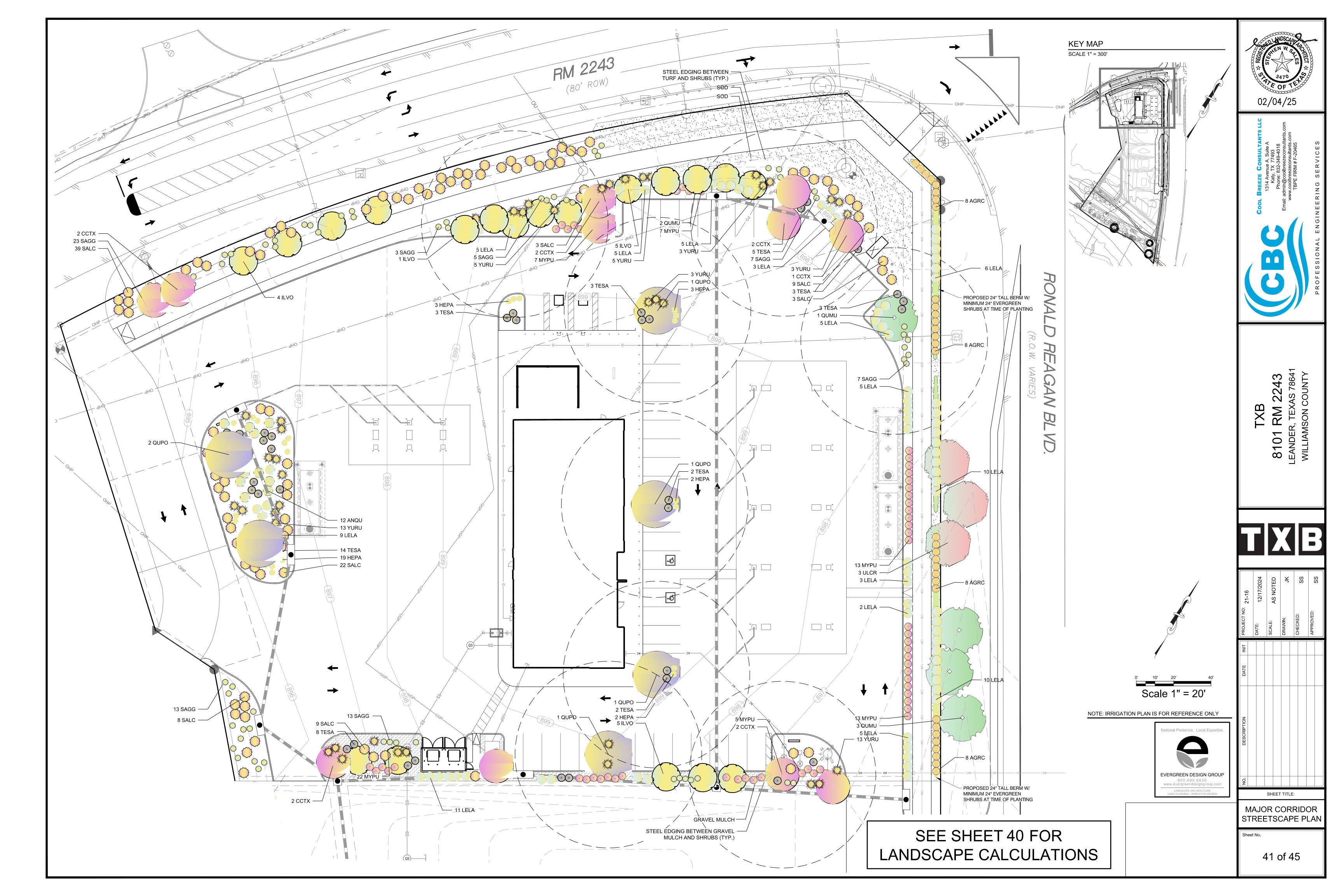
NOTE: IRRIGATION PLAN IS FOR REFERENCE ONLY



SHEET TITLE:

PLANT LEGEND AND CALCULATIONS

Sheet No.



TREES







Yaupon Holly



Chinquapin Oak



Mexican White Oak



Cedar Elm

SHRUBS



Flame Acanthus



Mexican Bush Sage



Furman's Red Texas Sage



Red Yucca



Lynn's Legacy Texas Sage



Dwarf Wax Myrtle



Dwarf Esperanza



Twistleaf Yucca



Rose Creek Abelia

GROUNDCOVER



Hardwood Mulch



Tif Tuf Bermuda

PLANTING LEGEND

	SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
	TREES						
	ССТХ	Cercis canadensis var. texana	Texas Redbud	30 gal., 8'-10' high	Per plan	16	Multitrunk, 3-5 canes
	ILVO	Ilex vomitoria	Yaupon Holly	30 gal., 8'-10' high	Per plan	24	Multitrunk, 3-5 canes
	QUMU	Quercus muehlenbergii	Chinquapin Oak	2" cal., 8'-10' high	Per plan	4	
	QUPO	Quercus polymorpha	Mexican White Oak	2" cal., 8'-10' high	Per plan	6	
Le marie de la companya della companya della companya de la companya de la companya della compan	ULCR	Ulmus crassifolia	Cedar Elm	2" cal., 8'-10' high	Per plan	3	

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

ANQU	Anisacanthus quadrifidus var. wrightii	Flame Acanthus	#5 cont.	Per plan	12	
SALC	Savlia leucantha	Mexican Bush Sage	#3 cont.	Per plan	116	
SAGG	Salvia greggii 'Furman's Red'	Furman's Red Texas Sage	#5 cont.	Per plan	94	
HEPA	Hesperaloe parviflora	Red Yucca	#3 cont.	Per plan	29	
LELA	Leucophyllum langmanniae 'Lynn's Legacy'	Lynn's Legacy Texas Sage	#5 cont.	Per plan	131	
MYPU	Myrica pusilla	Dwarf Wax Myrtle	#5 cont.	Per plan	115	
TESA	Tecoma stans 'Nana'	Dwarf Esperanza	#5 cont.	Per plan	43	
YURU	Yucca rupicola	Twistleaf Yucca	#3 cont.	Per plan	45	
AGRC	Abelia grandiflora 'Rose Creek'	Rose Creek Abelia	#3 cont.	Per plan	32	

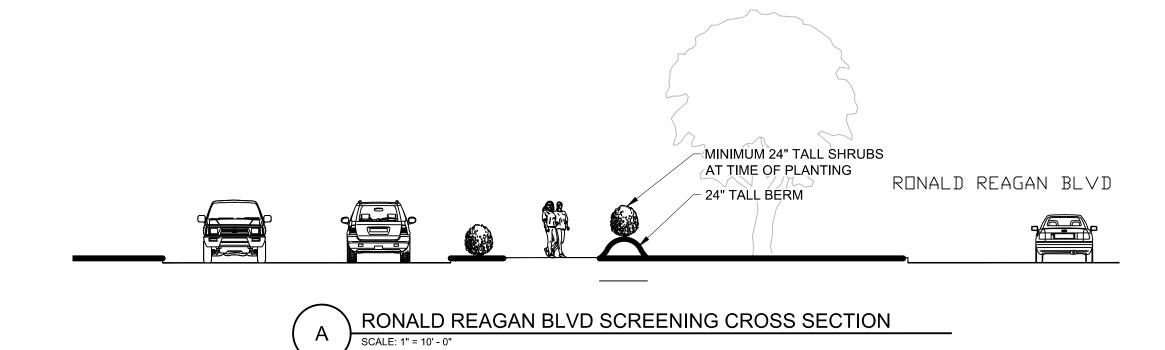
MUL	CHES	

Cynodon 'TifTuf'

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

GRAVEL MULCH - BLACK STAR GRAVEL, 1-1/2" DIA., 4" THICK LAYER OVER LANDSCAPE FABRIC (ANY APPROVED)

TifTuf Hybrid Bermuda Grass





Non-seeding



SROUP

ID. COM

SIGIN

SHEET TITLE:

PLANT LEGEND AND CALCULATIONS

neet No.

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR 1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING. 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE
- REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES. 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW. B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:

CLIMACTIC CONDITIONS

- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS. EGGS. LARVAE. AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR
- 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS)
- TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY,
- EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS
- 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
- 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT

MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE;

- THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED. C. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS. D. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8;
- SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE E. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A
- QUALIFIED SOIL-TESTING AGENCY (SEE BELOW) MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS. G. TREE STAKING AND GUYING
- STAKES: 6' LONG GREEN METAL T-POSTS. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH
- GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE. H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

<u>METHODS</u>

A. SOIL PREPARATION

- 1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE
- SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
- THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX

RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURE, AND NATIVE

- SEED. AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT. 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
- TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) 10 LBS. PER CU. YD. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
- IRON SULPHATE 2 LBS. PER CU. YD. 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS
- FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE
- SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY). WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES: a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK
- b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- C TREE PLANTING TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE.
- REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES. TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO
- FOUR INCHES ABOVE THE SURROUNDING GRADE. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED
- TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
- 1"-2" TREES TWO STAKES PER TREE 2-1/2"-4" TREES THREE STAKES PER TREE
- TREES OVER 4" CALIPER GUY AS NEEDED THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS MULTI-TRUNK TREES NEEDED TO STABILIZE THE TREE UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
- D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST
- RECOMMENDATIONS WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING
- BEDS, COVERING THE ENTIRE PLANTING AREA. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND
- DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S
- SATISFACTION WITHIN 24 HOURS. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND **GUARANTEE PERIODS WILL COMMENCE**
- LANDSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING RESTAKING OF TREES RESETTING OF PLANTS THAT HAVE SETTLED. WEEDING. TREATING FOR INSECTS AND DISEASES.REPLACEMENT OF MULCH. REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH
- SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR: THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS
- FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK, A

RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE

DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

PLANTING AT PARKING AREA

(1) ROLLED-TOP STEEL EDGING PER PLANS.

(3) MULCH, TYPE AND DEPTH PER PLANS.

) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.

TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

24" MIN. TO EDGE

OF MATURE CANOPY

(1) CURB.

(3) PLANT.

(2) MULCH LAYER.

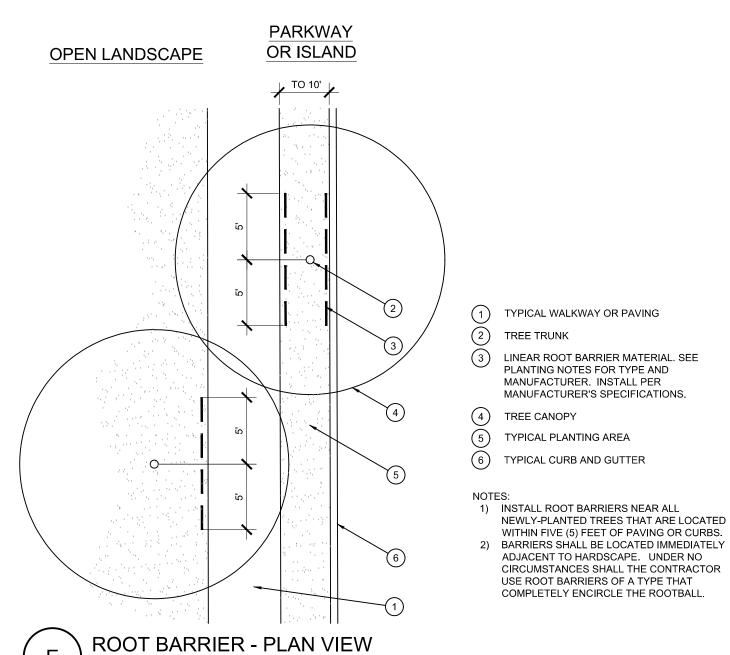
(4) TURF (WHERE SHOWN ON PLAN).

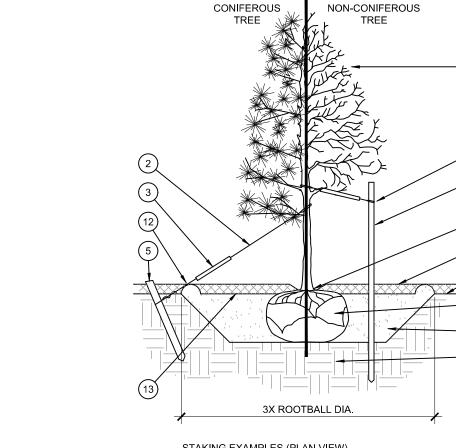
BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.

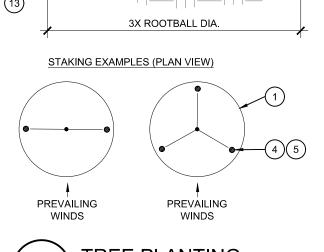
DISTANCE PER PLAN

(2) TAPERED STEEL STAKES.

(4) FINISH GRADE.

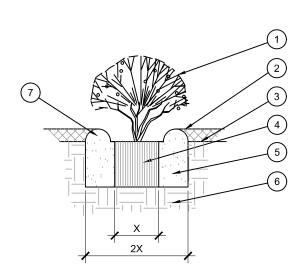








- (1) TREE CANOPY. (2) CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- (3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- (4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5) PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- (6) TRUNK FLARE
- MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- (8) FINISH GRADE
- 9) ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- (11) UNDISTURBED NATIVE SOIL.
- (12) 4" HIGH EARTHEN WATERING BASIN.
- (13) FINISH GRADE.
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL. AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE. 3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES. TWINE ROPE AND OTHER PACKING MATERIAL REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
- REMOVE ALL NURSERY STAKES AFTER PLANTING. 5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. 6 STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT

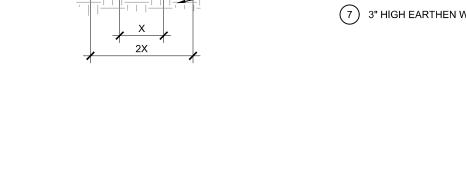


1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.

MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT

- (3) FINISH GRADE.
- (4) ROOT BALL. (5) BACKFILL. AMEND AND FERTILIZE ONLY AS
- RECOMMENDED IN SOIL FERTILITY ANALYSIS (6) UNDISTURBED NATIVE SOIL.

(7) 3" HIGH EARTHEN WATERING BASIN.



SHRUB AND PERENNIAL PLANTING

NOTE: IRRIGATION PLAN IS FOR REFERENCE ONLY



SHEET TITLE: PLANTING DETAILS SPECIFICATIONS

Sheet No.

43 of 45

CITY NOTES

IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALL OUTS ON PLAN SHEET(S) VERSUS TREE REMOVAL/PRESERVATION MATRIX, THE TREE REMOVAL/PRESERVATION MATRIX SHALL APPLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY WITH CITY STAFF SHOULD ANY INCONSISTENCY EXIST WITHIN AN APPROVED PLAN SET. NO IN-FIELD CHANGES ARE MADE TO APPROVED PLANS, NO EXCEPTIONS.





ATTACHMENT N: INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

The Project Site will maintain and inspect the permanent BMPs at least two times per year. A written record will be prepared following each inspection which will include at a minimum the following:

- 1. Date and times of the inspection, and the date and time of the most recent inspection.
- 2. Overall condition of BMPs, noting any deviancies in performance.
- 3. Significant observations, including any BMPs requiring maintenance, repair, or, replacement. Attached is the Maintenance Guide for the Jellyfish Filter System, and these maintenance activities shall be observed to ensure the activities are being performed properly.
- 4. Noting any BMPs experiencing unusual wear.
- 5. Photographs documenting the inspections.
- 6. Recommendations for future actions, if applicable.
- 7. The anticipated date of the next inspection.



July 14, 2023

TCEQ Region 11
Edwards Aquifer Protection Program
12100 Park 35 Circle
Building A, Room 179
Austin, TX 78753

Re: BMPs for Beasley Subdivision - 8101 RM 2243, Leander, TX 78641

To whom it may concern,

We, BW Ronald Reagan 2243 LLC, will maintain the BMPs as outlined in the Inspection, Maintenance, Repair, and Retrofit Plan. Cool Breeze Consultants LLC, the engineer designing the permanent BMPs for this project, has declared to us that the BMPs were designed accordingly.

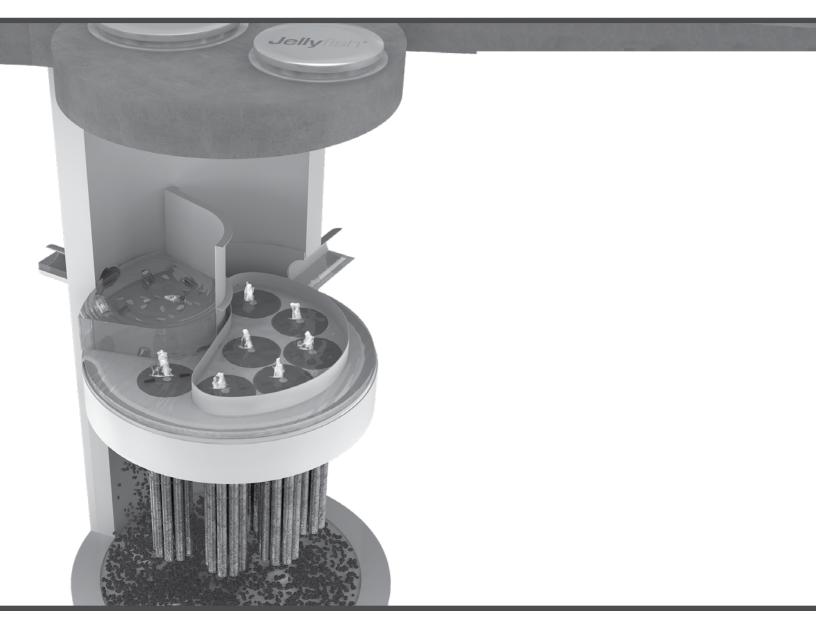
If you have any questions, do not hesitate to contact me. Thank you for your time.

Sincerely,

T. Austin Simmons President BW Ronald Reagan 2243 LLC



Jellyfish® Filter Maintenance Guide





JELLYFISH® FILTER INSPECTION & MAINTENANCE GUIDE

Jellyfish units are often just one of many structures in a more comprehensive stormwater drainage and treatment system.

In order for maintenance of the Jellyfish filter to be successful, it is imperative that all other components be properly maintained. The maintenance and repair of upstream facilities should be carried out prior to Jellyfish maintenance activities.

In addition to considering upstream facilities, it is also important to correct any problems identified in the drainage area. Drainage area concerns may include: erosion problems, heavy oil loading, and discharges of inappropriate materials.

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1.0 Inspection and Maintenance Overview

The primary purpose of the Jellyfish® Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.

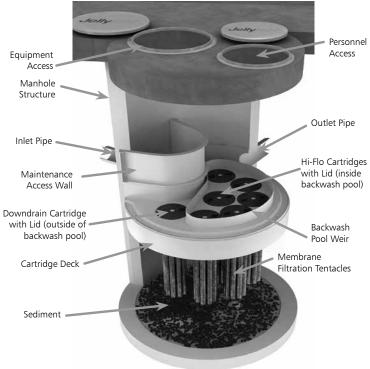
Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Additional maintenance activities may be required in the event of non-storm event runoff, such as base-flow or seasonal flow, an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.

Inspection activities are typically conducted from surface observations and include:

- Observe if standing water is present
- Observe if there is any physical damage to the deck or cartridge lids
- Observe the amount of debris in the Maintenance Access Wall (MAW) or inlet bay for vault systems

Maintenance activities include:

- Removal of oil, floatable trash and debris
- Removal of collected sediments
- Rinsing and re-installing the filter cartridges
- Replace filter cartridge tentacles, as needed



Note: Separator Skirt not shown

2.0 Inspection Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; or per the approved project stormwater quality documents (if applicable), whichever is more frequent.

- 1. A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
- 2. Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
- 3. Inspection is recommended after each major storm event.
- 4. Inspection is required immediately after an upstream oil, fuel or other chemical spill.

3.0 Inspection Procedure

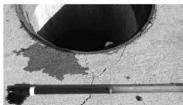
The following procedure is recommended when performing inspections:

- 1. Provide traffic control measures as necessary.
- 2. Inspect the MAW or inlet bay for floatable pollutants such as trash, debris, and oil sheen.
- Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any oil layers.
- 4. Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
- 5. Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.

3.1 Dry weather inspections

- Inspect the cartridge deck for standing water, and/or sediment on the deck.
- No standing water under normal operating conditions.
- Standing water inside the backwash pool, but not outside the backwash pool indicates, that the filter cartridges need to be rinsed.





Inspection Utilizing Sediment Probe

- Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.
- Any appreciable sediment (≥1/16") accumulated on the deck surface should be removed.

3.2 Wet weather inspections

- Observe the rate and movement of water in the unit.
 Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
- Greater than 6 inches, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

4.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

- Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
- 2. Floatable trash, debris, and oil removal.
- 3. Deck cleaned and free from sediment.
- 4. Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
- Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
- 6. Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
- 7. The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

5.0 Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

- 1. Provide traffic control measures as necessary.
- Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures. Caution: Dropping objects onto the cartridge deck may cause damage.

- 3. Perform Inspection Procedure prior to maintenance activity.
- 4. To access the cartridge deck for filter cartridge service, descend into the structure and step directly onto the deck. Caution: Do not step onto the maintenance access wall (MAW) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.
- 5. Maximum weight of maintenance crew and equipment on the cartridge deck not to exceed 450 lbs.

5.1 Filter Cartridge Removal

- 1. Remove a cartridge lid.
- Remove cartridges from the deck using the lifting loops in the cartridge head plate. Rope or a lifting device (available from Contech) should be used. Caution: Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Wet cartridges typically weigh between 100 and 125 lbs.
- 3. Replace and secure the cartridge lid on the exposed empty receptacle as a safety precaution. Contech does not recommend exposing more than one empty cartridge receptacle at a time.

5.2 Filter Cartridge Rinsing

1. Remove all 11 tentacles from the cartridge head plate. Take care not to lose or damage the O-ring seal as well as the plastic threaded nut and connector.



- Position tentacles in a container (or over the MAW), with the threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container.
- 3. Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane.

- 4. Collected rinse water is typically removed by vacuum hose.
- 5. Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

5.3 Sediment and Flotables Extraction

- 1. Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.
- Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.



Vacuuming Sump Through MAW

- 3. Pressure wash cartridge deck and receptacles to remove all sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe.
- Remove water from the sump area. Vacuum or pump equipment should only be introduced through the MAW or inlet bay.
- 5. Remove the sediment from the bottom of the unit through the MAW or inlet bay opening.



Vacuuming Sump Through MAW

6. For larger diameter Jellyfish Filter manholes (≥8-ft) and some vaults complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle.

5.4 Filter Cartridge Reinstallation and Replacement

- Cartridges should be installed after the deck has been cleaned.
 It is important that the receptacle surfaces be free from grit and debris.
- 2. Remove cartridge lid from deck and carefully lower the filter cartridge into the receptacle until head plate gasket is seated squarely in receptacle. Caution: Do not force the cartridge downward; damage may occur.
- Replace the cartridge lid and check to see that both male threads are properly seated before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation. See next page for additional details.
- 4. If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.

5.5 Chemical Spills

Caution: If a chemical spill has been captured, do not attempt maintenance. Immediately contact the local hazard response agency and contact Contech.

5.6 Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

Jellyfish Filter Components & Filter Cartridge Assembly and Installation

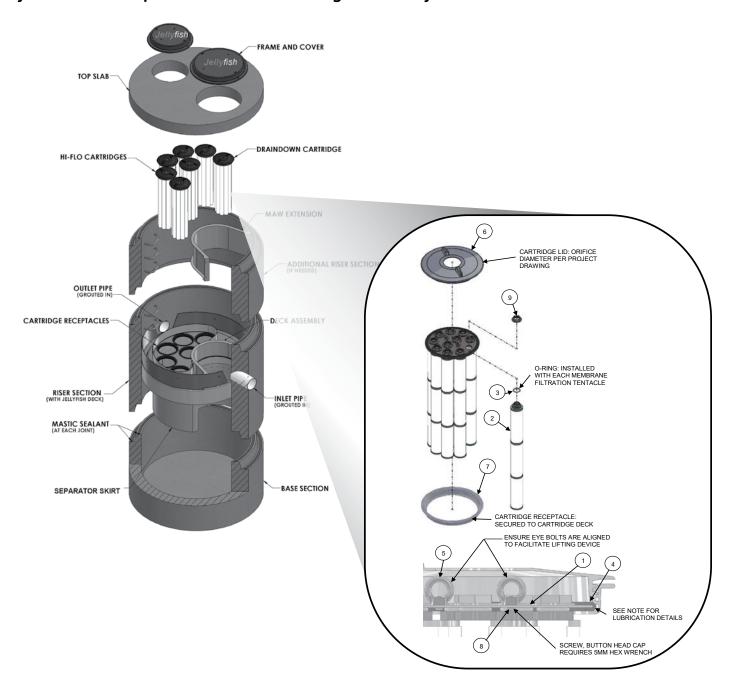


TABLE 1: BOM

17 IDEE 11 DOM			
ITEM NO.	DESCRIPTION		
1	JF HEAD PLATE		
2	JF TENTACLE		
3	JF O-RING		
	JF HEAD PLATE		
4	GASKET		
5	JF CARTRIDGE EYELET		
6	JF 14IN COVER		
7	JF RECEPTACLE		
	BUTTON HEAD CAP		
8	SCREW M6X14MM SS		
9	JF CARTRIDGE NUT		

TABLE 2: APPROVED GASKET LUBRICANTS

PART NO.	MFR	DESCRIPTION	
78713	LA-CO	LUBRI-JOINT	
40501 HERCULES		DUCK BUTTER	
30600	OATEY	PIPE LUBRICANT	
PSLUBXL1Q	PROSELECT	PIPE JOINT LUBRICANT	

NOTES:

Head Plate Gasket Installation:

Install Head Plate Gasket (Item 4) onto the Head Plate (Item 1) and liberally apply a lubricant from Table 2: Approved Gasket Lubricants onto the gasket where it contacts the Receptacle (Item 7) and Cartridge Lide (ITem 6). Follow Lubricant manufacturer's instructions.

Lid Assembly:

Rotate Cartridge Lid counter-clockwise until both male threads drop down and properly seat. Then rotate Cartridge Lid clock-wise approximately one-third of a full rotation until Cartridge Lid is firmly secured, creating a watertight seal.

Jellyfish Filter Inspection and Maintenance Log						
Owner:				Jellyfish Model No:		
Location:				GPS Coordinates:		
Land Use:	Commercial:		Industrial:		Service Station:	
Ro	oadway/Highway:		Airport:		Residential:	
Date/Time:						
Inspector:						
Maintenance Contractor:						
Visible Oil Present: (Y/N)						
Oil Quantity Removed:						
Floatable Debris Present: (Y/N)						
Floatable Debris Removed: (Y/N)						
Water Depth in Backwash Pool						
Draindown Cartridges externally rinsed and recommissioned: (Y/N)						
New tentacles put on Draindown Cartridges: (Y/N)						
Hi-Flo Cartridges externally rinsed and recommissioned: (Y/N)						
New tentacles put on Hi-Flo Cartridges: (Y/N)						
Sediment Depth Measured: (Y/N)						
Sediment Depth (inches or mm):						
Sediment Removed: (Y/N)						
Cartridge Lids intact: (Y/N)						
Observed Damage:						
Comments:						





CINTECH*

800.338.1122 www.ContechES.com

Support

- Drawings and specifications are available at www.conteches.com/jellyfish.
- Site-specific design support is available from Contech Engineered Solutions.
- Find a Certified Maintenance Provider at www.conteches.com/ccmp

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Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech's portfolio includes bridges, drainage, sanitary sewer, stormwater, wastewater treatment and earth stabilization products. For information on other Contech segment offerings, visit ContechES.com or call 800.338.1122

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ATTACHMENT P: MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

The onsite storm sewer system and proposed detention pond shall temporarily store a volume of the storm water runoff and discharge it at a controlled rate and minimize stream contamination into Brushy Creek. The controlled discharge from the detention pond shall be less than the existing drainage conditions of the site. The BMPs reduce stream flashing, in-stream velocities, and other in-stream effects by discharging at a rate less than the existing drainage conditions which decreases erosion to avoid water quality degradation.

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: BW Ronald Reagan 2243 LLC/Cool Breeze Consultants LLC

Date: 02/18/2025

Signature of Customer/Agent:

John Melatine

Regulated Entity Name: Beasley Subdivision

Project Information

Potential Sources of Contamination

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

1.	Fuels for construction equipment and hazardous substances which will be used during construction:
	The following fuels and/or hazardous substances will be stored on the site: <u>Vehicle Fuel and Diesel</u>
	These fuels and/or hazardous substances will be stored in:
	Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

	 Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year. Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
	Fuels and hazardous substances will not be stored on the site.
2.	Attachment A - Spill Response Actions. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
3.	Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
4.	Attachment B - Potential Sources of Contamination. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.
S	equence of Construction
5.	Attachment C - Sequence of Major Activities. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
	 For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given. For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
6.	Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Brushy Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

ATTACHMENT A: SPILL RESPONSE ACTIONS

The construction contractor will be capable of responding at any time to a spill. The contractor will have the tools available to dike, boom, or block off inlets to contain and prevent a spill that may occur on the Project Site.

"Reportable spills" will be reported to the TCEQ at the Austin Region Call Number 512-339-2929 or Spill Reporting [24 Hour] at 800-832-8224 within 24 hours of the spill event.

A reportable spill is one that meets any of the following criteria:

- 25 gallons of oil, fuel, and other hydrocarbon onto the ground
- Any amount of hydrocarbon that causes a visible sheen on waters of the United States including, but not limited to, storm water runoff

Additional guidance will also be provided in the Storm Water Pollution Prevention Plan (SWPPP) prepared for the Project Site prior to the start of construction.

ATTACHMENT B: SPILL RESPONSE ACTIONS

The anticipated primary potential pollutants are sediment and concrete products. Other potential pollutants may include vehicle fluids, trash, and bacteria.

Potential sources of sediment to storm water runoff may include the following:

• Soil disturbing activities will include clearing, grading, and shallow excavations.

Potential sources and pollutants, other than sediment, to storm water runoff may include the following:

Potential Sources	Potential Storm Water Pollutants
Concrete washout	Sediment, calcium carbonate
Lime slurry	Calcium carbonate
Equipment fuels and lubricants	Petroleum hydrocarbons
Trash	Floatables
Portable toilets	Bacteria
Seeding/landscaping	Fertilizers

Any unanticipated hazardous materials and/or petroleum contamination encountered during construction within the Project Site will be handled according to applicable rules and regulations.

ATTACHMENT C: SEQUENCE OF MAJOR ACTIVITIES

- 1. Send Notice of Intent to TCEQ at least 48 hours prior to commencement of construction (no site acreage disturbed).
- 2. Post site notice at the project site and install all erosion control BMPs as indicated on the erosion control plans including fiber rolls/silt fence, rock berms, construction exits, and storm inlet sediment traps (no site acreage disturbed).
- 3. Install all applicable barricades, work zone pavement markings, warning signs, detour signs and channelizing devices (less than 1.0 acres disturbed). Maintain fiber rolls/silt fence, construction exits, and storm inlet sediment traps.
- 4. Install all drainage structures per the plans and details (approximately 1.0 acre disturbed). Maintain fiber rolls/silt fence, rock berms, construction exits, and storm inlet sediment traps.
- 5. Perform all grading and paving operations to finished grade (approximately 9.86 acres disturbed). Maintain fiber rolls/silt fence, construction exits, storm inlet sediment traps, and storm outlet structures.
- 6. Construction/install all proposed improvements at the Project Site, including the paved concrete parking areas, driveways, drive lanes, curbs and gutters, sidewalks, signage, landscaped areas, and a storm water detention pond (no additional acreage disturbed beyond item # 5 above). Maintain fiber rolls/silt fence, construction exits, storm inlet sediment traps, and storm outlet structures.
- 7. Clean-up Project Site post-construction (no additional acreage disturbed). Maintain fiber rolls/silt fence, construction exits, storm inlet sediment traps, and storm outlet structures.
- 8. Restore disturbed areas (via seeding and planting stabilization practices) and remove temporary erosion controls including fiber rolls/silt fence, construction exits, and storm inlet sediment traps when the site is stabilized (no additional acreage disturbed).

ATTACHMENT D: TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

The following temporary BMPs and measures will prevent pollution of surface water or groundwater that originates onsite or that flows offsite, including pollution caused by contaminated storm water runoff from the Project Site:

- Temporary seeding/mulching
- Preservation of natural resources/buffers
- Construction sequencing to reduce disturbance
- Temporary reinforced filter fabric fences/fiber logs
- Temporary rock berms
- Temporary storm inlet sediment traps
- Stabilized construction entrance and exit
- Stabilized vehicle/equipment wash area

Details pertaining to quantities, placement, maintenance, and inspection of the temporary BMPs and practices are outlined in the Construction Plan Set.

The temporary BMPs described above will prevent pollutants from entering surface streams or the aquifer. There are no sensitive features identified in the geologic assessment (see General Information Form) that require protection or mitigation pursuant to TCEQ rules (30 TAC 213). If any subsurface voids are encountered during site development, work will halt immediately so that a geologist may assess the potential for the void(s) to provide meaningful contribution to the Edwards Aquifer.

ATTACHMENT F: STRUCTURAL PRACTICES

Reinforced filter fabric barriers will be used at the Project Site to remove sediments from runoff from overland flows prior to reaching a storm water conveyance. Inlet protection barriers will be used at the Project Site to remove sediments from runoff from overland flows prior to reaching a storm water conveyance.

A vehicle/equipment wash area stabilized with coarse aggregate or approved substitute will be established near the staging/parking area for trucks and equipment leaving the Project Site. Wash water will be directed to a trap.

Inlets at the Project Site area will divide the disturbed drainage areas into sub-areas of less than 1.0-acre. Structural controls will be provided for each inlet to prevent sediment from entering the storm sewer system. For this reason, a sediment basin for storm water treatment during construction is not needed.

ATTACHMENT G: DRAINAGE AREA MAPS

Refer to the Drainage Area Maps on Sheets 23 and 24 of 45 of the attached Plan Set (dated February 18, 2025 and prepared by Cool Breeze Consultants LLC) for further details.

ATTACHMENT I: INSPECTION AND MAINTENANCE FOR BMPS

Inspection requirements will be outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for the Project Site prior to the start of construction. For areas of the construction site that have not been finally stabilized, areas used for storage of materials, structural control measures, and locations where vehicles enter or exit the site, personnel provided by the permittee and familiar with the SWPPP will inspect disturbed areas at least once every 14 calendar days and within 24 hours of the end of a storm of 0.5 inch or greater rainfall.

As an alternative to the above-described inspection schedule, these inspections will occur at least once every seven (7) calendar days. Each contractor will designate a qualified person or persons to perform the following inspections:

- Disturbed areas and areas used for storage of materials that are exposed to precipitation will be inspected for evidence of, or the potential for, pollutants entering the drainage system.
- Erosion and sediment control measures identified in the plan will be observed to ensure that they are operating correctly.
- Where discharge locations or points are accessible, they will be inspected to ascertain
 whether erosion control measures are effective in preventing significant impacts to
 receiving waters.
- Locations where vehicles enter or exit the site will be inspected for evidence of off-site sediment tracking.
- The vehicle/equipment wash area will be inspected for loss of aggregate, proper drainage, and proper maintenance of equipment.

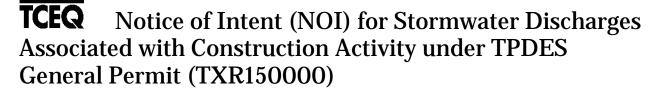
After a majority of the Project Site is stabilized, inspections will be conducted at least once every month.

ATTACHMENT J: SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

The schedule of interim and permanent soil stabilization practices will be outlined in the Storm Water Pollution Prevention Plan (SWPPP) prepared for the Project Site prior to the start of construction, and will include the following sequence of tasks:

- Sediment barriers and a stabilized construction entrance will be installed. Stabilized construction exits will be provided at major access points using coarse aggregate or approved substitute.
- 2. The onsite staging and parking areas will be stabilized using coarse aggregate or approved substitute.
- 3. All disturbed land within the Project Site will be stabilized to minimize erosion and sediment as soon as possible.
- 4. At the end of paving work, all disturbed areas that are not paved will be planted as per the plans.
- 5. The temporary erosion controls will be removed once the site is stabilized.
- 6. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.

Permit No.: RN: CN: Region:



IMPORTANT:

- Use the **INSTRUCTIONS** to fill out each question in this form.
- Use the <u>CHECKLIST</u> to make certain all you filled out all required information. Incomplete applications **WILL** delay approval or result in automatic denial.
- Once processed your permit can be viewed at: http://www2.tceq.texas.gov/wq_dpa/index.cfm

ePERMITS: Sign up now for online NOI: https://www3.tceq.texas.gov/steers/index.cfm Pay a \$225 reduced application fee by using ePermits.

APPLICATION FEE:

- You must pay the **\$325** Application Fee to TCEQ for the paper application to be complete.
- Payment and NOI must be mailed to separate addresses.
- Did you know you can pay on line?
 - Go to https://www3.tceq.texas.gov/epay/index.cfm
 - Select Fee Type: GENERAL PERMIT CONSTRUCTION STORM WATER DISCHARGE NOI APPLICATION

	DISCHARGE	Of AFF LICATION					
	• Provide your pay	ment information below, for verification	of payment:				
	Mailed	Check/Money Order No.:					
		Name Printed on Check:					
	EPAY	Voucher No.:					
		Is the Payment Voucher copy attached?	Yes				
	RENEWAL: Is this NOI a Renewal of an existing General Permit Authorization? (Note: A permit cannot be renewed after June 3, 2013.)						
	Yes The	Permit number is: TXR15					
		it number is not provided, a new number	will be assigned.)				
1)	OPERATOR (Applica	nnt)					
a)	issued to this entity?	ently a customer with TCEQ, what is the Custome You may search for your CN at:	, ,				
	https://www.tceq.texa	s.gov/permitting/tier2/reporting-steps/tier2-nu	mbers				

CN__

b)	What is the Legal Name of the entity (applicant) applying for this permit?			
	(The legal name must be spelle in the legal document forming		Texas Secretary of State, County, or	
c) What is the name and title of the person signing the application? The person must executive official meeting signatory requirements in TAC 305.44(a). Prefix (Mr. Ms. Miss):				
	First/Last Name:		Suffix:	
	Title:		Suffix: Credential:	
d)	What is the Operator Contact's address as recognized by the U http://zip4.usps.com/zip4/wel Phone #:	(Responsible Authority) S Postal Service (USPS)? come.jsp ext:	contact information and mailing You may verify the address at: Fax #:	
	E-mail:			
	Mailing Address:			
	Internal Routing (Mail Code, E	tc.):		
	City:	State:	ZIP Code:	
	If outside USA: Territory:	Country Code:_	Postal Code:	
e)	Indicate the type of Customer (Individual Joint Venture Trust State Government Other Government	Limited Partnership General Partnership Estate	o determine your customer type): Sole Proprietorship-DBA Corporation Federal Government City Government	
f)	Independent Operator? (If governmental entity, subsid	iary, or part of a larger co	Yes No rporation, check "No".)	
g)	Number of Employees: 0-20; 21-10	0; 101-250;	251-500; or 501 or higher	
h)	Customer Business Tax and Fil (REQUIRED for Corporations Government, or Sole Proprieto State Franchise Tax ID Numbe Federal Tax ID: Texas Secretary of State Charted DUNS Number (if known):	and Limited Partnerships rs) r: er (filing) Number:		
2) If 7	APPLICATION CONTACT TCEQ needs additional informat	ion regarding this applica	ation, who should be contacted?	
	he application contact the same			
10 (Yes, go to Section 3).			
Pre	efix (Mr. Ms. Miss):			
	st/Last Name:		Suffix:	
Tit	le:		Credential:	
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			0-	

Or	ganization Name:						
Ph	one No.:	ext:	Fax Nu	mber:			
E-1	mail:						
Ma	ailing Address:						
Int	ternal Routing (Mail Code	e, Etc.):					
Cit	y:	State:	ZII	P Code:			
Ma	ailing Information if outsi	de USA:	D . 16	. 1			
Te	rritory:	Country Code:	Postal C	Code:			
0)	REGULATED ENTITY	Z(DE) INEODMATION	ON DDO IE	T OD CITE			
				r businesses were located at			
				be assigned for the larger			
				al Registry to see if the larger			
	e may already be register		TOLQ 5 Centre	in registry to see it the larger			
htt	ps://www.tceq.texas.gov	permitting/tier2/report	ing-steps/tier:	2-numbers.			
	, , , , , , , , , , , , , , , , , , , ,	, <u> </u>	8				
If t	the site is found, provide t	the assigned Regulated E	ntity Reference	e Number and provide the			
				elow. The site information			
for	this authorization may v	ary from the larger site in	formation.				
a)	TCEQ issued RE Reference Number (RN): RN						
b)	Name of project or site (the name known by the community where located):						
6)	In your own words brief	fly describe the primary b	niciness of the	Regulated Entity: (Do not			
c,	repeat the SIC and NAIC		dolliess of the	Regulated Entity. (Do not			
	repeat the ore and which	bb code).					
d)	County (or counties if >	1)					
e)	Latitude:	Longit	tude:				
-							
f)	Does the site have a phys						
		n A for a physical address					
No, complete Section B for site location information.							
	<i>a</i>	Cartina A. Entontho physical address for the site					
	Section A: Enter the physical address for the site. Verify the address with USPS. If the address is not recognized as a delivery address, provide						
	the address as identified for overnight mail delivery, 911 emergency or other online map						
	ency of other offine map						
	tools to confirm an addr						
	Physical Address of Proj	ect or Site:					
	Street Number:	Street Name: _		ZIP Code:			
	City:		State:	ZIP Code:			

	Section B: Enter the site location information. If no physical address (Street Number & Street Name), provide a written location access description to the site. (Ex.: located 2 miles west from intersection of Hwy 290 & IH35 accessible on Hwy 290 South)					
	City where the site is located or, if not in a city, what is the nearest city:					
	State: ZIP Code where the site is located:					
4)	CENEDAL CHADACTEDICTICS					
	GENERAL CHARACTERISTICS Is the project/site located on Indian Country Lands? Yes - If the answer is Yes, you must obtain authorization through EPA, Region 6. No					
b)	Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources? Yes - If the answer is Yes, you may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA, Region 6. No					
c)	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? Primary SIC Code:					
d)	If applicable, what is the Secondary SIC Code(s):					
e)	What is the total number of acres disturbed?					
f)	Is the project site part of a larger common plan of development or sale? Yes - If the answer is Yes, the total number of acres disturbed can be less than 5 acres.					
	No - If the answer is No, the total number of acres disturbed must be 5 or more. If the total number of acres disturbed is less than 5 then the project site does not qualify for coverage through this Notice of Intent. Coverage will be denied. See the requirements in the general permit for small construction sites.					
g)	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?					
h)	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?					

i) Is the discharge into an MS4?

Yes - If the answer is Yes, provide the name of the MS4 operator below.

No

If Yes, provide the name of the MS4 operator:

Note: The general permit requires you to send a copy of the NOI to the MS4 operator.

j) Are any of the surface water bodies receiving discharges from the construction site on the latest EPA-approved CWA 303(d) List of impaired waters?

Yes - If the answer is Yes, provide the name(s) of the impaired water body(s) below.

No

If Yes, provide the name(s) of the impaired water body(s):

k) Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer as defined in 30 TAC Chapter 213?

Yes - If the answer is Yes, complete certification below by checking "Yes."

No

I certify that a copy of the TCEQ approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) is either included or referenced in the Stormwater Pollution Prevention Plan.

Yes

5)	\mathbf{CE}	'RT	TRT($^{T}\DeltaT$	ION
ות		$\mathbf{I} \mathbf{X} \mathbf{I}$		$\sigma_{\Delta \perp}$	$\mathbf{I} \mathbf{O} \mathbf{I} \mathbf{N}$

Check Yes to the certifications below. Failure to indicate Yes to **ALL** items may result in denial of coverage under the general permit.

- **a)** I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). Yes
- **b)** I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. Yes
- c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. Yes
- d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator. Yes

Operator Certification:	
I,	Title
certify under penalty of law that this document and all attach direction or supervision in accordance with a system designed properly gather and evaluate the information submitted. Bas persons who manage the system, or those persons directly resinformation, the information submitted is, to the best of my kaccurate, and complete. I am aware there are significant penaltiformation, including the possibility of fine and imprisonment of the following that I am authorized under 30 Texas Administration submit this document, and can provide documentation in prorequest.	d to assure that qualified personnel sed on my inquiry of the person or sponsible for gathering the knowledge and belief, true, alties for submitting false ent for knowing violations. Strative Code 305.44 to sign and
Signature: (Use blue ink)	Date:

NOTICE OF INTENT CHECKLIST (TXR150000)

- Did you complete everything? Use this checklist to be sure!
- Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

This checklist is for use by the operator to ensure a complete application. Missing information may result in denial of coverage under the general permit. (See NOI process description in the Instructions)

Application Fee:

If paying by Check:

Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

Check number and name on check is provided in this application.

If using ePay:

The voucher number is provided in this application or a copy of the voucher is attached.

PERMIT NUMBER:

Permit number provided – if this application is for renewal of an existing authorization.

OPERATOR INFORMATION - Confirm each item is complete:

Customer Number (CN) issued by TCEQ Central Registry

Legal name as filed to do business in Texas (Call TX SOS 512/463-5555)

Name and title of responsible authority signing the application

Mailing address is complete & verifiable with USPS. www.usps.com

Phone numbers/e-mail address

Type of operator (entity type)

Independent operator

Number of employees

For corporations or limited partnerships – Tax ID and SOS filing numbers

Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE - Confirm each item is complete:

Regulated Entity Reference Number (RN) (if site is already regulated by TCEQ)

Site/project name/regulated entity

Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html

County

Site/project physical address. Do not use a rural route or post office box.

Business description

GENERAL CHARACTERISTICS - Confirm each item is complete:

Indian Country Lands –the facility is not on Indian Country Lands

Construction activity related to facility associated to oil, gas, or geothermal

Resources Standard Industrial Classification (SIC) Code www.osha.gov

Acres disturbed is provided and qualifies for coverage through a NOI

Common plan of development or sale

Receiving water body(s)

Segment number(s)

Impaired water body(s)

MS4 operator

Edwards Aquifer rule

CERTIFICATION

Certification statements have been checked indicating "Yes"

Signature meets 30 Texas Administrative Code (TAC) 305.44 and is original.

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

General Information and Instructions

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

BY REGULAR U.S. MAIL

Texas Commission on

Environmental Quality

BY OVERNIGHT/EXPRESS MAIL

Texas Commission on

Environmental Quality

Stormwater Processing Center Stormwater Processing Center

(MC228)

P.O. Box 13087 12100 Park 35 Circle Austin, Texas 78711-3087 Austin, TX 78753

TCEQ Contact List:

Application – status and form questions: 512/239-3700, swpermit@tceq.texas.gov

Technical questions: 512/239-4671, swgp@tceq.texas.gov

Environmental Law Division: 512/239-0600 Records Management - obtain copies of forms: 512/239-0900

Reports from databases (as available): 512/239-DATA (3282)

Cashier's office: 512/239-0357 or 512/239-0187

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

- 1) **Administrative Review:** Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(s) on the form must be verified with the US Postal service as receiving regular mail delivery. Never give an overnight/express mailing address.
- 2) **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- 3) **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site http://www.tceq.texas.gov. Search using key word TXR150000.

General Permit Forms

The Notice of Intent (NOI), Notice of Termination (NOT), and Notice of Change (NOC) (including instructions) are available in Adobe Acrobat PDF format on the TCEQ web site http://www.tceq.texas.gov.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated entity changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number.

You can find the information on the Central Registry web site at https://www.tceq.texas.gov/permitting/tier2/reporting-steps/tier2-numbers. You can search by the Regulated Entity (RN), Customer Number (CN) or Name (Permittee), or by your permit number under the search field labeled "Additional ID". Capitalize all letters in the permit number.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For General Permits, a Notice of Change form must be submitted to the program area.

Fees associated with a General Permit

Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Application Fee: This fee is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit.

Mailed Payments:

Payment must be mailed under separate cover at one of the addresses below using the attached Application Fee submittal form. (DO NOT SEND A COPY OF THE NOI WITH THE APPLICATION FEE SUBMITTAL FORM)

BY REGULAR U.S. MAIL
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, TX 78711-3088

BY OVERNIGHT/EXPRESS MAIL Texas Commission on Environmental Quality Financial Administration Division Cashier's Office, MC-214 12100 Park 35 Circle Austin, TX 78753

ePAY Electronic Payment: http://www.tceq.texas.gov/epay

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit number is required. If the permit number is not provided or has been terminated, expired, or denied a new permit number will be issued.

1. Operator (Applicant)

a) Enter assigned Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**. If this customer has not been assigned a CN, leave the space for the CN blank. If this customer has already been assigned this number, enter the permittee's CN.

b) Legal Name

Provide the current legal name of the permittee, as authorized to do business in Texas. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512/463-5555, for more information related to filing in Texas. If filed in the county where doing business, provide a copy of the legal documents showing the legal name.

c) Person Signing Application

Provide information about person signing section 5) Certification.

d) Operator Contact's (Responsible Authority) Contact Information and Mailing Address

Provide a complete mailing address for receiving mail from the TCEQ. The address must be verifiable with the US Postal Service at http://www.usps.com for regular mail delivery (not overnight express mail). If you find that the address is not verifiable using the USPS web search, please indicate the address is used by the USPS for regular mail delivery.

The area code and phone number should provide contact to the operator. Leave Extension blank if not applicable.

The fax number and e-mail address are optional and should correspond to the operator.

e) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for a permit, registration or authorization.

Sole Proprietorship - DBA

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

- be under the person's name
- have its own name (doing business as or d.b.a.)
- have any number of employees

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

- A customer that is established as a partnership as defined by the Texas Secretary
 of State Office (TX SOS). A Limited Partnership or Limited Liability Partnership
 (Partnership) is required to file with the Texas Secretary of State. A General
 Partnership or Joint Venture is not required to register with the state.
- Partnership (Limited Partnership or Limited Liability Partnership): A limited partnership is defined in the Act as a partnership formed by two or more persons under the provisions of Section 3 of the Uniform Limited Partnership Act (Art. 6132a, Revised Civil Statutes of Texas) and having as members one or more general partners and one or more limited partners. The limited partners as such are not bound by the obligations of the partnership. Limited partners may not take part in the day-to-day operations of the business. A Limited Partnership must file with the Texas Secretary of State. A registered limited liability partnership is a general or limited partnership that is registered with the Texas Secretary of State. The partnership's name must contain the words "Registered Limited Liability Partnership" or the abbreviation "L.L.P." as the last words or letters of its name.
- **General Partnership:** A general partner may or may not invest, participates in running the partnership and is liable for all acts and debts of the partnership and any member of it. A General Partnership does not have limited partners. For a General Partnership, there is no registration with the state or even written agreement necessary for a general partnership to be formed. The legal definition of a partnership is generally stated as "an association of two or more persons to carry on as co-owners a business for profit" (Revised Uniform Partnership Act § 101 [1994]).
- **Joint Venture:** A joint venture is but another name for a special partnership. It might be distinguished from a general partnership in that the latter is formed for the transaction of a general business, while a joint venture is usually limited to a single transaction. That is, a joint venture is a special combination of persons in the nature of a partnership engaged in the joint prosecution of a particular transaction for mutual benefit or profit.

Corporation

A customer meets all of these conditions:

- is a legally incorporated entity under the laws of any state or country
- is recognized as a corporation by the Texas Secretary of State

- has proper operating authority to operate in Texas.
- The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)

The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization should not be included as a part of the 'legal name' as applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Other Government

A utility district, water district, tribal government, college district, council of governments, or river authority. Write in the specific type of government.

f) Independent Entity

Check No if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

g) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

h) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter this number here.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512/463-5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

2. APPLICATION CONTACT

Provide the name, title and communication information of the person that TCEQ can contact for additional information regarding this application.

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

a) Regulated Entity Reference Number (RN)

A number issued by TCEQ's Central Registry to sites (a location where a regulated activity occurs) regulated by TCEQ. This is not a permit number, registration number, or license number. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, a Regulated Entity Number (RN) may already be assigned for the larger site. Use the RN assigned for the larger site. Search TCEQ's Central Registry to see if the larger site may already be registered as a regulated site at: https://www.tceq.texas.gov/permitting/tier2/reporting-steps/tier2-numbers

If the site is found, provide the assigned Regulated Entity Reference Number (RN) and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Site/Project Name/Regulated Entity

Provide the name of the site as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Identify the county or counties in which the regulated entity is located.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html or http://nationalmap.gov/ustopo

f) Site/Project (RE) Physical Address/Location Information

Enter the complete address for the site in Section A if the address can be validated through the US Postal Service. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street (or house) number and street name, enter NO ADDRESS for the street name in Section A. In Section B provide a complete written location description. For example: "The site is located 2 miles west from intersection of Hwy 290 & IH35, located on the southwest corner of the Hwy 290 South bound lane." Provide the city (or nearest city) and zip code of the facility location.

4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA, Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization from EPA Region 6.

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the Railroad Commission's jurisdiction must be authorized by the EPA and the Railroad Commission of Texas, as applicable. Activities under Railroad Commission of Texas jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the Railroad Commission of Texas; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The Railroad Commission of Texas also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the Railroad Commission of Texas. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from "field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities" unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the Railroad

Commission of Texas prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

c) Primary Standard Industrial Classification (SIC) Code

Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:

- 1521 Construction of Single Family Homes
- 1522 Construction of Residential Bldgs. Other than Single Family Homes
- 1541 Construction of Industrial Bldgs. and Warehouses
- 1542 Construction of Non-residential Bldgs, other than Industrial Bldgs. and Warehouses
- 1611 Highway and Street Construction, except Highway Construction
- 1622 Bridge, Tunnel, and Elevated Highway Construction
- 1623 Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, go to:

http://www.osha.gov/pls/imis/sicsearch.html

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave blank if not applicable. For help with SIC Codes, go to:

http://www.osha.gov/pls/imis/sicsearch.html

e) Total Number of Acres Disturbed

Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at (512)239-4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development

Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on "What is a common plan of development?" go to: www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage at: www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick Links". If

you have any further questions about this item, please call the stormwater technical staff at (512)239-4671.

g) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

h) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Go to the following link to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html

You may also find the segment number in TCEQ publication GI-316: www.tceq.texas.gov/publications/gi/gi-316

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at (512)239-4671 for further assistance.

i) Discharge into MS4 - Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at (512)239-4671.

j) Surface Water bodies on list of impaired waters – Identify the impaired water body(s)

Indicate Yes or No if any surface water bodies receiving discharges from the construction site are on the latest EPA-approved CWA 303(d) List of impaired waters. Provide the name(s) of surface water bodies receiving discharges or potential discharges from the construction site that are on the latest EPA-approved CWA 303(d) List of impaired waters. The EPA-approved CWA 303(d) List of impaired waters in Texas can be found at:

www.tceq.texas.gov/waterquality/assessment/305 303.html

NOTE: Do not use any "draft" documents.

k) Discharges to the Edwards Aquifer Recharge Zone and Certification

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer at: www.tceq.texas.gov/field/eapp/viewer.html

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin. The certification must be answered "Yes" for coverage under the Construction General Permit. The TCEQ approved plan must be readily available for TCEQ staff to review at the time that the NOI is submitted.

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan.

For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512-339-2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233-4480, 210-490-3096.

5. CERTIFICATIONS

Failure to indicate **Yes** to ALL of the certification items may result in denial of coverage under the general permit.

a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. (Electronic applications submitted through ePermits have immediate provisional coverage). You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site: www.tceq.texas.gov/goto/construction

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at (512)463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under this Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and

filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Operator Certification:

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

IF YOU ARE A CORPORATION:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

IF YOU ARE A MUNICIPALITY OR OTHER GOVERNMENT ENTITY:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the Texas Commission on Environmental Quality's Environmental Law Division at (512)239-0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

- (a) All applications shall be signed as follows.
- (1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding \$25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

- (2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.
- (3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- Do not mail this form with your NOI form.
- Do not mail this form to the same address as your NOI.

Mail this form and your check to:

BY REGULAR U.S. MAIL

Texas Commission on Environmental Quality Financial Administration Division Cashier's Office, MC-214 P.O. Box 13088 Austin, TX 78711-3088

BY OVERNIGHT/EXPRESS MAIL

Texas Commission on Environmental Quality Financial Administration Division Cashier's Office, MC-214 12100 Park 35 Circle Austin, TX 78753

	Fee Code: GPA	General Permit:	TXR150000
1.	Check / Money Order No:		
2.	Amount of Check/Money Order:		
3.	Date of Check or Money Order:		_
4.	Name on Check or Money Order:		_
5.	NOI INFORMATION		
	If the check is for more than one NOI, list each Project Address exactly as provided on the NOI. DO NOT SUTHIS FORM AS IT COULD CAUSE DUPLICATE PER	BMIT A COPY OF TH	
	See Attached List of Sites (If more space is needed, yo	ou may attach a list.)	
	Project/Site (RE) Name:		_
	Project/Site (RE) Physical Address:		
	Staple Check in This S	nace	

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

	T. Austin Simmons	
	Print Name	
	- Principal Vice President	
	Title - Owner/President/Other	
of	BW Ronald Reagan 2243 LLC Corporation/Partnership/Entity Name	
	Corporation/Farthership/Entity Name	
have authorized	John McIntyre, P.E. Print Name of Agent/Engineer	
of	Cool Breeze Consultants LLC	
	Print Name of Firm	

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

I also understand that:

- 1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
- 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 T. Austin Simmons, Vice President of Brightwork Real Estate, Inc. THE STATE OF County of _ BEFORE ME, the undersigned authority, on this day personally appeared TAUST 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 and day of March MY COMMISSION EXPIRES: Notary Public State of Florida

Christina E Serra My Commission HH 340703 Expires 12/12/2026

Application Fee Form

Texas Commission on Environmental Quality Name of Proposed Regulated Entity: Beasley Subdivision Regulated Entity Location: 8101 RM 2243, Leander, TX 78641 Name of Customer: BW Ronald Reagan 2243 LLC Contact Person: T. Austin Simmons Phone: (512) 743-5553 Customer Reference Number (if issued):CN Regulated Entity Reference Number (if issued):RN _____ **Austin Regional Office (3373)** Travis | Williamson | | Hays San Antonio Regional Office (3362) Medina Uvalde Bexar Comal Kinney Application fees must be paid by check, certified check, or money order, payable to the Texas Commission on Environmental Quality. Your canceled check will serve as your receipt. This form must be submitted with your fee payment. This payment is being submitted to: Austin Regional Office San Antonio Regional Office Overnight Delivery to: TCEQ - Cashier Mailed to: TCEQ - Cashier **Revenues Section** 12100 Park 35 Circle Mail Code 214 Building A, 3rd Floor P.O. Box 13088 Austin, TX 78753 Austin, TX 78711-3088 (512)239-0357 Site Location (Check All That Apply): Contributing Zone Recharge 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 13.44 Acres | \$ 6,500 Sewage Collection System L.F. | \$ Lift Stations without sewer lines Acres | \$ Underground or Aboveground Storage Tank Facility Tanks | \$

Signature:	John	Melatyre	
Signature:			

Each \$

Each \$

Piping System(s)(only)

Extension of Time

Exception

Date: 02/18/2025

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	Fee
Exception Request	\$500

Extension of Time Requests

Project	Fee
Extension of Time Request	\$150



TCEQ Core Data Form

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

SECTION I: General Information

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

Renewal	(Core Data Form should be sub			Other					
2. Customer	Reference Number (if issued	1)	Follow this lir for CN or RN Central Re	numbers i		3. Regulated Entity Reference Number (if issued) RN			
	N II: Custome			stomer Ir	nformation	Updates (mm/dd/	⁽ yyyy)		
Z N - C - 1 -								let .	
New Custor □Change in Le	mer egal Name (Verifiable with the] Update to Custo Texas Secretary o			_	nge in Regulated Enf c Accounts)	uty Owne	ersnip	
(SOS) or Texa	r Name submitted here ma is Comptroller of Public Acc Legal Name (if an individual,	counts (CPA).			n what is c	urrent and active			
		,		,		,e customer,			
						BW Ronald Reaga	an 2243 L	LC	
7. TX SOS/CP	A Filing Number	8. TX State	ate Tax ID (11 digits)			9. Federal Tax ID		10. DUNS Number (if applicable)	
804316876		3208190239	(3 ,			(9 digits) 87-2472755		N/A	
11. Type of C	ustomer:	oration			☐ Indivi	dual	Partne	rship: Ger	neral 🗌 Limited
Government: [☐ City ☐ County ☐ Federal [Local State	e 🗌 Other		☐ Sole F	roprietorship	Oth	ner:	
L2. Number	of Employees				l	13. Independer	ntly Owr	ned and Ope	erated?
⊠ 0-20 □ 2	21-100 🗌 101-250 🔀 25	51-500 🗌 501	and higher			☐ Yes	⊠ No		
14. Customer	r Role (Proposed or Actual) – <i>c</i>	as it relates to the	Regulated Ent	tity listed (on this form.	Please check one of	the follo	wing	
⊠Owner ☐Occupationa	Operator al Licensee Responsible		vner & Operat VCP/BSA Appli			☐ Other:			
15. Mailing									
Address:	3708 W. Swann Avenue, Suit	e 200							
Auuless.	City Tampa		State	FL	ZIP	33609		ZIP + 4	
16. Country I	 	de USA)		1	 7. E-Mail A	ddress (if applicabl	'e)		
, , ,	5	,							
				JC	sh.mckay@{	gctre.com			

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(512) 743-5553						()	-		
ECTION III:	Regula	ated Ent	tity Infor	matior	1				
21. General Regulated E	ntity Informa	ition (If 'New Re	gulated Entity" is sel	ected, a new p	permit applica	ation is also re	equired.)		
New Regulated Entity	Update to	Regulated Entity	Name Update	e to Regulated	l Entity Inforn	nation			
The Regulated Entity Na as Inc, LP, or LLC).	me submitte	d may be updo	nted, in order to m	eet TCEQ Co	re Data Sta	ndards (ren	noval of orga	ınization	al endings such
22. Regulated Entity Nar	ne (Enter nam	e of the site whe	re the regulated acti	on is taking pl	lace.)				
Beasley Subdivision									
23. Street Address of the Regulated Entity:	8101 RM 22	243							
(No PO Boxes)	City	Leander	State	TX	ZIP	78641	z	IP + 4	
24. County	Williamson	County				1			
		If no Stre	et Address is prov	vided, fields	25-28 are re	equired.			
25. Description to Physical Location:	Southwest	corner at the inte	rsection of RM 2243	and Ronald R	eagan Boulev	ard			
26. Nearest City						State		Nea	rest ZIP Code
Latitude/Longitude are	required and	may be added	//updated to meet	TCEQ Core	Data Stando	ards. (Geoc	oding of the I	Physical .	Address may be
used to supply coordina	tes where no	ne have been _l	provided or to gain	n accuracy).					
27. Latitude (N) In Decin	nal:	30.584783		28.	Longitude (\	W) In Decim	al:	97.809642	2
Degrees	Minutes		Seconds	Degr	ees	Mir	nutes		Seconds
30		35	05.22		97		48		34.71
29. Primary SIC Code 4 digits)		Secondary SIC	Code	31. Prima (5 or 6 dig	ary NAICS Co	ode	32. Seconda (5 or 6 digits)	-	S Code
N/A				531120					
33. What is the Primary	Business of t	his entity? ([o not repeat the SIC	or NAICS desc	cription.)				
34. Mailing									
Address:	3708 W. S	wann Avenue, Sı	iite 200						
nuul Coo.	City	Tampa	State	FL	ZIP	33609	7	ZIP + 4	
35. E-Mail Address:	jmo	L kay@brightwork	re.com			1			I
36. Telephone Number			37. Extension o	r Code	38. I	ax Number	(if applicable)		
(512) 743-5553					() -			

19. Extension or Code

20. Fax Number (if applicable)

18. Telephone Number

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		mbers Check all Progra ructions for additional g		s/registration n	umbers that w	ill be affected b	y the updates submitted on this		
☐ Dam Safety		Districts	⊠ Edwards Aquifer	Emissions Invento		ventory Air	☐ Industrial Hazardous Waste		
☐ Municipal Solid Waste ☐ Sludge		New Source Review Air	OSSF	Petroleum St		orage Tank	☐ PWS		
		Storm Water	☐ Title V Air				Used Oil		
☐ Voluntary Cleanup			☐ Wastewater Agricu	Iture	ture Water Rights		Other:		
SECTION	IV: Pr	eparer Inf	ormation						
40. Name:	ohn McIntyre	, P.E Cool Breeze Cons	sultants LLC 41. Title		Managing N				
42. Telephone N	umber	43. Ext./Code	44. Fax Number	45. E-Mail	Address	2SS			
(979) 255-9326			() -	john@coolbreezeconsultants.com					
6. By my signature	below, I certif			-		•	e, and that I have signature authorit ntified in field 39.		
Company:	Cool Bree	eze Consultants LLC		Job Title:	Managing	Managing Member			
Name (In Print): John McIntyre, P.E.						Phone: (979) 255-9326			
Signature: form Molartype					Date: 02/18/2025				

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