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F-678

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

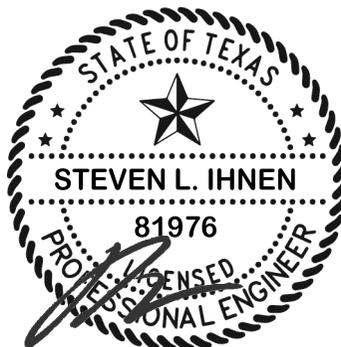
Contributing Zone Plan

For

Springs at M Ranch

Hero Way / Ronald Reagan Blvd.,
Leander, Texas 78633

Prepared By:
Bleyl Engineering



June 2025

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

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

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Springs at M Ranch					2. Regulated Entity No.: NA					
3. Customer Name: JNK Properties 1, Ltd.					4. Customer No.: NA					
5. Project Type: (Please circle/check one)		New			Modification		Extension		Exception	
6. Plan Type: (Please circle/check one)		WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)		Residential		Non-residential			8. Site (acres):		26.69	
9. Application Fee:		\$6,500			10. Permanent BMP(s):			Batch Water Quality Pond		
11. SCS (Linear Ft.):		NA			12. AST/UST (No. Tanks):			None		
13. County:		Williamson			14. Watershed:			Brushy Creek		

Application Distribution

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

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

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

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

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

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

Steve Ihnen

Steven Ihnen

Print Name of Customer/Authorized Agent

7/9/2025

Signature of Customer/Authorized Agent

Date

****FOR TCEQ INTERNAL USE ONLY****

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Steve Ihnen

Date: 04-14-2025

Signature of Customer/Agent:



Regulated Entity Name: Springs at M Ranch

Project Information

1. County: Williamson
2. Stream Basin: Brushy Creek
3. Groundwater Conservation District (if applicable): None
4. Customer (Applicant):

Contact Person: Vivek Mahendru

Entity: JNK Properties, Ltd.

Mailing Address: 8010 Muley Dr.

City, State: Austin, Texas

Telephone: 512-731-3164

Email Address: docvm@me.com

Zip: 78759

Fax: _____

5. Agent/Representative (If any):

Contact Person: Steve Ihnen

Entity: Bleyl Engineering

Mailing Address: 7701 San Felipe, Suite 200

City, State: Austin, Texas

Zip: 78729

Telephone: 512-454-2400

Fax: _____

Email Address: sihnen@bleylengineering.com

6. Project Location:

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

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

This property is located on SW corner of Hero Way Road and on SW of Ronald Reagan Blvd, Leander, Texas

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): 26.69 Acres

Total disturbed area: 25.99 Acres

14. Estimated projected population: TBD

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

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	138,195	÷ 43,560 =	10.21
Parking	444,587	÷ 43,560 =	3.17
Other paved surfaces	65,893	÷ 43,560 =	1.51
Total Impervious Cover	648,677	÷ 43,560 =	14.89

Total Impervious Cover 14.89

÷ **Total Acreage** 26.69 X 100 = 56% Impervious Cover

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

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

For Road Projects Only

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

N/A

18. Type of project:

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

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

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

Length of R.O.W.: _____ feet.

Width of R.O.W.: _____ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

Pavement area _____ acres \div R.O.W. area _____ acres $\times 100 = \text{_____ \%}$ impervious cover.

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

A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

N/A

26. Wastewater will be disposed of by:

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

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

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

Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the Brushy Creek (name) Treatment Plant. The treatment facility is:

Existing.

Proposed.

N/A

Permanent Aboveground Storage Tanks(ASTs) \geq 500 Gallons

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

N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

Site Plan Requirements

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

- 34. The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = 100'.
- 35. 100-year floodplain boundaries:
 - Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
 - No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM Panel #48491C0455F, dated 12/20/2019.
- 36. The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
 - The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
- 37. A drainage plan showing all paths of drainage from the site to surface streams.
- 38. The drainage patterns and approximate slopes anticipated after major grading activities.
- 39. Areas of soil disturbance and areas which will not be disturbed.
- 40. Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
- 41. Locations where soil stabilization practices are expected to occur.
- 42. Surface waters (including wetlands).
 - N/A
- 43. Locations where stormwater discharges to surface water.
 - There will be no discharges to surface water.
- 44. Temporary aboveground storage tank facilities.

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

Permanent Best Management Practices (BMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

N/A

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

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

N/A

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

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

N/A

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

N/A

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

N/A

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

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

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

Administrative Information

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

Road Map

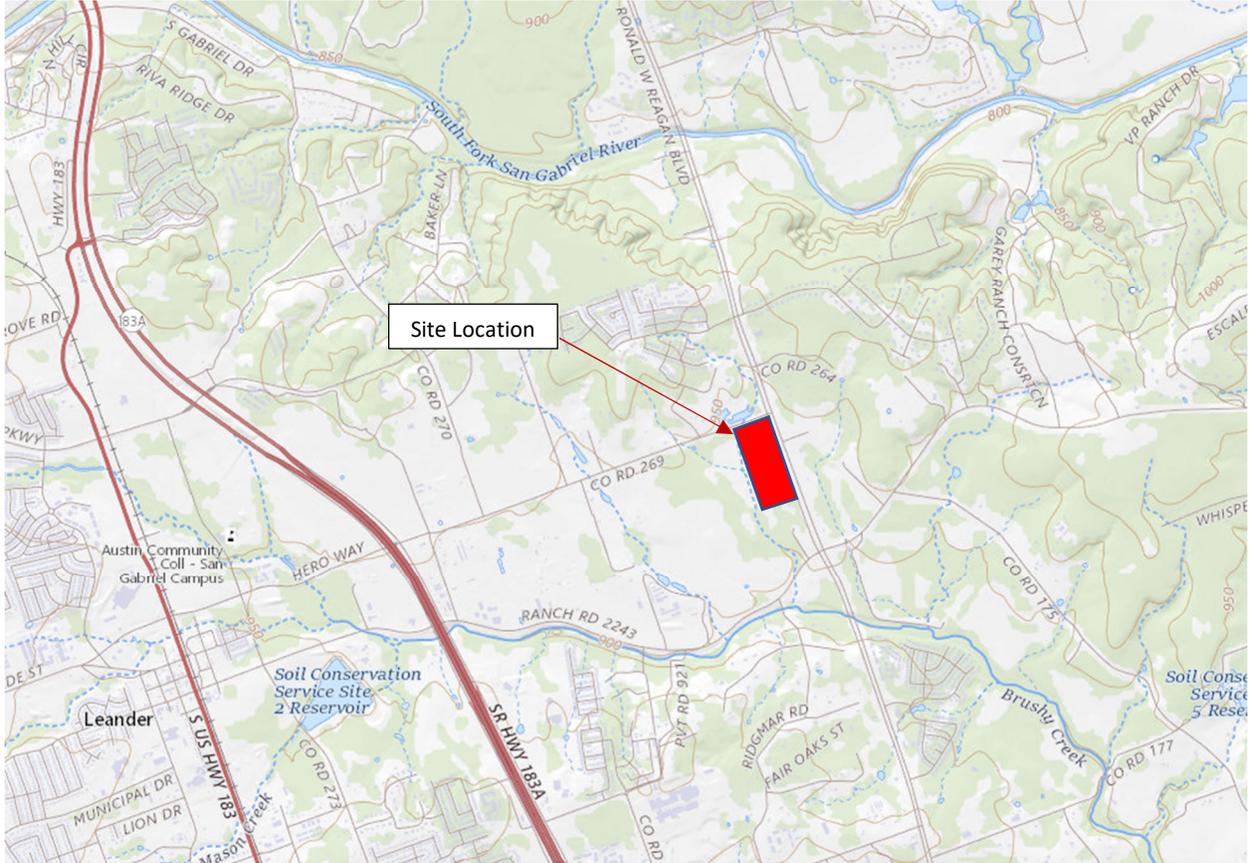
Contributing Zone Plan Attachment A



Project Location Map
NTS

USGS Quadrangle Map

Contributing Zone Plan Attachment B



Project Narrative

Contributing Zone Plan – Attachment C

General Information

Springs at M Ranch is a proposed commercial development located in Leander, Texas. It is a 27.83-acre development on the SW corner of Hero Way Road and Ronald Reagan Blvd. The site is located within the Edwards Aquifer Contributing Zone and it is subject to all development regulations as set forth in the city of Leander Development Guide.

Proposed Conditions

The proposed development includes the construction of 3 deceleration lanes on Ronald Reagan Blvd., 7 retail and restaurant buildings, with associated parking, drainage, and utility improvements. The 4 proposed pad sites will be constructed in a future phased development. The pad sites will have access utility connections. The proposed impervious cover for this project site is to be 16.24 acres including offsite improvements. This project also proposes the construction of a stacked water quality and detention pond to treat pollution from the proposed impervious cover and reduce runoff rates.

Water Quality

The water quality portion of the proposed pond has been sized according to TCEQ Technical Guidance Manual to accept and treat the pollutants associated with the run-off from 14.89 acres of impervious cover proposed on the site. The runoff from the proposed deceleration lane will not be captured in the proposed storm sewer system. The water quality pond has been over designed to treat the resulting increase in total suspended solids generated by the deceleration lane. Stormwater is being conveyed to the pond by storm inlets and storm pipes. Calculations can be found in the plans.

Detention

The detention portion of the pond is designed to reduce runoff from the site to be less than the existing conditions. The pond is designed using Atlas 14.

Factors Affecting Surface Water Quality

Contributing Zone Plan – Attachment D

Runoff from the proposed improvements is conveyed through a storm sewer network which lead to northern and southern onsite water quality ponds.

Specific factors that affect water quality are as follows:

- Pollutants associated with runoff from the gravel roadway and parking, including oil/gasoline from vehicles and petroleum distillates from the compressed gravel.
- Dust and silt are another pollutant generated both from vehicular traffic and airborne particulates.
- Miscellaneous trash and litter from construction.
- Concrete truck washout
- Soil erosion due to the clearing of the site for roads, buildings, and drainage structures.

Volume and Character of Stormwater Contributing Zone Plan Application – Attachment E

Volume

The tables in this attachment summarize the volume of storm water generated by the development and the release rates from the site for the existing and proposed conditions:

The proposed drainage area map included in the attached plans shows the drainage areas used for the calculation. Stormwater leaving the site will flow directly to the proposed batch water quality pond. See the attached tables for the volume of water flowing to and from the pond.

Existing Drainage Area Calculations										
Label	Area	IC		SCS CN	Tc	Lag Time	Atlas 14, 24 hr Storm Water Flows (cfs)			
	acres	acres	%		min	min	2-yr	10-yr	25-yr	100-yr
Ex 1	30.95	0.00	0.0	80	23.20	13.92	56.39	109.02	145.91	208.98
Ex 2	8.48	1.98	23.3	84	13.60	8.16	22.78	41.12	53.58	74.75

Proposed Drainage Area Calculations										
Label	Area	IC		SCS CN	Tc	Lag Time	Atlas 14, 24 hr Storm Water Flows (cfs)			
	acres	acres	%		min	min	2-yr	10-yr	25-yr	100-yr
Pro 1.1	22.99	14.89	64.8	92	11.59	6.95	83.81	133.76	167.40	224.52
Pro 1.2	5.53	0.00	0.0	80	15.83	9.50	11.75	22.62	30.28	43.41
Pro 1.3	5.35	0.00	0.0	80	23.95	14.37	9.69	18.46	24.73	35.46
Pro 2.1	5.96	2.62	43.9	88	14.28	8.57	17.95	30.49	38.89	53.14

Onsite Detention Pond							
Stage vs. Storage				Outflow Summary			
Elevation	Area	Area	Volume	Event	Elevation	Flow	
ft	sf	Acres	cu.ft.	yr	ft	cfs	
907.75	38,175	0.8764	0	2	910.51	36.74	
908.00	38194	0.8768	9,393	10	911.59	68.50	
909.00	38269	0.8785	47,625	25	912.26	91.48	
910.00	38345	0.8803	85,932	100	913.30	131.21	
911.00	38421	0.8820	124,315				
912.00	38496	0.8838	162,773				
913.00	38572	0.8855	201,308				
914.00	38648	0.8872	239,918				
915.00	38724	0.8890	278,604				
915.41	38756	0.8897	294,488				

Discharge Summary				
Analysis Point	Atlas 14, 24 hr Storm Water Flows (cfs)			
	2-yr	10-yr	25-yr	100-yr
Ex DP 1	56.39	109.02	145.91	208.98
Pro DP 1	55.47	104.27	140.27	203.81
Ex DP 2	22.78	41.12	53.58	74.75
Pro DP 2	17.95	30.49	38.89	53.14

Quality

Runoff typically associated with a development of this type includes oil and gasoline from vehicular traffic and petroleum distillates from the paving. Another pollutant generated by the paving and roof areas will be the dirt and silt produced by airborne dust and falling from vehicles. Some pollutants will also be generated by fertilizers and pesticides from the landscaped areas. The proposed water quality pond is sized to treat the expected pollutants.

Suitability Letter from Authorized Agent
Contributing Zone Plan – Attachment F

This attachment is not applicable to this project.

Alternative Secondary Containment Methods
Contributing Zone Plan – Attachment G

This attachment is not applicable to this project.

AST Containment Structure Drawings
Contributing Zone Plan – Attachment H

This attachment is not applicable to this project.

20% or Less Impervious Cover Waiver
Contributing Zone Plan - Attachment I

This attachment is not applicable to this project.

BMP's for Upgradient Stormwater
Contributing Zone Plan Application - Attachment J

There are no areas upgradient of the site that contribute stormwater flows to the project.

BMP's for On-site Stormwater

Contributing Zone Plan Application- Attachment K

Temporary BMPs:

- Stabilized construction entrances are located adjacent to Ronald Reagan Boulevard.
- Silt fence is placed downgradient of the disturbed construction area to prevent stormwater leaving the site.
- Inlet protection is utilized to prevent sediment from entering any storm sewers in each phase. See Construction Plans.
- Tree protection fence is proposed at necessary locations
- Temporary staging and spoils areas are shown on the plan and protected by silt fence.

Permanent BMPs:

- A stacked batch pond is proposed as a permanent BMP. The pond will function as a detention pond and a water quality pond. The pond will capture the required water quality volume per the TCEQ Technical Guidance Manual. Compensation for flows that do not enter the pond is accounted for in the TCEQ TSS Calculation spreadsheet.
- Revegetation and landscaping of all disturbed areas.

BMP's for Surface Streams
Contributing Zone Plan - Attachment L

This attachment is not applicable to this project.

Construction Plans
Contributing Zone Plan - Attachment M

The construction plans are included in the report.

The Springs at M Ranch PHASE 1

Site Development Plans

Project Number: SP-2025-xxxx

Leander, Texas 78641

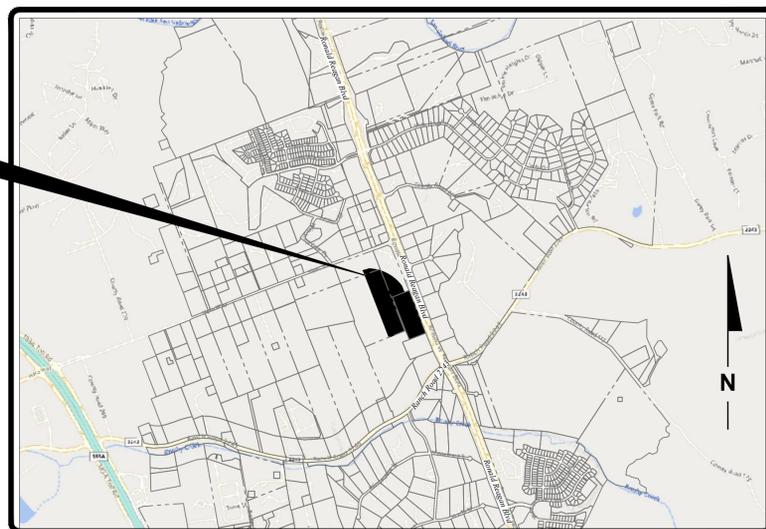
Jurisdiction: City of Leander

Site Development Data M Ranch Cost To Cure	
Owner:	JNK Properties I, Ltd. Contact Person: Dr. Vivek Mahendru 8010 Muley Drive Austin, Texas 78759 Phone: (512) 731-3164 Email: docvm@me.com
Engineer/ Project Agent:	Bleyl Engineering Contact Person: Steve Ihnen 7701 San Felipe, Suite 200 Austin, Texas 78729 Phone: (512) 454-2400 Email: sihnen@bleylengineering.com
Surveyor:	4Ward Land Surveying Contact Person: Fernando Perez 4120 Freidrich Lane, Suite 200 Austin, Texas 78744 Phone: (512) 537-2384 Email: fperez@4wards.com
Legal Description:	26.69 acres being a portion of the 153.00 acres of land out of the Elijah D. Harmon Survey, Abstract No. 6, Williamson County, Texas. Recorded in Doc# 2021182868
Filing Date:	5/30/2025
Zoning:	GC-2-B
Zoning Case No.:	21-Z-027, 21-Z-43, 21-Z-44, 21-Z-45
Limits of Construction:	25.99 Acres

This project is located within the South Brushy Creek Watershed. All storm flows from this site will be directed to the Turkey Creek Watershed. A portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel #48491C0455F dated December 20, 2019 for Williamson County.

Associated Projects: PP-24-0058, PCIP-2025-xxxx

**PROJECT
LOCATION**



Project Location Map
1" = 2000'

Land Use Summary			
Zoning:	GC-2-B		
Proposed Use Lot 1	Retail / Restaurant		
Proposed Use Lot 2	Hotel		
Proposed Use Lot 3	Medical Office		
Proposed Use Lot 4	Retail / Restaurant		
	S.F.	Ac.	%
Site Area:	1,162,691	26.692	100%
Building Impervious Cover Lot 1	19,294	0.443	2%
Building Impervious Cover Lot 2	14,629	0.336	1%
Building Impervious Cover Lot 3	9,960	0.229	1%
Building Impervious Cover Lot 4	111,548	2.561	10%
Total Impervious Cover:	648,677	14.892	56%

Approved By:

Robin M. Griffin, AICP, Executive Director of Development Services	Date
Emily Truman, P.E., CFM, City Engineer	Date
Mark Tummons, CPRP, Director of Parks and Recreation	Date
Chief Joshua Davis, Fire Marshal	Date

I, Steven L. Ihnen do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me, as authorized by the Act. The plan or plat is complete, accurate and in compliance with the City of Leander Development Code. I certify that these engineering documents are complete, accurate and adequate for the intended purposes, including construction, but are not authorized for construction prior to formal City approval.



Sheet List Table		42	Pond Plan
Sheet Number	Sheet Title	43	Pond Sections and Details
1	Cover	44	Water Distribution Plan 1
2	General and TCEQ Notes	45	Water Distribution Plan 2
3	Plat 1	46	Water Distribution Plan 3
4	Plat 2	47	Wastewater Collection Plan 1
5	Plat 3	48	Wastewater Collection Plan 2
6	Plat 4	49	Pavement Plan
7	Existing Conditions & Demolition Plan 1	50	Construction Details 1
8	Existing Conditions & Demolition Plan 2	51	Construction Details 2
9	Tree List	52	Construction Details 3
10	Erosion & Sedimentation Control Plan 1	53	Wastewater Details
11	Erosion & Sedimentation Control Plan 2	54	Water Details 1
12	Erosion Control Details	55	Water Details 2
13	Phasing Plan 1	56	Storm Sewer Details
14	Phasing Plan 2	57	Overall Structural Plan
15	Site Plan 1	58	Retaining Wall Plan 1
16	Site Plan 2	59	Retaining Wall Plan 2
17	Dimensional Control 1	60	Retaining Wall Plan 3
18	Dimensional Control 2	61	Retaining Wall Notes and Details
19	Dimensional Control 3	62	Overall Landscape Plan
20	Dimensional Control 4	63	Landscape Plan 1
21	Dimensional Control 5	64	Landscape Plan 2
22	Dimensional Control 6	65	Landscape Plan 3
23	Dimensional Control 7	66	Landscape Plan 4
24	Dimensional Control 8	67	Landscape Plan 5
25	Fire Protection Plan 1	68	Landscape Plan 6
26	Fire Protection Plan 2	69	Landscape Details
27	Fire Protection Details		
28	Overall Grading Plan		
29	Grading Plan 1		
30	Grading Plan 2		
31	Grading Plan 3		
32	Grading Plan 4		
33	Grading Plan 5		
34	Grading Plan 6		
35	Grading Plan 7		
36	Grading Plan 8		
37	Storm Sewer Plan 1		
38	Storm Sewer Plan 2		
39	Existing Drainage Area Map		
40	Proposed Drainage Area Map		
41	Offsite Drainage Area Map		

All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In reviewing these plans, the City of Leander must rely upon the adequacy of the work of the Design Engineer.

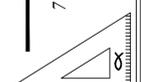
Bleyl Engineering and its associates will not be held responsible for the accuracy of the survey or for design errors or omissions resulting from survey inaccuracies.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Revisions/Corrections		
Revision #	Description	Approval

BLEYL ENGINEERING
PLANNING • DESIGN • MANAGEMENT

7701 San Felipe Blvd., Suite 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com



Cover

The Springs at M Ranch
Phase 1
SB Ronald Reagan Boulevard
Leander, Texas 78641
Williamson County, Texas



Design: TE
CAD: DM, RH, Review: SLI
Project No: JNK 70475

Sheet: **1** of **69**
SP-2025-xxxx

ORIGINAL LAYOUT SIZE - 24X36

Texas Commission on Environmental Quality
Contributing Zone Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes - Legal Disclaimer

The following listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED)...

- 1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include:
- the name of the approved project;
- the activity start date; and
- the contact information of the prime contractor.
2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval...

Table with 2 columns: Austin Regional Office (12100 Park 35 Circle, Building A, Austin, Texas 78753-1808) and San Antonio Regional Office (14250 Judson Road, San Antonio, Texas 78233-4480)

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

GENERAL NOTES FOR SUBDIVISION AND SITE DEVELOPMENT PLANS

REVISED July 22, 2024
ANY CHANGES TO THESE NOTES SHOULD BE CLOUDED ON THE PLAN SET.

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

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

GENERAL

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

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

- 1. REACH OUT TO THE CITY FOR PRE-CONSTRUCTION MEETING AND CONSTRUCTION PERMIT.
2. SET-UP E/S CONTROLS AND TREE PROTECTION AND REACH OUT TO CITY FOR INSPECTION.
3. SET UP TEMPORARY TRAFFIC CONTROLS.
4. CONSTRUCT THE DRAINAGE PONDS AND STORM WATER FEATURES.
5. START UTILITY, ROAD, GRADING, FRANCHISE UTILITY AND ALL NECESSARY INFRASTRUCTURE CONSTRUCTION. [NOTE: PLEASE UPDATE AS PER THE PROJECT]
6. REQUEST FINAL WALKTHROUGH AND CONDUCT WALKTHROUGH WITH ENGINEER OF RECORD AND CITY DEPARTMENT.
7. ENGINEER OF RECORD IS RESPONSIBLE TO PREPARE AND SUBMIT CLOSEOUT DOCUMENTS FOR PROJECT CLOSEOUT.
EROSION CONTROL NOTES
1. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES AND SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
2. THE TEMPORARY SPOILS DISPOSAL SITE IS TO BE SHOWN IN THE EROSION CONTROL MAP.
3. ANY ON-SITE SPOILS DISPOSAL SHALL BE REMOVED PRIOR TO ACCEPTANCE UNLESS SPECIFICALLY SHOWN ON THE PLANS. THE DEPTH OF SPOIL SHALL NOT EXCEED 10 FEET IN ANY AREA.
4. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AND COMPOST BLEND. TOPSOIL ON SINGLE FAMILY LOTS MAY BE INSTALLED WITH HOME CONSTRUCTION. THE TOPSOIL AND COMPOST BLEND SHALL CONSIST OF 75% TOPSOIL AND 25% COMPOST.
5. SEEDING FOR REESTABLISHING VEGETATION SHALL COMPLY WITH THE AUSTIN GROW GREEN GUIDE OR WILLIAMSON COUNTY'S PROTOCOL FOR SUSTAINABLE ROADSIDES (SPEC 164-WC001 SEEDING FOR EROSION CONTROL). RESEEDING VARIETIES OF BERMUDA SHALL NOT BE USED.
6. STABILIZED CONSTRUCTION ENTRANCE IS REQUIRED AT ALL POINTS WHERE CONSTRUCTION TRAFFIC IS EXITING THE PROJECT ONTO EXISTING PAVEMENT. LINEAR CONSTRUCTION PROJECTS MAY REQUIRE SPECIAL CONSIDERATION. ROADWAYS SHALL REMAIN CLEAR OF SILT AND MUD.
7. TEMPORARY STOP SIGNS SHOULD BE INSTALLED AT ALL CONSTRUCTION ENTRANCES WHERE A STOP CONDITION DOES NOT ALREADY EXIST.
8. IN THE EVENT OF INCLEMENT WEATHER THAT MAY RESULT IN A FLOODING SITUATION, THE CONTRACTOR SHALL REMOVE INLET PROTECTION MEASURES UNTIL SUCH TIME AS THE WEATHER EVENT HAS PASSED.

WATER AND WASTEWATER NOTES

- 1. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI.

- 2. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS:
WATER SERVICE "W" ON TOP OF CURB
WASTEWATER SERVICE "S" ON TOP OF CURB
VALVE "V" ON TOP OF CURB
3. OPEN UTILITIES SHALL NOT BE PERMITTED ACROSS THE EXISTING PAVED SURFACES. WATER AND WASTEWATER LINES ACROSS THE EXISTING PAVED SURFACES SHALL BE BORED AND INSTALLED IN STEEL ENCASMENT PIPES. BELL RESTRAINTS SHALL BE PROVIDED AT JOINTS.
4. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
5. SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM S10 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:
SIEVE SIZE PERCENT RETAINED BY WEIGHT
1/2" 0
3/8" 0-2
#4 84-85
#10 95-100
6. DENSITY TESTING FOR TRENCH BACKFILL SHALL BE DONE IN MAXIMUM 12" LIFTS.

WATER

- 1. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTORS' REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY.
2. CITY PERSONNEL WILL OPERATE OR AUTHORIZE THE CONTRACTOR TO OPERATE ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY BE FINED 500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
3. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM AFTER COORDINATING WITH CITY CONSTRUCTION INSPECTORS AND INFORMING AFFECTED PROPERTIES.
4. PRESSURE TAPS OR HOT TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS SHALL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING DEVICE. CONCRETE THRUST BLOCKS SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILL.
5. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
6. THRUST BLOCKS OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKS AND RESTRAINTS.
7. ALL DEAD END WATER MAINS SHALL HAVE "FIRE HYDRANT ASSEMBLY" OR "BLOW-OFF VALVE AND THRUST BLOCK" OR "BLOW-OFF VALVE AND THRUST RESTRAINTS". THRUST RESTRAINTS SHALL BE INSTALLED ON THE MINIMUM LAST THREE PIPE LENGTHS (STANDARD 20' LAYING LENGTH). ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURERS RECOMMENDATION AND/OR ENGINEER'S DESIGN.
8. PIPE MATERIAL FOR PUBLIC WATER MAINS SHALL BE PVC (AWWWA C900-DR14 MIN. 305 PSI PRESSURE RATING). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, AND SDR-9). COPPER PIPES AND FITTINGS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF WAY OR ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW).
9. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).
10. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
11. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
12. ALL WATER METER BOXES SHALL BE:
a. SINGLE, 1" METER AND BELOW DFW37F-12-1CA, OR EQUAL
b. DUAL, 1" METERS AND BELOW DFW39F-12-1CA, OR EQUAL
c. 1.5" SINGLE METER DFW65C-14-1CA, OR EQUAL
d. 2" SINGLE METER DFW1730F-12-1CA, OR EQUAL
13. ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.

WASTEWATER

- 1. CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.
2. MANHOLE TESTING SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
3. MANHOLES SHALL BE COATED PER CITY OF AUSTIN SPL WW-S11 (RAVEN 405 OR SPRAYWALL). PENETRATIONS TO EXISTING WASTEWATER MANHOLES REQUIRE THE CONTRACTOR TO RECOAT THE ENTIRE MANHOLE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATIONS SECTION NO. 506.5.
4. RECLAIMED AND RECYCLED WATER LINES SHALL BE CONSTRUCTED OF PURPLE PIPE. ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.
5. FORCE MAIN PIPES NEED TO HAVE SWEEPING WYES FOR JOINTS.

STREET AND DRAINAGE NOTES

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

Table 1: Recommended Pavement Section Thickness, Inches. Columns: Expected Traffic, Average Daily Truck Traffic, Flexible Pavement (HMAC, CLB, JRPC, CLB), Rigid Pavement (CLB).

- 13. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL, CITY OF LEANDER STANDARD DETAILS AND TEXAS DEPARTMENT OF TRANSPORTATION CRITERIA, SHALL BE SUBMITTED TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS MUST BE SITE SPECIFIC AND SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
14. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM UNLESS OTHERWISE NOTED ON THE PLANS. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL OF THE CITY ENGINEER AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY THE CITY DURING PEAK HOURS OF 6 AM TO 9 AM OR 4 PM TO 8 PM WILL BE SUBJECT TO A FINE AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
15. TEMPORARY ROCK CRUSHING IS NOT ALLOWED. ALL SOURCES OF FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR PROPOSED STOCK PILES ARE TO BE SUBMITTED TO THE CITY CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL.
16. AT ROAD INTERSECTIONS THAT HAVE A VALLEY GUTTER, THE CROWN TO THE INTERSECTING ROAD WILL BE CULMINATED AT A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
17. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAYS AND PUBLIC STREETS. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.

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

TRENCH SAFETY NOTES

- 1. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN ITEM 5095 "TRENCH SAFETY SYSTEMS" OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATION SAFETY AND HEALTH ADMINISTRATION REGULATIONS.

GRADING NOTES

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

BENCHMARK NOTES

TBM #1 - SQUARE CUT ON TOP OF CONCRETE BASE OF A LCRA TRANSMISSION POLE IN THE MIDDLE OF RONALD REAGAN BOULEVARD, 4570 FEET SOUTHEAST OF THE INTERSECTION BETWEEN HERO WAY AND RONALD REAGAN BOULEVARD, AND 1150 FEET NORTH OF THE INTERSECTION BETWEEN RONALD REAGAN BOULEVARD AND CREEKVIEW CIRCLE. ELEVATION = 937.16'

TBM #2 - SQUARE CUT ON TOP OF CONCRETE BASE OF A LCRA TRANSMISSION POLE IN THE MIDDLE OF RONALD REAGAN BOULEVARD, 4580 FEET SOUTH OF THE INTERSECTION BETWEEN RONALD REAGAN BOULEVARD AND CREEKVIEW CIRCLE, AND 11,900 FEET NORTHEAST OF THE INTERSECTION BETWEEN RONALD REAGAN BOULEVARD AND RANCH ROAD 2243. ELEVATION = 929.22'

Legend table listing symbols for Benchmark, Property Line, Existing Easement, Record Information, Existing Concrete, Existing Light Pole, Existing Area Light, Existing Power Pole & Down Guy, Existing Electric Meter, Existing Transformer Pad, Existing Telephone Pedestal, Existing Cable TV Pedestal, Existing Overhead Electric Line, Existing Telephone Line, Existing Fiber Optic Line, Existing Gas Riser, Existing Gas Line, Existing Gas Meter, Existing Wastewater Line, Existing Wastewater Manhole, Existing Water Valve, Existing Water Meter, Existing Fire Hydrant, Existing Irrigation Box, Existing Water Plug, Existing Sign, Existing 100 yr, Existing Storm Drain Line, Existing Contour, Erosion Hazard Zone, Property Line, Temporary Benchmark, Easement, Wastewater Cleanout, Wastewater Double Cleanout, Wastewater Inspection Port, Inlet, Curb Inlet, Trench Drain, Transformer Pad, Water AARV, Water Tee, Overhead Electric Line, ADA Accessible Route, ADA Ramp/Handrails, Firelanes, Gas Line, Gas Meter, Wastewater Line, Wastewater Manhole, Water Line, Water Valve, Water Meter, Water Meter, Fire Hydrant, Water Reducer, Water Plug, Storm Drain Line, Contour, Tree, Tree to be Removed.

Table with 4 columns: Revision, Date, By, Comment. Rows for revisions 1 through 5.

BLEY ENGINEERING logo and contact information: PLANNING • DESIGN • MANAGEMENT, 7701 San Felipe Blvd., Suite 200, Austin TX 78729, Texas Firm Registration No. F-678, Tel. 512-454-2400, www.bleyengineering.com. License numbers for BRYAN, CONROE, HOUSTON, and AUSTIN.

General and TCEQ Notes, The Springs at M Ranch Phase 1, SB Ronald Reagan Boulevard, Leander, Texas 78641, Williamson County, Texas. Includes a professional engineer seal for Steven L. Hinen, Registered Professional Engineer, No. 81976, 7/8/25.

©2025 H:\JOBFILES\JNK PROPERTIES\JNK 70475 (M RANCH) - COST TO CURB\104 CAD\PILOT SHEETS\GENERAL NOTES.DWG 7/8/2025 3:07 PM Derek Mazurek

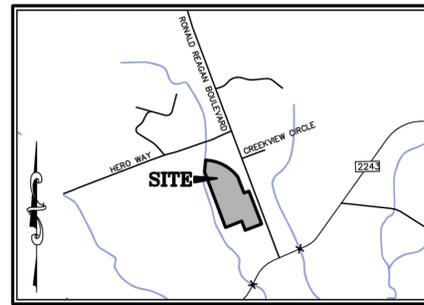
SPRINGS AT M-RANCH PHASE 1, SECTION 1
FINAL PLAT
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

OWNER/DEVELOPER:
JNK PROPERTIES 1, LTD.
8010 MULEY DRIVE
AUSTIN, TX 78759
(321) 945-4404

ENGINEER:
BLEYL ENGINEERING
7701 SAN FELIPE, SUITE 200
AUSTIN, TX 78729
(512)-454-2400

SURVEYOR:
CAPITAL SURVEYING
925 S Capital of Texas Hwy
Building B, Suite 115
Austin, TX 78746
(512) 327-4006

FILING DATE: XXXXXX, 2025



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX:
1. COVER SHEET
2. FINAL PLAT
3. FINAL PLAT
4. PLAT NOTES &
LEGAL DESCRIPTION

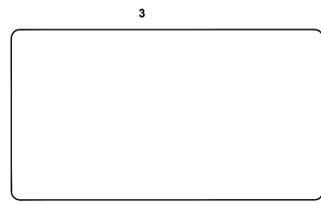
LOT TABLE:
NUMBER OF BLOCKS: 1
NUMBER OF NEW STREETS: 1
TOTAL NUMBER OF LOTS: 4
TOTAL ACREAGE: 26.6917

LOT SUMMARY TABLE			
LOT	PROPOSED INITIAL USE	LOT AREA (ACRES)	LOT AREA (SQ. FT.)
LOT 1, BLOCK A	COMMERCIAL	3.8535 ACRES	167,859 SQ. FT.
LOT 2, BLOCK A	COMMERCIAL	3.3000 ACRES	143,747 SQ. FT.
LOT 3, BLOCK A	COMMERCIAL	2.5912 ACRES	112,875 SQ. FT.
LOT 4, BLOCK A	COMMERCIAL	16.2440 ACRES	707,590 SQ. FT.
M_RANCH ROAD	RIGHT-OF-WAY	0.7029 ACRES	30,619 SQ. FT.
TOTAL		26.6917 ACRES	1,162,689 SQ. FT.

NOTE: THE PROPOSED INITIAL USES SHOWN IN THE LOT SUMMARY TABLE SHALL NOT RESTRICT OR LIMIT FUTURE LAND USES.

<p>CAPITAL SURVEYING</p> <p>925 S CAPITAL OF TEXAS HIGHWAY BLDG. B, SUITE 115, Austin, Texas 78746 info@capitalsurveying.com (512) 327-4006 TBPELS FIRM #1012870</p>	Date: 4/14/2025
	Project: 00002
	Scale: 1" = 100'
	Reviewer: FP
	Tech: AK
Field Crew: JZ	Survey Date: JAN, 2025
	Sheet: 1 OF 4

H:\P_Drive\00002\00002_Plat_Rev.dwg



Revision	Date	By	App	Comment

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AUSTIN BRYAN CONROE HOUSTON

Plat 1
The Springs at M Ranch
Phase 1
SB Ronald Reagan Boulevard
Leander, Texas 78641
Williamson County, Texas

ORIGINAL LAYOUT SIZE - 24X36

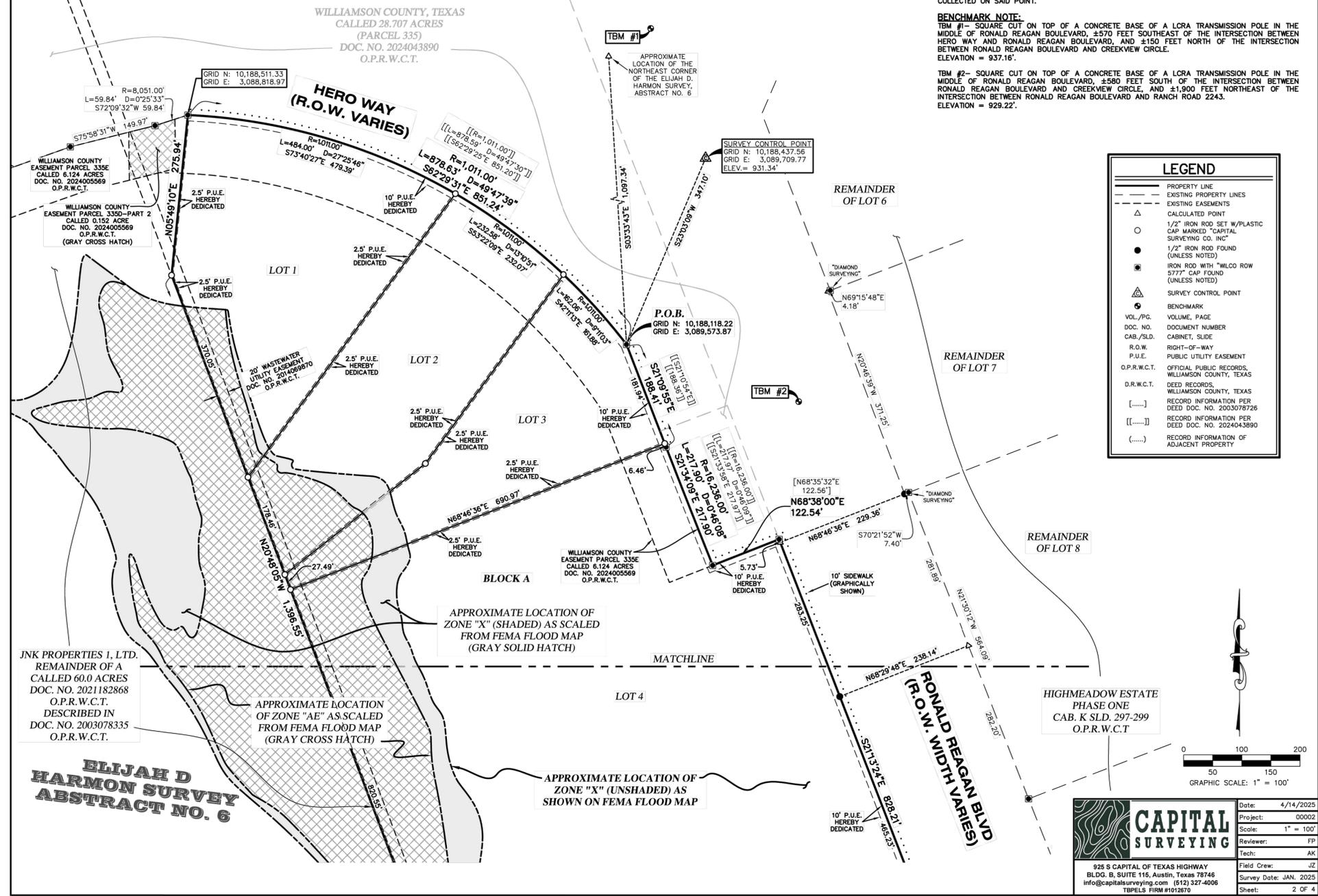
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SPRINGS AT M-RANCH PHASE 1, SECTION 1 FINAL PLAT CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

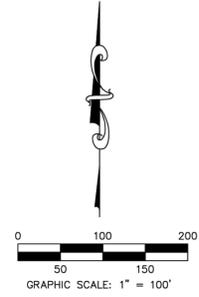
BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000137591638.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP FOUND, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM STATIC DATA COLLECTED ON SAID POINT.

BENCHMARK NOTE:
TBM #1 - SQUARE CUT ON TOP OF A CONCRETE BASE OF A LCRA TRANSMISSION POLE IN THE MIDDLE OF RONALD REAGAN BOULEVARD, ±580 FEET SOUTH OF THE INTERSECTION BETWEEN HERO WAY AND RONALD REAGAN BOULEVARD, AND ±150 FEET NORTH OF THE INTERSECTION BETWEEN RONALD REAGAN BOULEVARD AND CREEKVIEW CIRCLE. ELEVATION = 937.16'.
TBM #2 - SQUARE CUT ON TOP OF A CONCRETE BASE OF A LCRA TRANSMISSION POLE IN THE MIDDLE OF RONALD REAGAN BOULEVARD, ±580 FEET SOUTH OF THE INTERSECTION BETWEEN RONALD REAGAN BOULEVARD AND CREEKVIEW CIRCLE, AND ±1900 FEET NORTHEAST OF THE INTERSECTION BETWEEN RONALD REAGAN BOULEVARD AND RANCH ROAD 2243. ELEVATION = 929.22'.



LEGEND	
---	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - -	EXISTING EASEMENTS
△	CALCULATED POINT
○	1/2" IRON ROD SET W/PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC"
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	IRON ROD WITH "MILCO ROW 5777" CAP FOUND (UNLESS NOTED)
△	SURVEY CONTROL POINT
⊙	BENCHMARK
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2003078726
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2024043890
(.....)	RECORD INFORMATION OF ADJACENT PROPERTY



CAPITAL SURVEYING

925 S CAPITAL OF TEXAS HIGHWAY
BLDG. B, SUITE 115, AUSTIN, TEXAS 78746
info@capitalsurveying.com (812) 327-4006
TBPELS FIRM #1012870

Date: 4/14/2025
Project: 00002
Scale: 1" = 100'
Reviewer: FP
Tech: AK
Field Crew: JZ
Survey Date: JAN, 2025
Sheet: 2 OF 4

JNK PROPERTIES 1, LTD.
REMAINDER OF A
CALLED 60.0 ACRES
DOC. NO. 2021182868
O.P.R.W.C.T.
DESCRIBED IN
DOC. NO. 2003078335
O.P.R.W.C.T.

APPROXIMATE LOCATION
OF ZONE "AE" AS SCALED
FROM FEMA FLOOD MAP
(GRAY CROSS HATCH)

APPROXIMATE LOCATION OF
ZONE "X" (UNSHADED) AS
SHOWN ON FEMA FLOOD MAP

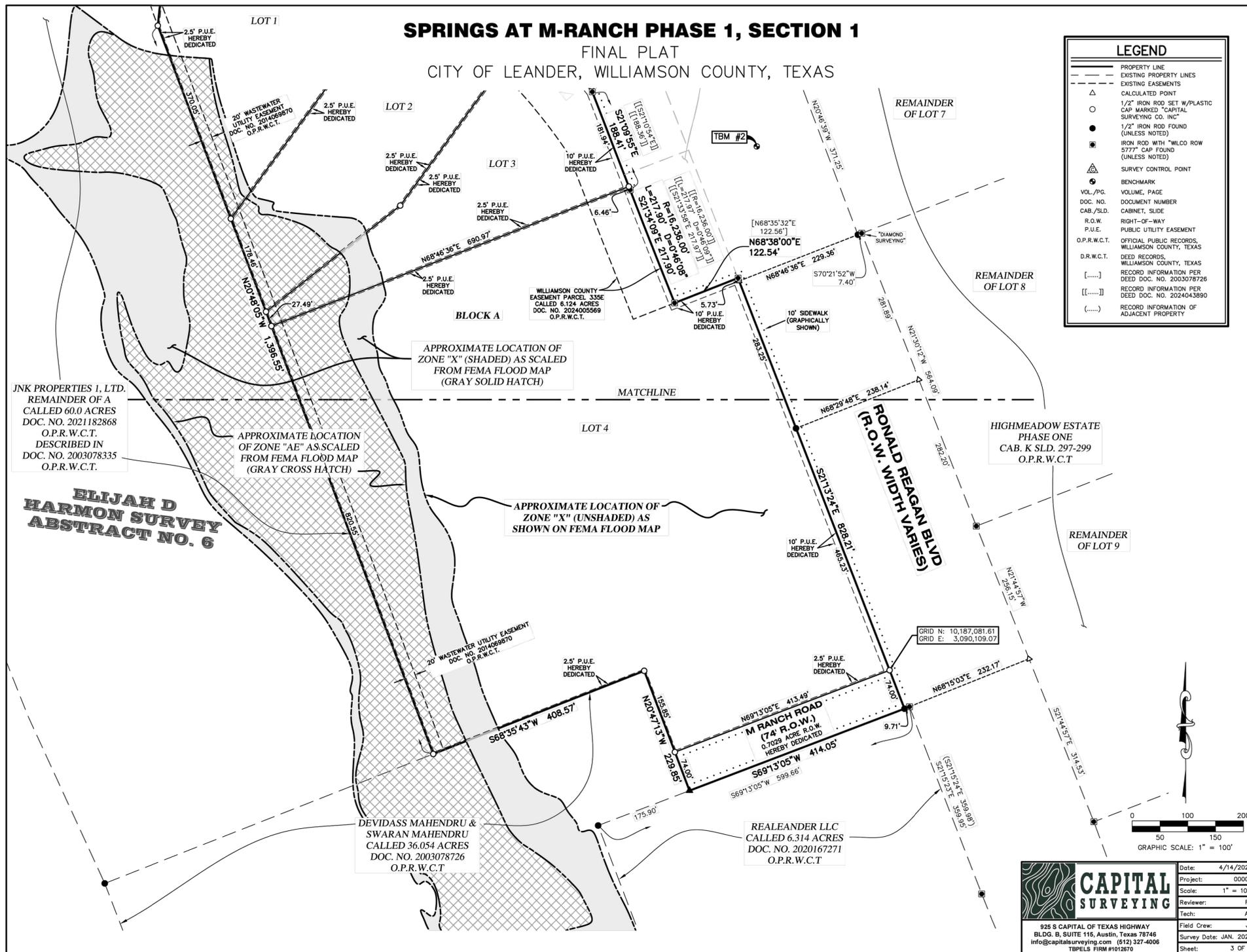
APPROXIMATE LOCATION OF
ZONE "X" (SHADED) AS SCALED
FROM FEMA FLOOD MAP
(GRAY SOLID HATCH)

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Plat 2
The Springs at M Ranch
Phase 1
SB Ronald Reagan Boulevard
Leander, Texas 78641
Williamson County, Texas

Design: TE
CAD: DM, RH, Review: SLI
Project No: JNK 70475
Sheet: 4 of 69
SP-2025-xxxx

Revision	Date	By	App	Comment



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Plat 3
The Springs at M Ranch
Phase 1
SB Ronald Reagan Boulevard
Leander, Texas 78641
Williamson County, Texas

Design: TE
CAD: DM, RH | Review: SLI
Project No: JNK 70475
Sheet: **5** of **69**
SP-2025-xxxx

Revision	Date	By	App	Comment



Match Line Sheet 8

Tree Legend

	Trees to Remain		Heritage Trees
	Protected Trees		Heritage Trees to be Removed
	Trees to be Removed		

- Site Demolition Notes**
1. Install all tree protection fencing as per sheet ?.
 2. All demolition within the full critical root zone of preserved trees to be performed with hand tools only.
 3. A pre-construction meeting with the Environmental Inspector is required prior to any site disturbance.
 4. All abandoned piping is to be plugged.
 5. Existing trees on the site are to remain unless noted otherwise.
 6. Contractor is to remove all demolished materials from site, and to repair or replace any materials or items designated to remain.
 7. Demolition work should be completed prior to any commencement of work on the proposed building.
 8. Contractor to remove gas & water meters and return meters to respective utility companies.
 9. Contractor to use "Sidewalk Closed" signs during sidewalk closures.
 10. Notify contracting officer and arborist before commencement of work which may jeopardize the well-being of any trees to remain.

Benchmarks

B.M. #1 - Square cut in power pole base Elevation = 937.16
B.M. #2 - Square cut in power pole base Elevation = 929.22

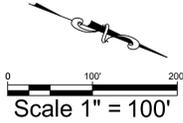


Tree List
See Sheet ## for the tree list.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Legal Description
15.33 Acres out of 70.10 acres JNK Properties 1, LTD Doc. 2021182868 Williamson County, Texas Public Records.

The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.



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AUSTIN BRYAN CONROE HOUSTON

Existing Conditions & Demolition Plan 1
The Springs at M Ranch
Phase 1
SB Ronald Reagan Boulevard
Leander, Texas 78641
Williamson County, Texas



Revision	Date	By	App	Comment

Tree List (Surveyed 03-20-2023)

Table with columns: #, City Code, Species, Trunks, Description, Caliper Equivalent, Status, Inspection Report Status. Rows include tree data such as Mesquite, Cedar Elm, Live Oak with various trunk counts and inspection statuses.

H = Heritage
P = Protected
M = Multiple
R = ROW

Table with columns: #, City Code, Species, Trunks, Description, Caliper Equivalent, Status, Inspection Report Status. Rows include tree data such as Live Oak, Cedar Elm, Pecan with various trunk counts and inspection statuses.

Table with columns: #, City Code, Species, Trunks, Description, Caliper Equivalent, Status, Inspection Report Status. Rows include tree data such as Live Oak, Cedar Elm, Pecan, Mimososa with various trunk counts and inspection statuses.

Table with columns: #, City Code, Species, Trunks, Description, Caliper Equivalent, Status, Inspection Report Status. Rows include tree data such as Cedar Elm, Live Oak, Post Oak with various trunk counts and inspection statuses.

Benchmarks

B.M. #1 - Square cut in power pole base
Elevation = 937.16

B.M. #2 - Square cut in power pole base
Elevation = 929.22



Legal Description

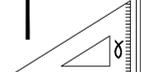
15.33 Acres out of 70.10 acres JNK Properties 1, LTD Doc. 2021182868 Williamson County, Texas Public Records.

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BLEYL ENGINEERING

PLANNING • DESIGN • MANAGEMENT
7701 San Felipe Blvd., Suite 200, Austin TX 78729
Texas Firm Registration No. F-678
Tel. 512-454-2400
www.bleylengineering.com



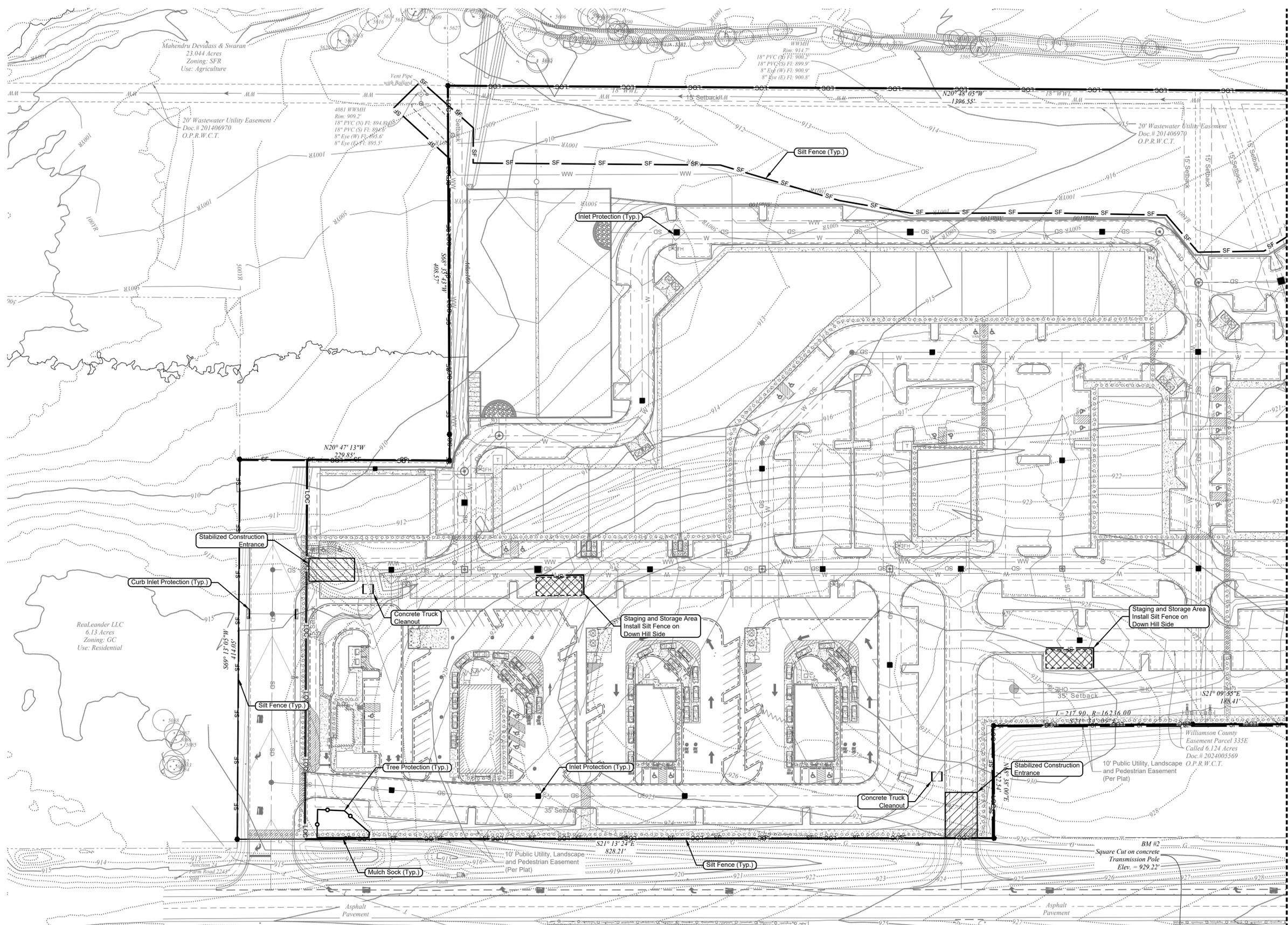
Tree List

The Springs at M Ranch
Phase 1
SB Ronald Reagan Boulevard
Leander, Texas 78641
Williamson County, Texas

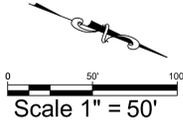


Design: TE
CAD: DM, RH, Review: SLI
Project No: JNK 70475

Revision: _____ Date: _____ By: _____ Comment: _____



Match Line Sheet 11



Legend

	Proposed Limits of Construction
	Proposed Silt Fence
	Proposed Mulch Sock
	Proposed Tree Protection Fence
	Proposed Inlet Protection
	Tree to be Removed

Benchmarks

B.M. #1 - Square cut in power pole base Elevation = 937.16
B.M. #2 - Square cut in power pole base Elevation = 929.22



Legal Description
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Erosion Notes

- The City of Leander environmental inspector has the authority to add or modify erosion/sediment controls on site throughout the duration of the project.

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AUSTIN BRYAN CONROE HOUSTON

Erosion & Sedimentation Control Plan 1

The Springs at M Ranch
Phase 1
SB Ronald Reagan Boulevard
Leander, Texas 78641
Williamson County, Texas

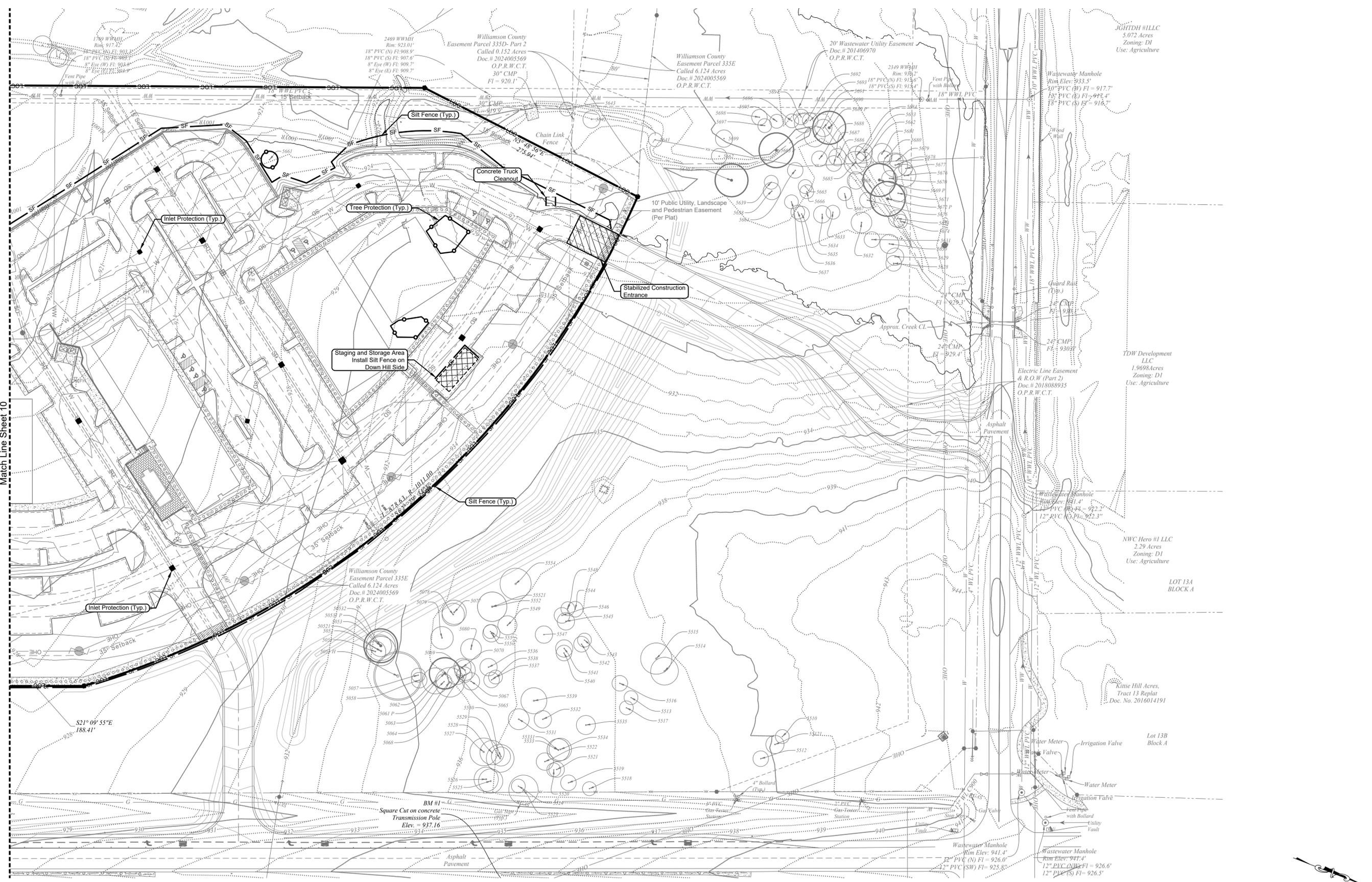


Design: TE
CAD: DM, RH, [Review] SLI
Project No: JNK 70475

Sheet: **10** of **69**
SP-2025-xxxx

Revision	Date	By	Appr	Comment

ORIGINAL LAYOUT SIZE - 24x36
Match Line Sheet 10
©2025 H:\JOBFILES\JNK_PROPERTIES\JNK_70475 (M RANCH) - COSET TO CURE\104 CAD\PILOT SHEETS\EROSION CONTROL PLAN.DWG 7/8/2025 3:08 PM Derek Mazurek



Legend	
— LOC —	Proposed Limits of Construction
— SF —	Proposed Silt Fence
— MS —	Proposed Mulch Sock
○	Proposed Tree Protection Fence
■	Proposed Inlet Protection
○	Tree to be Removed

Benchmarks	
B.M. #1 - Square cut in power pole base	Elevation = 937.16
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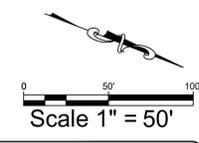
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Revision	Date	By	Appr	Comment

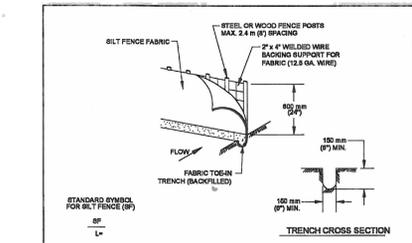
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AUSTIN BRYAN CONROE HOUSTON

Erosion & Sedimentation Control Plan 1
The Springs at M Ranch
Phase 1
SB Ronald Reagan Boulevard
Leander, Texas 78641
Williamson County, Texas

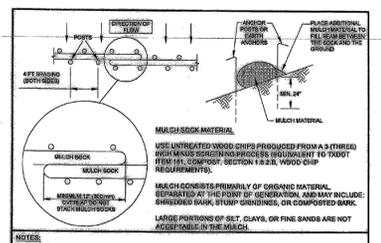


Design: TE
CAD: DM, RH, [Review: SLI]
Project No: JNK 70475
Sheet: 10 of 69
SP-2025-xxxx



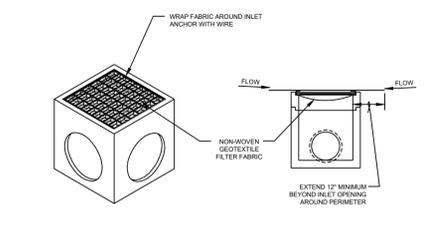
1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 100 mm (4 INCHES). IF WOOD POSTS CANNOT ACHIEVE 100 mm (4 INCH) DEPTH, USE STEEL POSTS.
2. THE TOP OF THE SILT FENCE SHALL BE TRENCHED WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 INCH) DEEP AND 150 mm (6 INCH) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE TRENCH AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPED EROSION FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 INCH). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL EROSION.

CITY OF AUSTIN WATER RESOURCES DEPARTMENT	SILT FENCE STANDARD SYMBOL FOR SILT FENCE (SF)	STANDARD NO. 642S-1
<i>Thayer & Thayer</i> 01/20/15	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS SYMBOL.	



1. STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 100 mm (4 INCHES). IF WOOD POSTS CANNOT ACHIEVE 100 mm (4 INCH) DEPTH, USE STEEL POSTS.
2. THE SIZE OF THE MULCH SOCK SHALL BE SIZED SO THAT THE MULCH SOCK IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW, IN ORDER TO PREVENT WATER FROM FLOWING BETWEEN THE MULCH SOCKS. THE MULCH SOCKS SHALL BE INSTALLED AT THE POINT OF GENERATION, AND MAY INCLUDE SHREDDED BARK, STUMP GRINDERS, OR COMPOSTED BARK.
3. MULCH SOCK MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO DUMP ON GROUND CONSTRUCTION DEBRIS, BODIES, OR ANIMALS.
4. SOCK MATERIAL WILL BE 100% BIODEGRADABLE, PHOTO DEGRADABLE, OR RECYCLABLE SUCH AS BURLAP, WOVEN WIRE, POLYPROPYLENE, POLYESTER, OR ANY OTHER ACCEPTABLE MATERIAL.
5. MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES STEEPER THAN 2:1 AND SHOULD NOT EXCEED THE MAXIMUM GRADING SLOPES PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, TABLE 4-5.1.1 FOR A GIVEN SLOPE CATEGORY.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 INCH). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL EROSION.

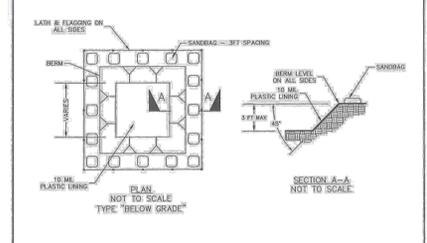
CITY OF AUSTIN WATER RESOURCES DEPARTMENT	MULCH SOCK STANDARD SYMBOL FOR MULCH SOCK (MS)	STANDARD NO. 648S-1
<i>Thayer & Thayer</i> 01/20/15	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS SYMBOL.	



PROPERTY	TEST METHOD	ASTM REQUIREMENTS
FABRIC WEIGHT	D 3775	3.0 OUNCES/SQUARE YARD
UV RADIATION STABILITY	D 4355	70% STRENGTH RETAINED MIN. AFTER 500 HOURS IN SENIOR ARC DEVICE
MULLEN BURST STRENGTH	D 3786	120 POUNDS PER SQUARE INCH
WATER FLOW RATE	D 4491	> 275 GALLONS/MINUTE/SQUARE FOOT

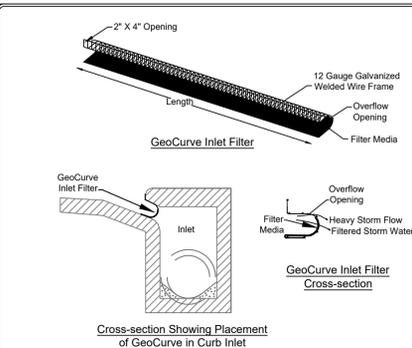
Contact GeoSolutions at 512-445-0790 for filter fabric.

CITY OF AUSTIN WATER RESOURCES DEPARTMENT	AREA INLET PROTECTION DETAIL	STANDARD NO. 648S-1
<i>Thayer & Thayer</i> 01/20/15	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	



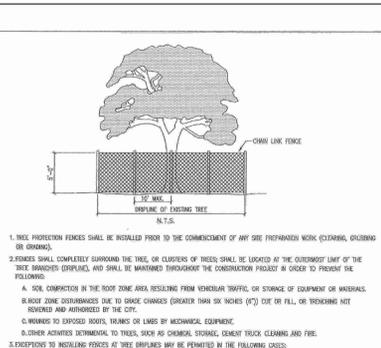
1. ONLY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2". DO NOT ALLOW SILT TO ENTER STORM SYSTEM WHEN REMOVING INLET.
1. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
1. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

CITY OF AUSTIN WATER RESOURCES DEPARTMENT	ROCK BERM STANDARD SYMBOL FOR ROCK BERM (RB)	STANDARD NO. 639S-1
<i>Thayer & Thayer</i> 01/20/15	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS SYMBOL.	



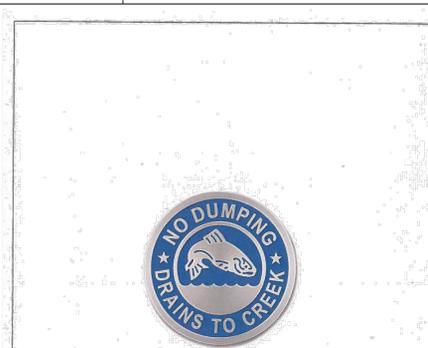
1. The GeoCurve Inlet Filter shall be forced into the curb inlet to create a compression fit into the inlet.
2. The filter media for projects within City of Austin jurisdiction is to be GeoSolutions Cl-1 woven filter fabric.
3. The filter media is to be attached to the wire frame with hog rings leaving an overflow opening above the filter media.
4. Inspection shall be made by the contractor and silt accumulation must be removed when the depth reaches 2 inches.
5. Inlet filter shall be removed upon stabilization of the sediment source.

CITY OF AUSTIN WATER RESOURCES DEPARTMENT	GeoCurve Inlet Filter Standard Detail	STANDARD NO. 642S-1
<i>Thayer & Thayer</i> 01/20/15	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS SYMBOL.	



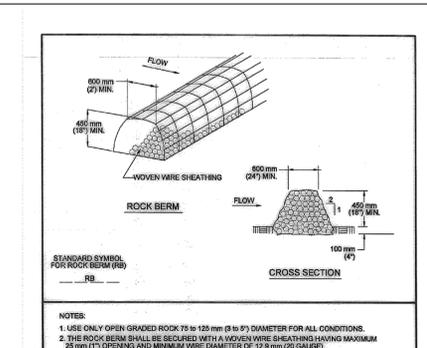
1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES, AND BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DIAPHRAM) AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD IN ORDER TO PREVENT THE FOLLOWING:
 - A. SOIL COMPACTION IN THE ROOT ZONE AREA, RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
 - B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL, OR TRENCHING NOT SOURED AND APPROVED BY THE CITY.
 - C. WOUNDS TO EXPOSED BRANCHES OR LIMBS BY MECHANICAL EQUIPMENT.
 - D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, LIGHT TRUCK CLEANING AND FUEL.
3. EXCEPTION TO WOUNDING FORCES AT TREE BRANCHES MAY BE PERMITTED IN THE FOLLOWING CASES:
 - A. BRANCH FENCES ARE TO BE INSTALLED, STRICTLY THE FENCE AT THE OUTER LIMBS OF THE PERMANENT PRUNED AREA.
 - B. MAJOR TREES ARE CLOSE TO PROPOSED BRIDGES, EXISTING FENCES NO CLOSER THAN SIX FEET (6'-0") TO BRIDGES.
 - C. CRITICAL ROOT ZONE REQUIREMENTS:
 - A. NO CONSTRUCTION OR INTERFERENCE SHALL OCCUR WITHIN AN AREA THAT CONTAINS MORE THAN FIFTY (50%) OF THE TOTAL CRITICAL ROOT ZONE AND THE INLET THE TOTAL CRITICAL ROOT ZONE OF THE CRITICAL ROOT ZONE (THE CRITICAL ROOT ZONE SHALL BE DETERMINED BY THE CITY ENGINEER, OR SPECIALIST, OR THE TREE CARE PROFESSIONAL, AND MAINTAINED BY THE CONTRACTOR).
 - B. THE CRITICAL ROOT ZONE SHALL BE FLAGGED AND ENCLOSED WITH PROTECTIVE FENCING DURING CONSTRUCTION, THE FENCING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, AND MAINTAINED BY THE CONTRACTOR.
 - C. CLEAR OR FILL THAT IS GREATER THAN FOUR (4) INCHES IN DEPTH AND THE SLOPING OF MAJOR ROOTS SHALL BE CONSIDERED DISTURBANCES FOR THE PURPOSES OF THIS ORDINANCE.
 - D. WITHIN THE PROTECTED CRITICAL ROOT ZONE, ONLY FLOORS, DECKING, OR SIMILAR CONSTRUCTION, MAY BE APPROVED AND SHALL NOT AFFECT THE BRANCHING OF THE TREE.
 - E. IF PROTECTED OR NEAR PROTECTION OF THE CRITICAL ROOT ZONE OF A TREE DOES NOT MEET THE REQUIREMENTS OF THIS ORDINANCE, THEN THE TREE SHALL BE CONSIDERED REMOVED AND SHALL ACQUIRE MITIGATION IN ACCORDANCE WITH THIS ORDINANCE.

CITY OF LEANER, TEXAS WATER RESOURCES DEPARTMENT	TREE PROTECTION	STANDARD NO. 648S-1
<i>Thayer & Thayer</i> 01/20/15	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS SYMBOL.	



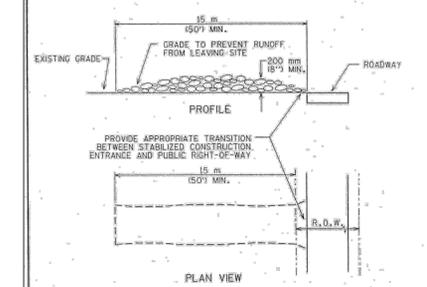
1. INSTALL 4" DIAMETER STAINLESS STEEL "NO DUMPING - DRAINS TO CREEK" MARKER, FACTORY PAINTED BLUE AS SHOWN, 2" ABOVE VERTICAL FACE OF INLET AT MIDPOINT OF ALL INLETS.
2. MARKER SHALL BE AFFIXED TO SURFACE WITH ADHESIVE PER MANUFACTURER'S RECOMMENDATIONS.
3. MARKER SHALL BE MANUFACTURED BY ALMATEX INDUSTRIES OR APPROVED EQUAL:
 - 2 JOY DRIVE, HACKBETTSTOWN, NJ 07840 (800) 248-2080 WWW.ALMATEX.COM

CITY OF LEANER, TEXAS WATER RESOURCES DEPARTMENT	STORM DRAIN MARKERS	STANDARD NO. 648S-1
<i>Thayer & Thayer</i> 01/20/15	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS SYMBOL.	



1. USE ONLY OPEN GRADED ROCK 75 TO 125 mm (3 TO 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MINIMUM 25 mm (1") OPENINGS AND MINIMUM WIRE DIAMETER OF 12.5 mm (0.5 INCH).
3. THE ROCK BERM SHALL BE INSPECTED DAILY AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION. THE ROCK BERM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTATION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN WATER RESOURCES DEPARTMENT	ROCK BERM	STANDARD NO. 639S-1
<i>Thayer & Thayer</i> 01/20/15	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS SYMBOL.	



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

CITY OF AUSTIN WATER RESOURCES DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	STANDARD NO. 641S-1
<i>Thayer & Thayer</i> 01/20/15	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS SYMBOL.	

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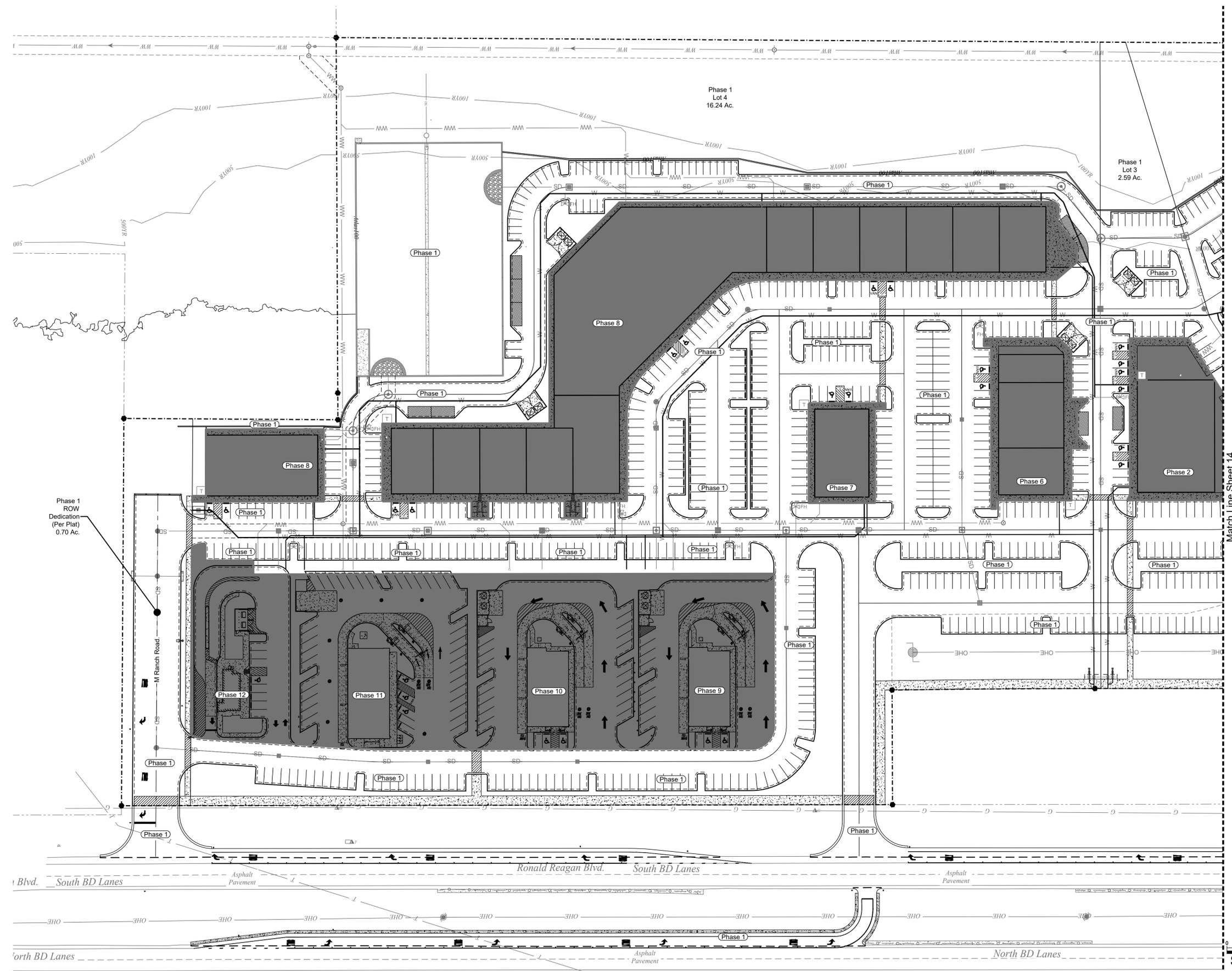
Erosion Control Details
The Springs at M Ranch
Phase 1
SB Ronald Reagan Boulevard
Leander, Texas 78641
Williamson County, Texas

STEVEN L. HINEN
REGISTERED PROFESSIONAL ENGINEER
81976
7/8/25

Design: TE
CAD: DM, RH, [Review: SLI]
Project No: JNK 70475
Sheet: 12 of 69
SP-2025-xxxx

By: [Signature] Comment: [Blank]
Date: [Blank] Revision: [Blank]

ORIGINAL LAYOUT SIZE - 24X36
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Phase 1 ROW Dedication (Per Plat) 0.70 Ac.

Match Line Sheet 14

Scale 1" = 50'

Benchmarks
B.M. #1 - Square cut in power pole base
Elevation = 937.16
B.M. #2 - Square cut in power pole base
Elevation = 929.22



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Phasing Plan 1
The Springs at M Ranch
Phase 1
SB Ronald Reagan Boulevard
Leander, Texas 78641
Williamson County, Texas



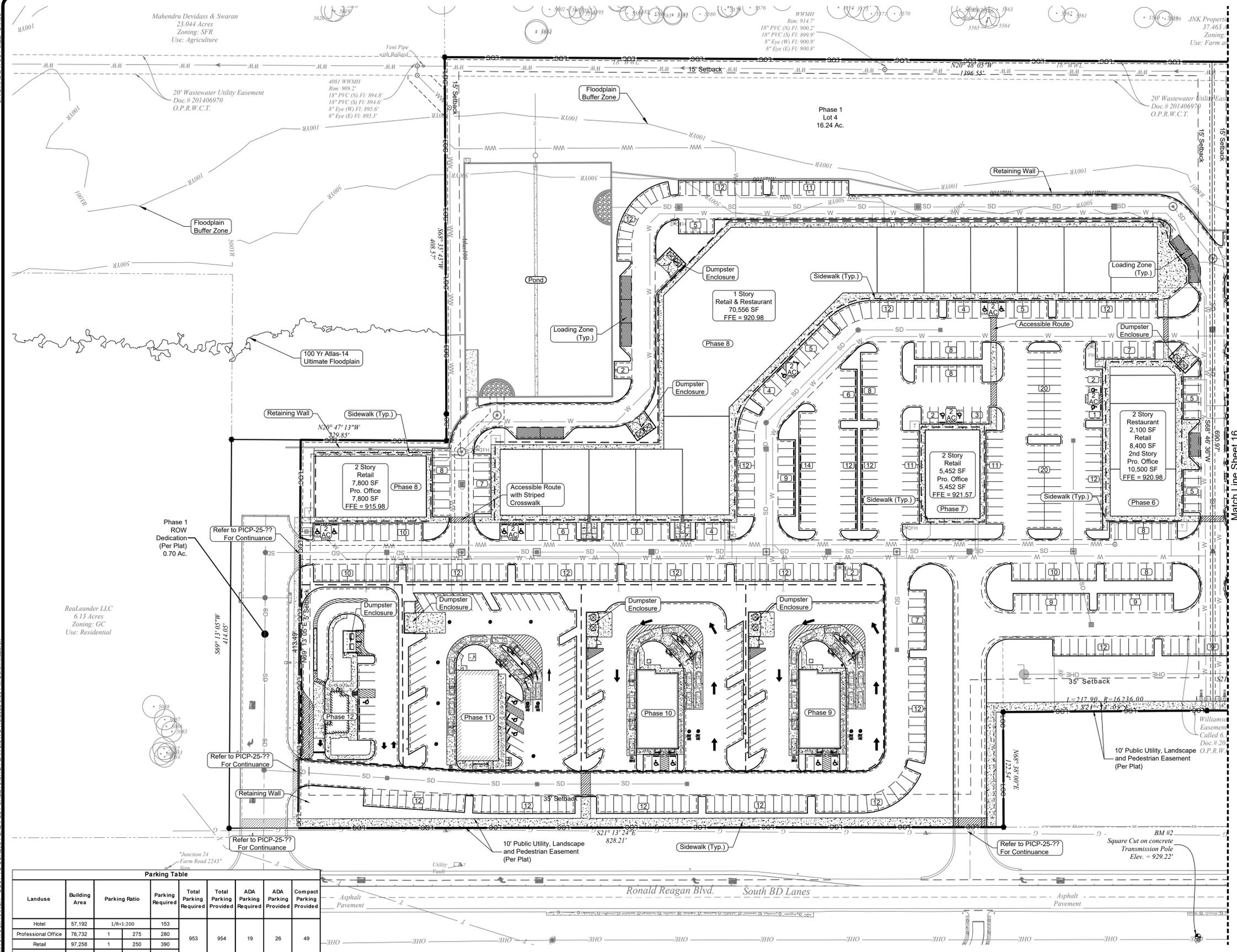
Design: TE
CAD: DM, RH | Review: SLI
Project No: JNK 70475

Sheet: **13** of **69**
SP-2025-xxxx

Revision	Date	By	App	Comment

AUSTIN BRYAN CONROE HOUSTON

ORIGINAL LAYOUT SIZE: 24X36
 @2025 H:\JOBFILES\JNK PROPERTIES\JNK 70475 (M. RANCH) - COST TO CURE\04 CAD\PILOT SHEETS\SITE PLAN 2.DWG 7/8/2025 3:09 PM Derek Mazurek



Land Use Summary			
Zoning:	GC-2-B		
Proposed Use Lot 1	Retail / Restaurant		
Proposed Use Lot 2	Hotel		
Proposed Use Lot 3	Medical Office		
Proposed Use Lot 4	Retail / Restaurant		
	S.F.	Ac.	%
Site Area:	1,162,691	26.692	100%
Building Impervious Cover Lot 1	19,294	0.443	2%
Building Impervious Cover Lot 2	14,629	0.336	1%
Building Impervious Cover Lot 3	9,960	0.229	1%
Building Impervious Cover Lot 4	111,548	2.561	10%
Total Impervious Cover:	648,677	14.892	56%

Legend	
—	Property Line
●	Property Pin
—W—	Existing Wastewater Line
—W—	Existing Wastewater Manhole
—W—	Existing Water Line
—W—	Existing Water Valve
—W—	Existing Water Meter
—W—	Existing Fire Hydrant
—	Easement
—	ADA Accessible Route
—W—	Wastewater Line
—W—	Wastewater Cleanout
—W—	Wastewater Manhole
—W—	Water Line
—W—	Water Valve
—W—	Water Meter
—W—	Water AARV
—W—	Fire Hydrant
—W—	Storm Drain Line
—	Grate Inlet
○	Tree

Parking Table						
Landuse	Building Area	Parking Ratio	Parking Required	Total Parking Required	Total Parking Provided	ADA Parking Provided
Hotel	57,192	1/R+1,200	153			
Professional Office	76,732	1	275	953	954	19
Retail	97,258	1	250			26
Restaurant	13,000	1	100	130		49

Site Plan Notes

- All site utility lines are proposed to be located underground.
- Exterior lighting shall be shielded such that the light source is not directly visible from the public ROW or adjacent residential districts or uses at the property line. Unshielded "wall pack" lighting is not proposed.
- At Clawson Disposal, Inc. shall be the sole provider of waste hauling for this site after construction.
- Air conditioning units are not proposed forward the front wall of the building.
- Garbage dumpsters are located no closer to a roadway than the front wall of the principal structure located closest to the roadway. Garbage dumpsters are screened by a wall (comprised of masonry compatible with the structure or WoodCrete) at least as high as the container. The open side to the dumpster or other trash receptacle is a gate constructed of solid wood or metal. The dumpster is oriented for pickup by a front load garbage truck.
- For 90 gallon roll out container stored outside, it is required to be enclosed by privacy fence.
- Phases 2 thru 8 shall be completed within 4 years.

Benchmarks

B.M. #1 - Square cut in power pole base
Elevation = 937.16

B.M. #2 - Square cut in power pole base
Elevation = 929.22

Legal Description
15.33 Acres out of 70.10 acres JNK Properties 1, LTD Doc. 2021182868 Williamson County, Texas Public Records.

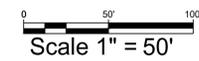


Note

1. All easements of record as indicated on the most recent title run (dated: _____, conducted by _____) for this property are shown on this site plan.

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Revision	Date	By	Appr	Comment

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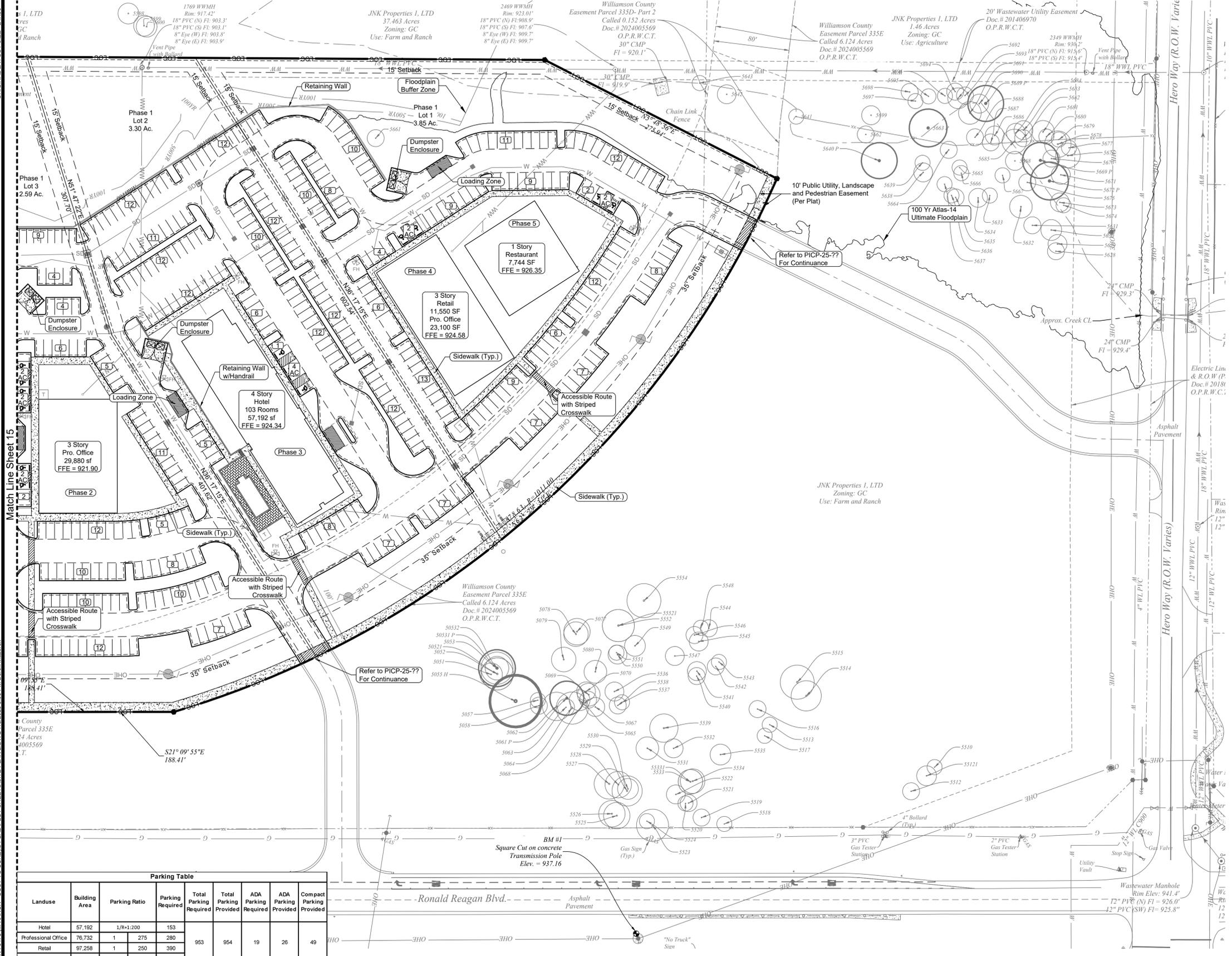
AUSTIN BRYAN CONROE HOUSTON

Site Plan 1
 The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas

Design: TE
 CAD: DM, RH | Review: SLI
 Project No: JNK 70475

Sheet: **15** of **69**
SP-2025-xxxx

ORIGINAL LAYOUT SIZE: 24X36
 ©2025 H. LOEBL & ASSOCIATES, INC. JNK PROPERTIES 1, LTD. RANCH - COST TO CURE: 104. CAD/PLOT SHEETS/SITE PLAN 2 DWG 7/8/2025 3:09 PM Derek Mazurek



Land Use Summary

Zoning:	GC-2-B		
Proposed Use Lot 1	Retail / Restaurant		
Proposed Use Lot 2	Hotel		
Proposed Use Lot 3	Medical Office		
Proposed Use Lot 4	Retail / Restaurant		
Site Area:	S.F.	Ac.	%
Building Impervious Cover Lot 1	19,294	0.443	2%
Building Impervious Cover Lot 2	14,629	0.336	1%
Building Impervious Cover Lot 3	9,980	0.229	1%
Building Impervious Cover Lot 4	111,548	2.561	10%
Total Impervious Cover:	648,677	14.892	56%

Property Line	Easement
Property Pin	ADA Accessible Route
Existing Wastewater Line	Wastewater Line
Existing Wastewater Manhole	Wastewater Cleanout
Existing Water Line	Wastewater Manhole
Existing Water Valve	Water Line
Existing Water Meter	Water Valve
Existing Fire Hydrant	Water Meter
	Water AARV
	Fire Hydrant
	Storm Drain Line
	Grate Inlet

Parking Table

Landuse	Building Area	Parking Ratio	Parking Required	Total Parking Required	Total Parking Provided	ADA Parking Required	ADA Parking Provided	Compact Parking Provided
Hotel	57,192	1/R+1:200	153	963	954	19	26	49
Professional Office	76,732	1	275					
Retail	97,258	1	250					
Restaurant	13,000	1	130					

- #### Site Plan Notes
- All site utility lines are proposed to be located underground.
 - Exterior lighting shall be shielded such that the light source is not directly visible from the public ROW or adjacent residential districts or uses at the property line. Unshielded "wall pack" lighting is not proposed.
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 - For 90 gallon roll out container stored outside, it is required to be enclosed by privacy fence.
 - Phases 2 thru 8 shall be completed within 4 years.

Benchmarks

B.M. #1 - Square cut in power pole base
Elevation = 937.16

B.M. #2 - Square cut in power pole base
Elevation = 929.22

Legal Description

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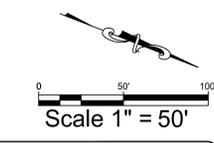


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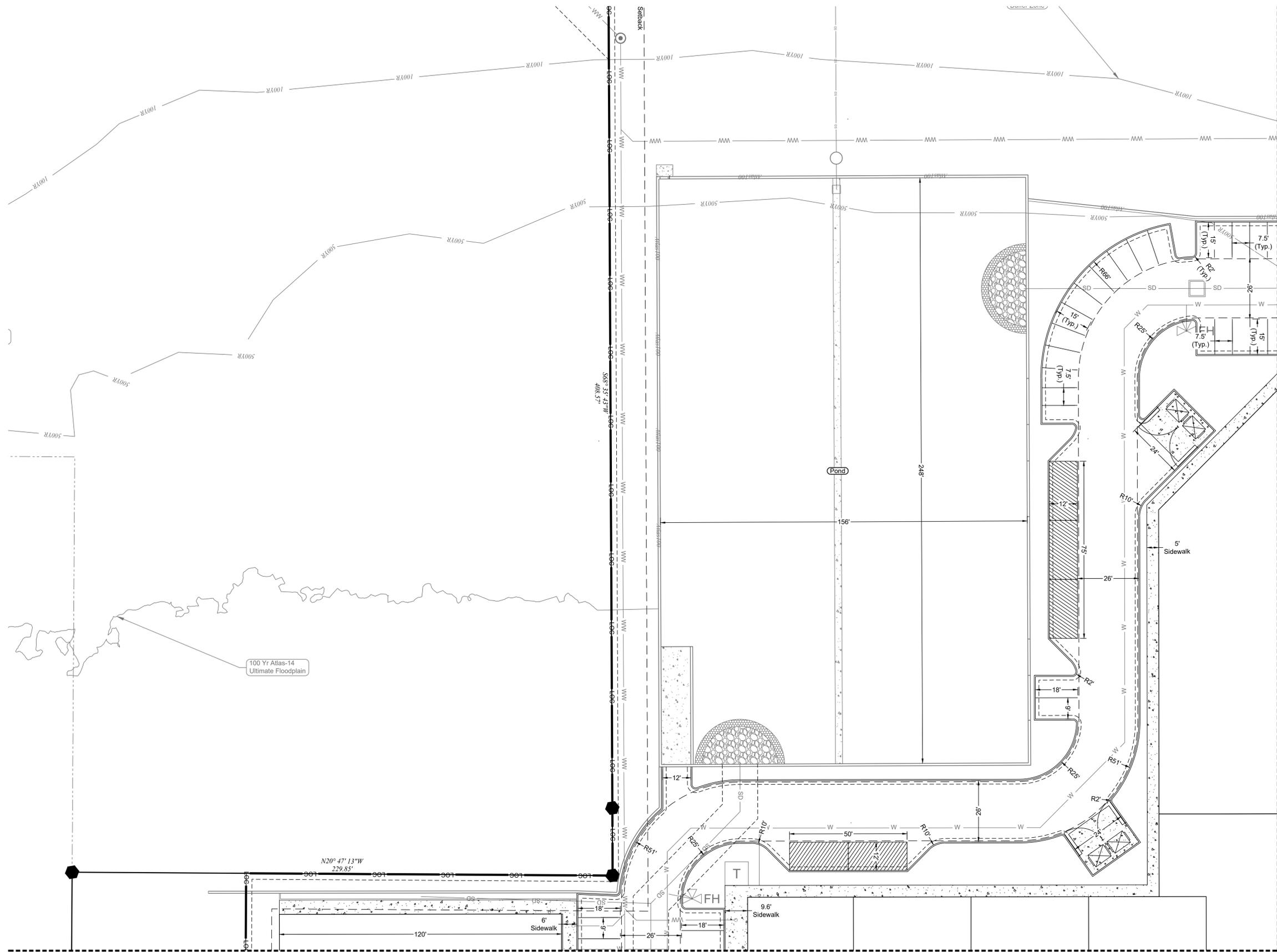
Site Plan 2
 The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas

Design: TE
 CAD: DM, RH, [Review] SLI
 Project No: JNK 70475

Sheet: **16** of **69**
SP-2025-xxxx

ORIGINAL LAYOUT SIZE - 24X36

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Match Line Sheet 24

Match Line Sheet 18

Benchmarks

B.M. #1 - Square cut in power pole base
Elevation = 937.16

B.M. #2 - Square cut in power pole base
Elevation = 929.22

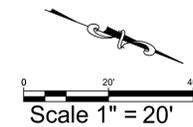
Legal Description

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Scale 1" = 20'

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Dimensional Control 1

The Springs at M Ranch
Phase 1
SB Ronald Reagan Boulevard
Leander, Texas 78641
Williamson County, Texas



Design: TE

CAD: DM, RH, Review: SLI

Project No: JNK 70475

Sheet: 17 of 69

SP-2025-xxxx

Revision	Date	By	App	Comment

ORIGINAL LAYOUT SIZE - 24X36
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Phase 1
Lot 4
16.24 Ac.

Match Line Sheet 17

Match Line Sheet 19

Match Line Sheet 23

1 Story
Retail & Restaurant
70,556 SF
FFE = 920.98

2 Story
Restaurant
2,100 SF
Retail
8,400 SF
2nd Story
Pro. Office
10,500 SF
FFE = 920.98

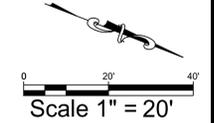
Benchmarks
B.M. #1 - Square cut in power pole base
Elevation = 937.16
B.M. #2 - Square cut in power pole base
Elevation = 929.22



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Dimensional Control 2
The Springs at M Ranch
Phase 1
SB Ronald Reagan Boulevard
Leander, Texas 78641
Williamson County, Texas



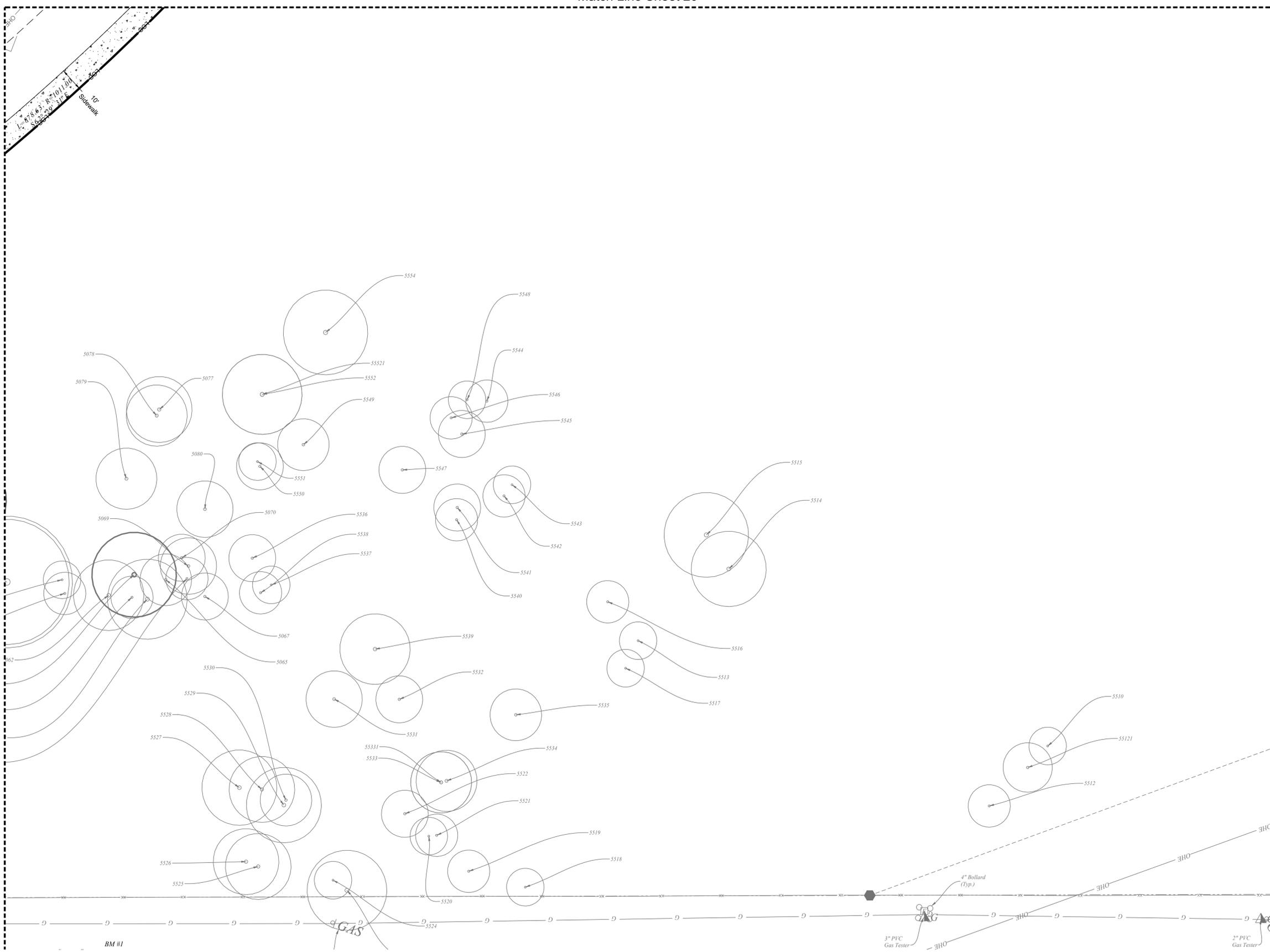
Design: TE
CAD: DM, RH | Review: SLI
Project No: JNK 70475
Sheet: **18** of **69**
SP-2025-xxxx

Revision	Date	By	App	Comment

AUSTIN BRYAN CONROE HOUSTON

ORIGINAL LAYOUT SIZE - 24x36

Match Line Sheet 22



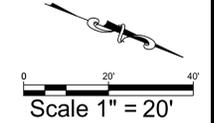
BM #1

GAS

3" PVC Gas Tester

4" Bollard (Typ.)

2" PVC Gas Tester



Benchmarks

B.M. #1 - Square cut in power pole base
Elevation = 937.16

B.M. #2 - Square cut in power pole base
Elevation = 929.22



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Legal Description

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Dimensional Control 5

The Springs at M Ranch
Phase 1
SB Ronald Reagan Boulevard
Leander, Texas 78641
Williamson County, Texas



Design: TE

CAD: DM, RH | Review: SLI

Project No: JNK 70475

Sheet: 21 of 69

SP-2025-xxxx

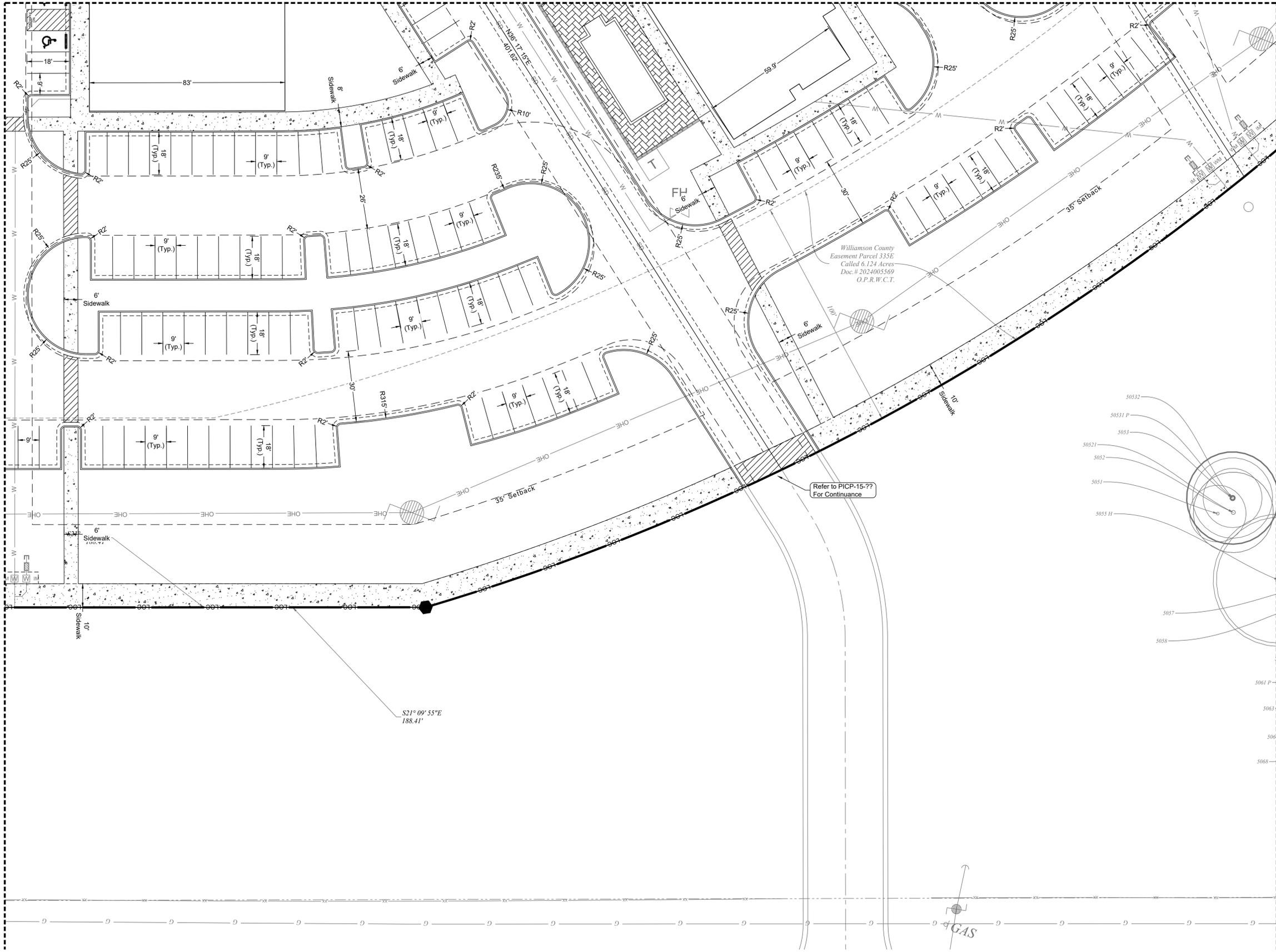
Revision | Date | By | App | Comment

ORIGINAL LAYOUT SIZE - 24X36

Match Line Sheet 23

Match Line Sheet 19

Match Line Sheet 21



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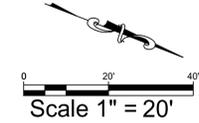
Benchmarks
 B.M. #1 - Square cut in power pole base
 Elevation = 937.16
 B.M. #2 - Square cut in power pole base
 Elevation = 929.22



Legal Description
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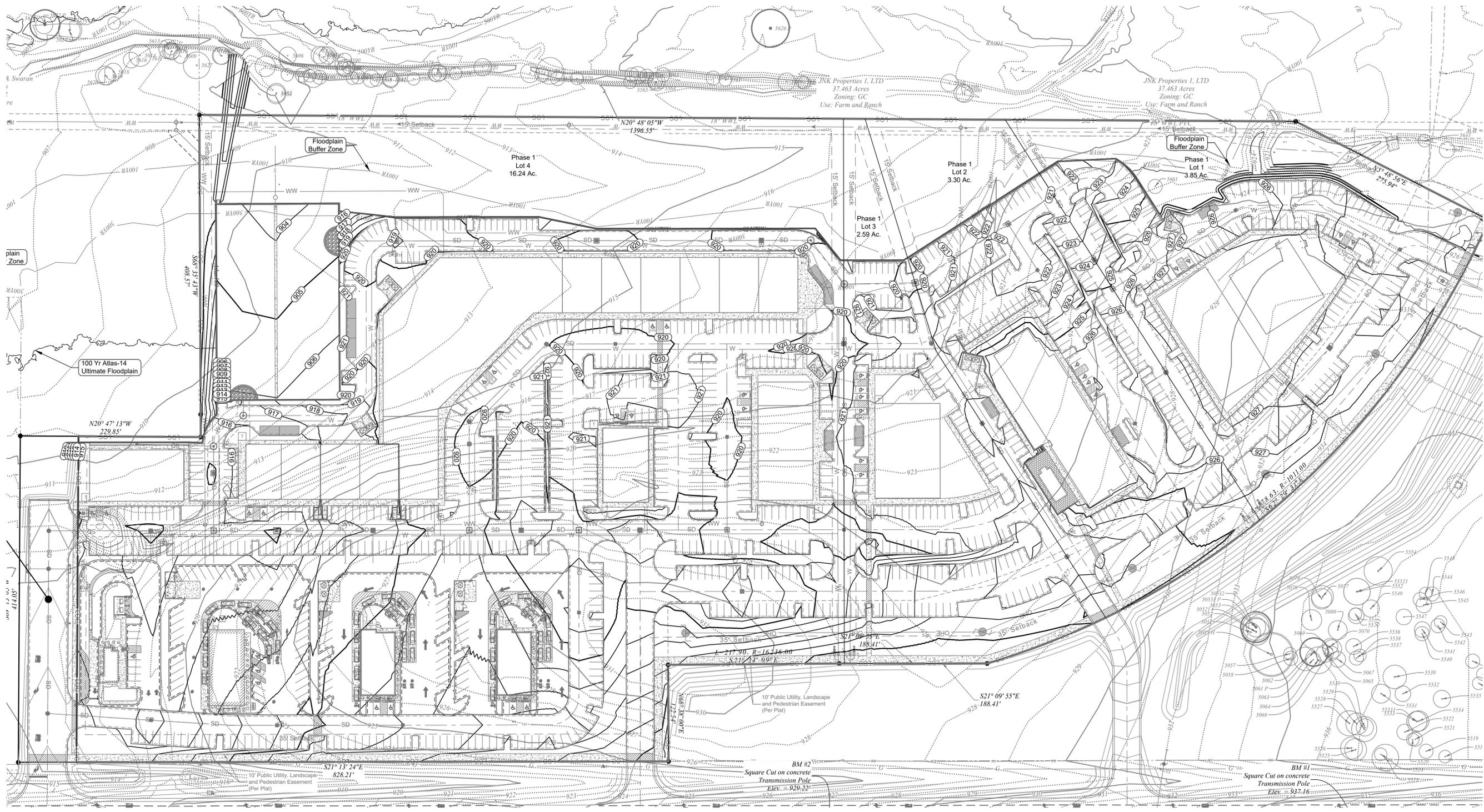
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Dimensional Control 6
 The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas



Design: TE
 CAD: DM, RH | Review: SLI
 Project No: JNK 70475
 Sheet: **22** of **69**
 SP-2025-xxxx

ORIGINAL LAYOUT SIZE - 24X36
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Note
 This project is subject to the Void and Water Flow Mitigation Rule (COA ECM 1.12.0 and COA Item No. 658S of the SSM) provision that all trenching greater than 5 feet deep must be inspected by a geologist (Texas P.G.) or a geologist's representative.

Curb Note
 Grading lines that indicate flows toward the curb shall be constructed as a catch curb. Grade lines that indicate flows away from curb shall be constructed as a spill curb.

Legend

- Existing Contour
- Proposed Contour
- Proposed Spot Elevation
- Top of Curb
- Bottom of Curb
- Proposed Limits of Construction
- Proposed Storm Drain Line
- Level Landing (Not to exceed 2% in any direction)
- ADA Ramp (Not to exceed 8.33%)

Benchmarks
 B.M. #1 - Square cut in power pole base
 Elevation = 937.16

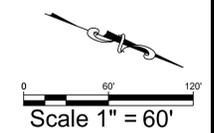
B.M. #2 - Square cut in power pole base
 Elevation = 929.22

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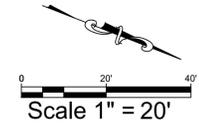
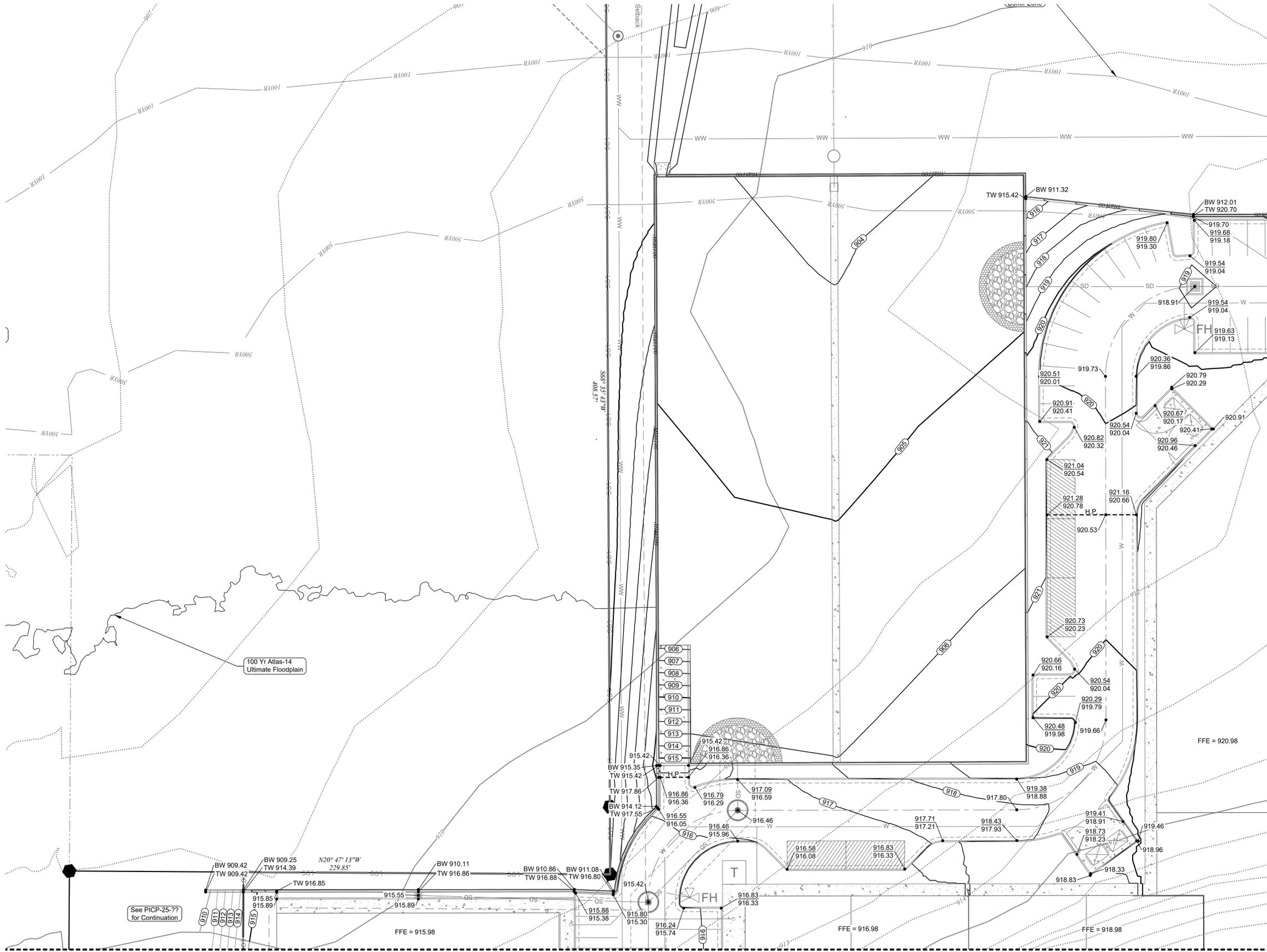
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Overall Grading Plan
 The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas



Design: TE
 CAD: DM, RH, [Review] SLI
 Project No: JNK 70475
 Sheet: **28** of **69**
 SP-2025-xxxx



Legend	
	Existing Contour
	Proposed Contour
	Proposed Spot Elevation
	Top of Curb Bottom of Curb
	Proposed Limits of Construction
	Proposed Storm Drain Line
	Level Landing (Not to exceed 2% in any Direction)
	ADA Ramp (Not to exceed 8.33%)

Revision	Date	By	App	Comment

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AUSTIN BRYAN CONROE HOUSTON

Grading Plan 1
 The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas



Design: TE
 CAD: DM, RH | Review: SLI
 Project No: JNK 70475
 Sheet: **29** of **69**
 SP-2025-xxxx

Benchmarks
 B.M. #1 - Square cut in power pole base
 Elevation = 937.16
 B.M. #2 - Square cut in power pole base
 Elevation = 929.22

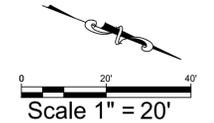
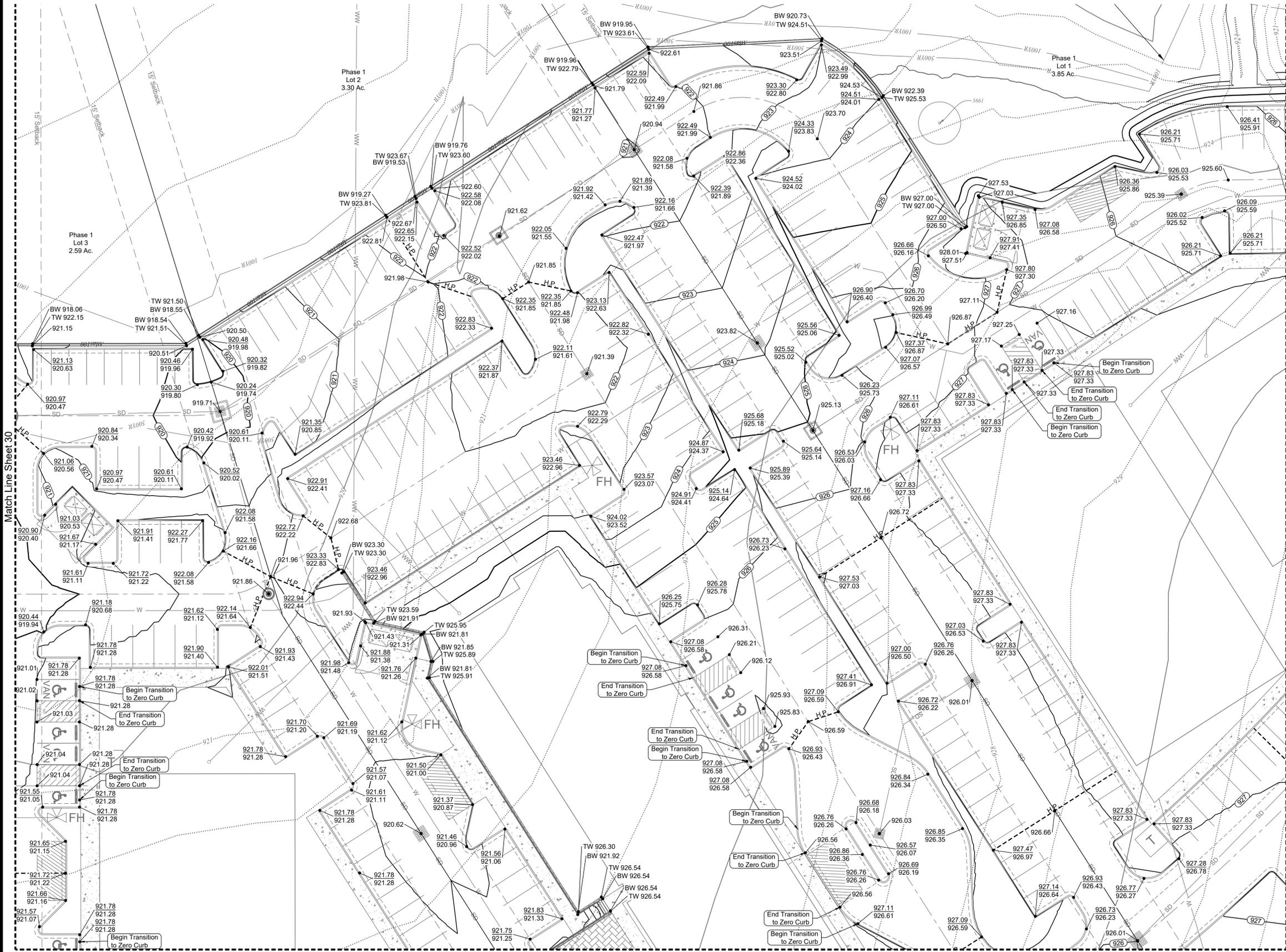


Legal Description
 15.33 Acres out of 70.10 acres JNK Properties 1, LTD Doc. 2021182868 Williamson County, Texas Public Records.

Curb Note
 Grading lines that indicate flows toward the curb shall be constructed as a catch curb. Grade lines that indicate flows away from curb shall be constructed as a spill curb.

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Legend	
	Existing Contour
	Proposed Contour
	Proposed Spot Elevation
	Top of Curb Bottom of Curb
	Proposed Limits of Construction
	Proposed Storm Drain Line
	Level Landing (Not to exceed 2% in any Direction)
	ADA Ramp (Not to exceed 8.33%)

Match Line Sheet 30

Match Line Sheet 32

Match Line Sheet 34

Benchmarks
 B.M. #1 - Square cut in power pole base
 Elevation = 937.16
 B.M. #2 - Square cut in power pole base
 Elevation = 929.22



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Legal Description
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Revision	Date	By	App	Comment

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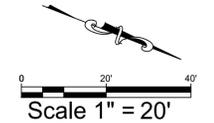
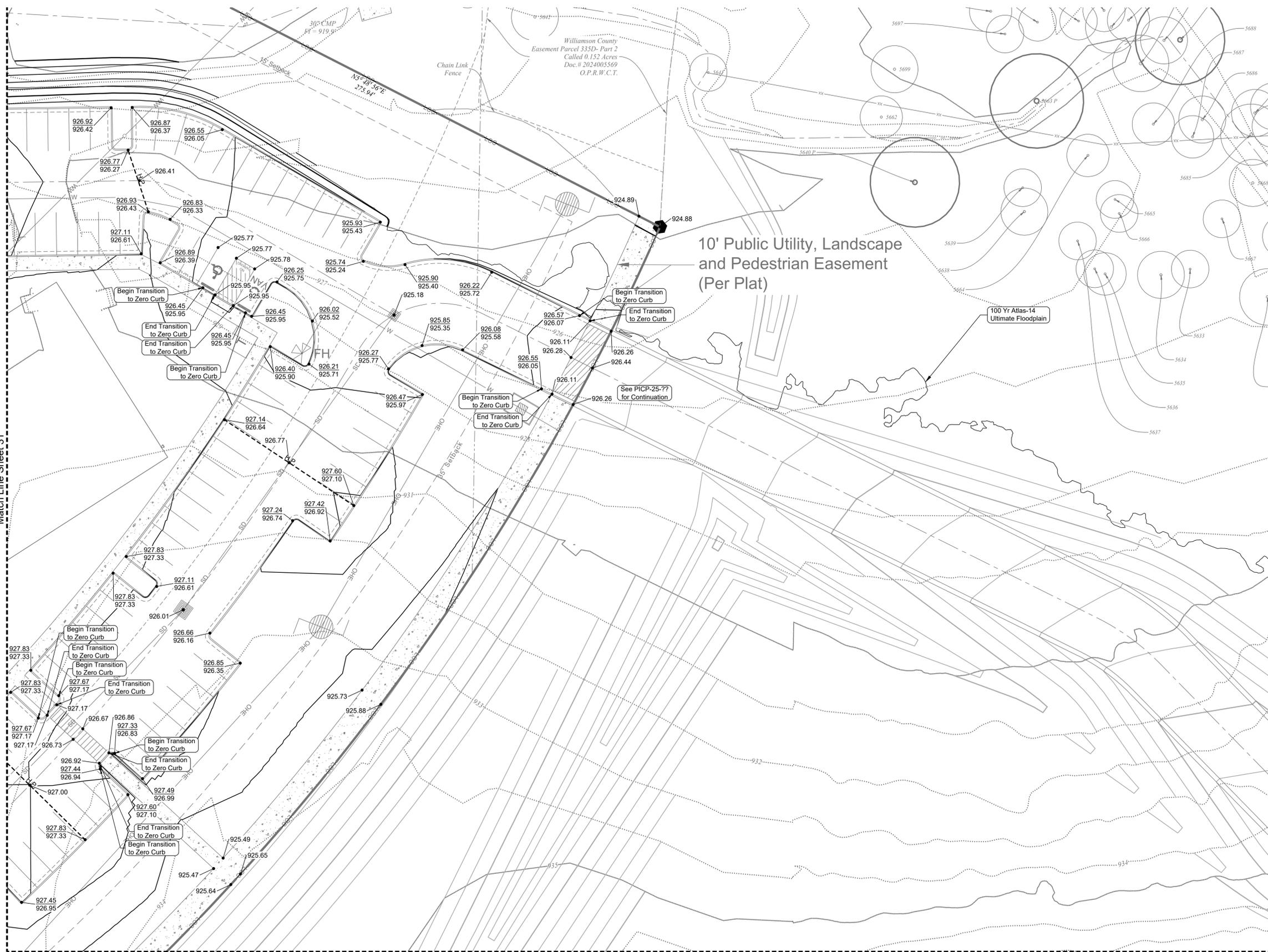
Grading Plan 3
 The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas



ORIGINAL LAYOUT SIZE - 24x36

Match Line Sheet 31

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Legend	
	Existing Contour
	Proposed Contour
	Proposed Spot Elevation
	Top of Curb
	Bottom of Curb
	Proposed Limits of Construction
	Proposed Storm Drain Line
	Level Landing (Not to exceed 2% in any Direction)
	ADA Ramp (Not to exceed 8.33%)

10' Public Utility, Landscape and Pedestrian Easement (Per Plat)

100 Yr Atlas-14 Ultimate Floodplain

Match Line Sheet 33

Benchmarks
 B.M. #1 - Square cut in power pole base
 Elevation = 937.16
 B.M. #2 - Square cut in power pole base
 Elevation = 929.22



Legal Description
 15.33 Acres out of 70.10 acres JNK Properties 1, LTD Doc. 2021182868 Williamson County, Texas Public Records.

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Grading Plan 4
 The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas



Design: TE
 CAD: DM, RH, Review: SLI
 Project No: JNK 70475

Sheet: **32** of **69**
 SP-2025-xxxx

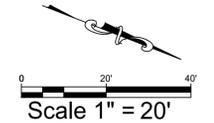
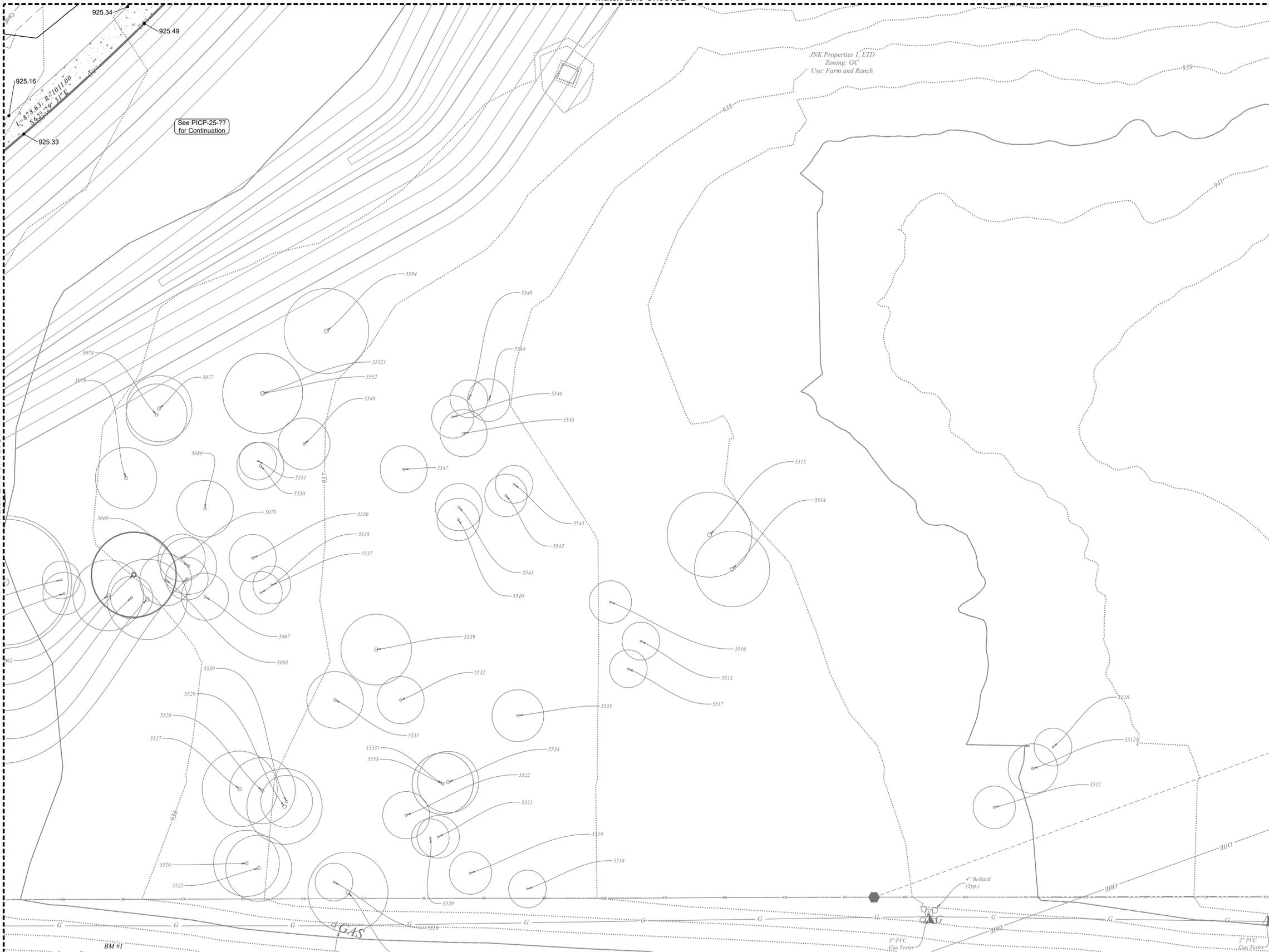
Revision	Date	By	App	Comment

ORIGINAL LAYOUT SIZE - 24X36

Match Line Sheet 34

@2025 H:\JOBFILES\JNK PROPERTIES\JNK 70475 (M RANCH) - COST TO CURE\04 CAD\PILOT SHEETS\GRADING PLAN DWG 7882025.3.12 PM Drenk Mazurek

Match Line Sheet 32



Legend	
	Existing Contour
	Proposed Contour
	Proposed Spot Elevation
	Top of Curb
	Bottom of Curb
	Proposed Limits of Construction
	Proposed Storm Drain Line
	Level Landing (Not to exceed 2% in any Direction)
	ADA Ramp (Not to exceed 8.33%)

Revision	Date	By	App	Comment

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AUSTIN BRYAN CONROE HOUSTON

Grading Plan 5
 The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas



Benchmarks
 B.M. #1 - Square cut in power pole base
 Elevation = 937.16
 B.M. #2 - Square cut in power pole base
 Elevation = 929.22



Legal Description
 15.33 Acres out of 70.10 acres JNK Properties 1, LTD Doc. 2021182868 Williamson County, Texas Public Records.

Curb Note
 Grading lines that indicate flows toward the curb shall be constructed as a catch curb. Grade lines that indicate flows away from curb shall be constructed as a spill curb.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

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Design: TE
 CAD: DM, RH | Review: SLI
 Project No: JNK 70475

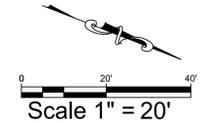
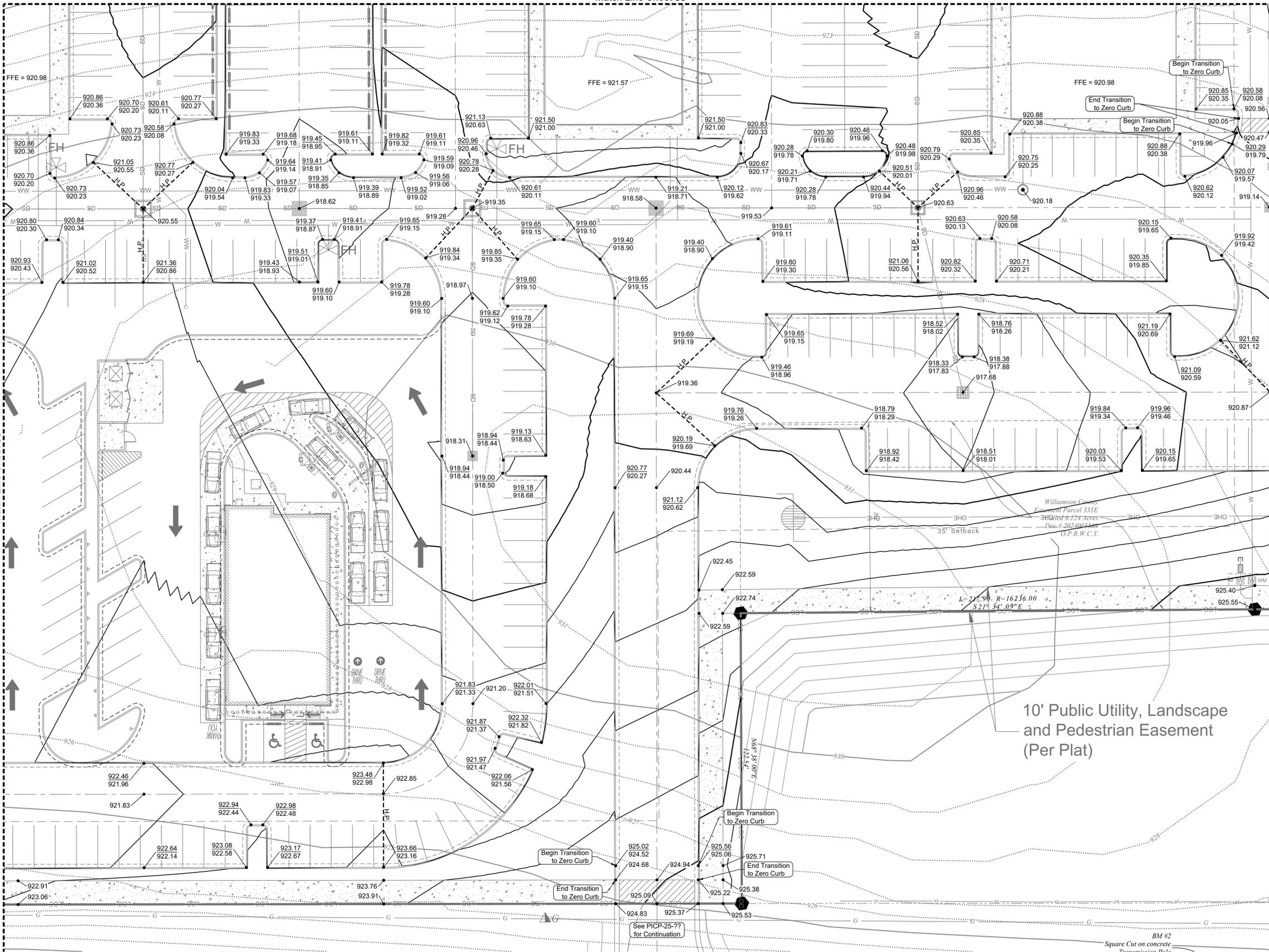
Sheet: **33** of **69**
 SP-2025-xxxx

ORIGINAL LAYOUT SIZE - 24X36

Match Line Sheet 36

@2025 H:\JOBFILES\JNK_PROPERTIES\JNK_70475 (M RANCH) - COST TO CURE\04 CAD\PILOT SHEETS\GRADING PLAN DWG 7882025.3:12 PM Drenk Mazurek

Match Line Sheet 30



Legend	
	Existing Contour
	Proposed Contour
	Proposed Spot Elevation
	Top of Curb
	Bottom of Curb
	Proposed Limits of Construction
	Proposed Storm Drain Line
	Level Landing (Not to exceed 2% in any Direction)
	ADA Ramp (Not to exceed 8.33%)

Revision	Date	By	Appr	Comment

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AUSTIN BRYAN CONROE HOUSTON

Grading Plan 7
 The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas



Design: TE
 CAD: DM, RH, [Review: SLI]
 Project No: JNK 70475
 Sheet: **35** of **69**
 SP-2025-xxxx

Benchmarks
 B.M. #1 - Square cut in power pole base
 Elevation = 937.16
 B.M. #2 - Square cut in power pole base
 Elevation = 929.22



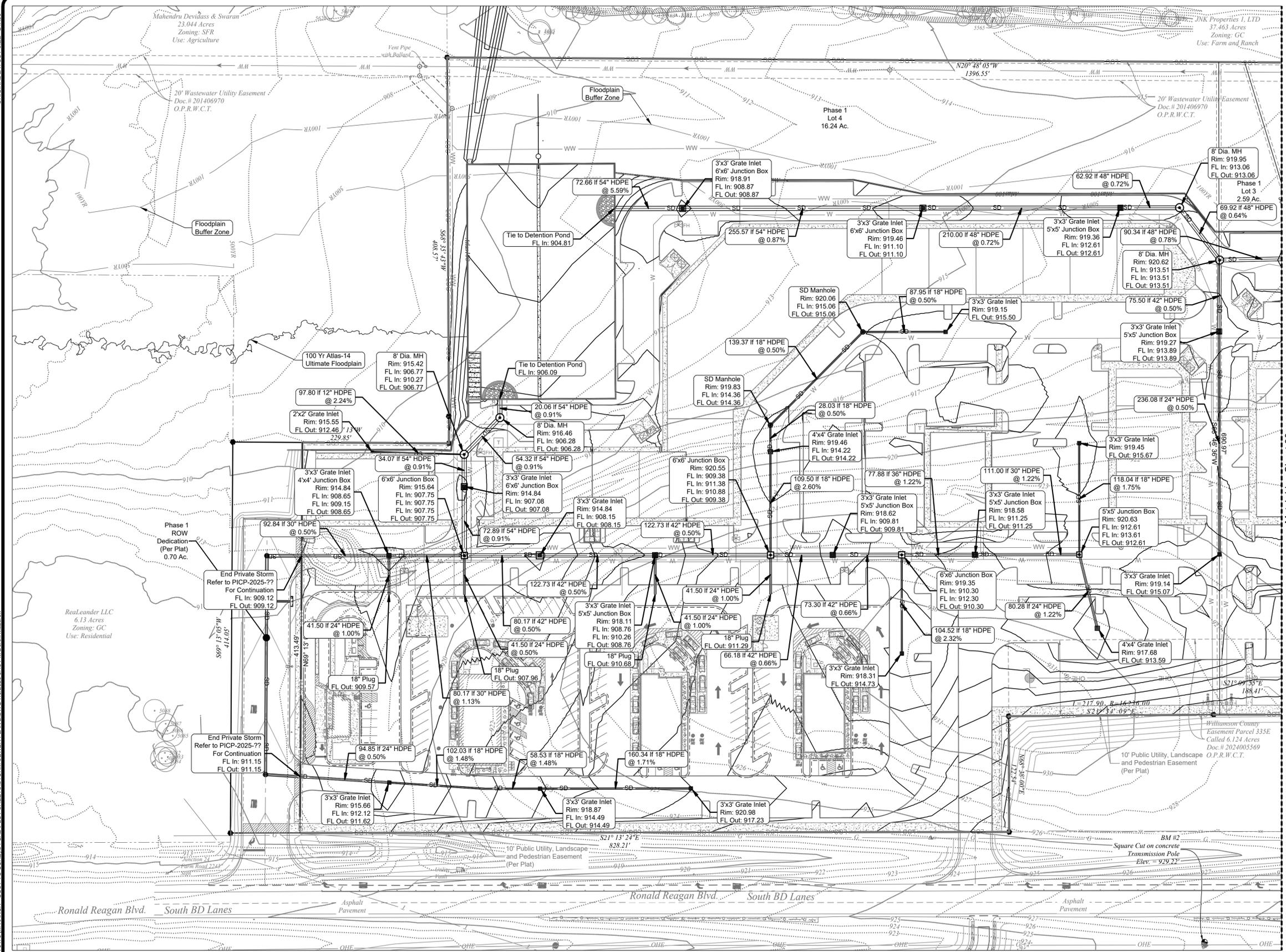
Legal Description
 15.33 Acres out of 70.10 acres JNK Properties 1, LTD Doc. 2021182868 Williamson County, Texas Public Records.

Curb Note
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ORIGINAL LAYOUT SIZE: 24X36
©2025 H:\JOBFILES\JNK PROPERTIES\JNK 70475 (M RANCH) - COST TO CURE\04 CAD\PILOT SHEET\STORM SEWER PLAN 2.DWG 7/8/2025 3:13 PM.Dsnr, Mazurek



Match Line Sheet 38

Legend

- Existing Contour
- Proposed Contour
- Proposed Spot Elevation
- Top of Curb
- Bottom of Curb
- Proposed Limits of Construction
- Proposed Storm Drain Line
- Level Landing (Not to exceed 2% in any direction)
- ADA Ramp (Not to exceed 8.33%)

Benchmarks

B.M. #1 - Square cut in power pole base
Elevation = 937.16

B.M. #2 - Square cut in power pole base
Elevation = 929.22

Texas 811

Call Before You Dig!!

Legal Description

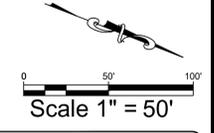
15.33 Acres out of 70.10 acres JNK Properties 1, LTD Doc. 2021182868 Williamson County, Texas Public Records.

Curb Note

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Revision	Date	By	App	Comment

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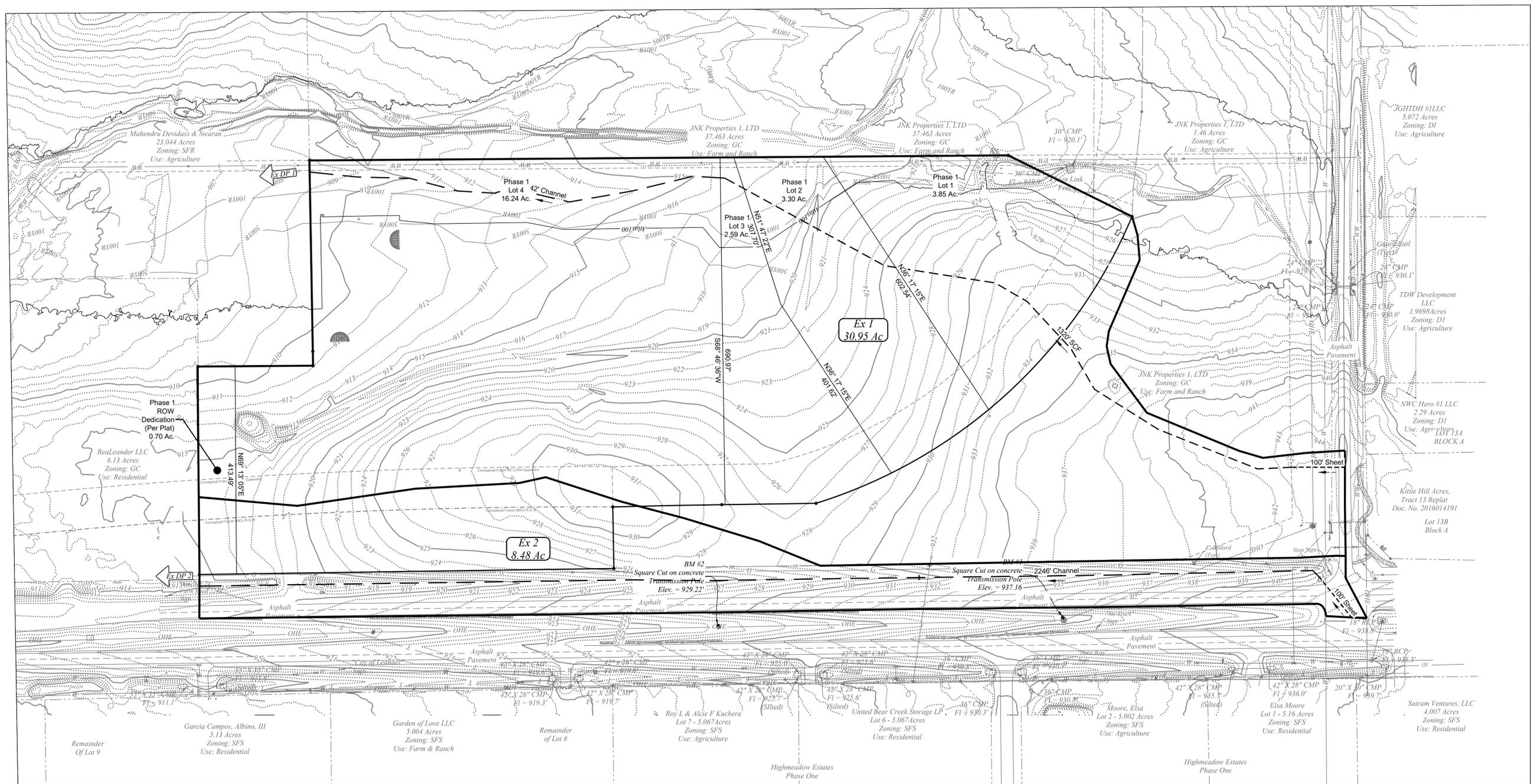
AUSTIN BRYAN CONROE HOUSTON

Storm Sewer Plan 1

The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas



ORIGINAL LAYOUT SIZE - 24X36
 ©2025 H:\JOBFILES\JNK PROPERTIES\JNK 70475 (M RANCH) - COST TO CURE\04 CAD\PILOT SHEETS\PROPOSED DRAINAGE AREA.MXD DWG: 7/8/2025 3:13 PM Derek Mazurek



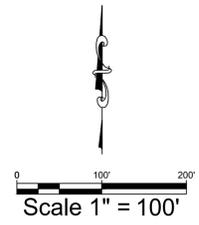
Existing Drainage Area Map

Existing Drainage Area Calculations										
Label	Area	IC	%	SCS CN	Tc	Lag Time	Atlas 14, 24 hr Storm Water Flows (cfs)			
	acres	acres			min	min	2-yr	10-yr	25-yr	100-yr
Ex 1	30.95	0.00	0.0	80	23.20	13.92	56.39	109.02	145.91	208.98
Ex 2	8.48	1.98	23.3	84	13.60	8.16	22.78	41.12	53.58	74.75

Hydrologic Soil Group = D

Drainage Area ID	OVERLAND SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW		TOTAL					
	n	Length	P ₂	Slope	Overland Travel Time	Slope	Distance	Surface ("Paved" or "Unpaved")	Velocity Coefficient	Velocity	Shallow Concentrated Flow Travel Time	Velocity	Distance	Channel Travel Time	Travel Distance	Time of Concentration	Time of Concentration	Lag Time
Name	none	ft	inches	ft/ft	min	ft/ft	ft	type	none	ft/s	min	ft/s	ft	min	ft	min	hrs	min
Ex 1	0.150	100.00	3.82	0.0130	10.52	0.0290	1320.00	Unpaved	16.13	2.75	8.01	3.00	842.00	4.68	1420.00	23.20	0.387	13.92
Ex 2	0.015	100.00	3.82	0.0352	1.12			Unpaved	16.13	0.00	0.00	3.00	2248.00	12.48	100.00	13.60	0.227	8.16

Drainage Area	Curve Number Calculations			
	AREA (AC) PER LAND USE (SOIL TYPE D)	Grassland, or range CN =84 (Fair) / 80 (Good)	Impervious (Paved) CN =98	Composite CN Value
Ex 1	30.95	30.95	0.00	80
Ex 2	8.48	6.50	1.98	84



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Existing Drainage Area Map
 The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas

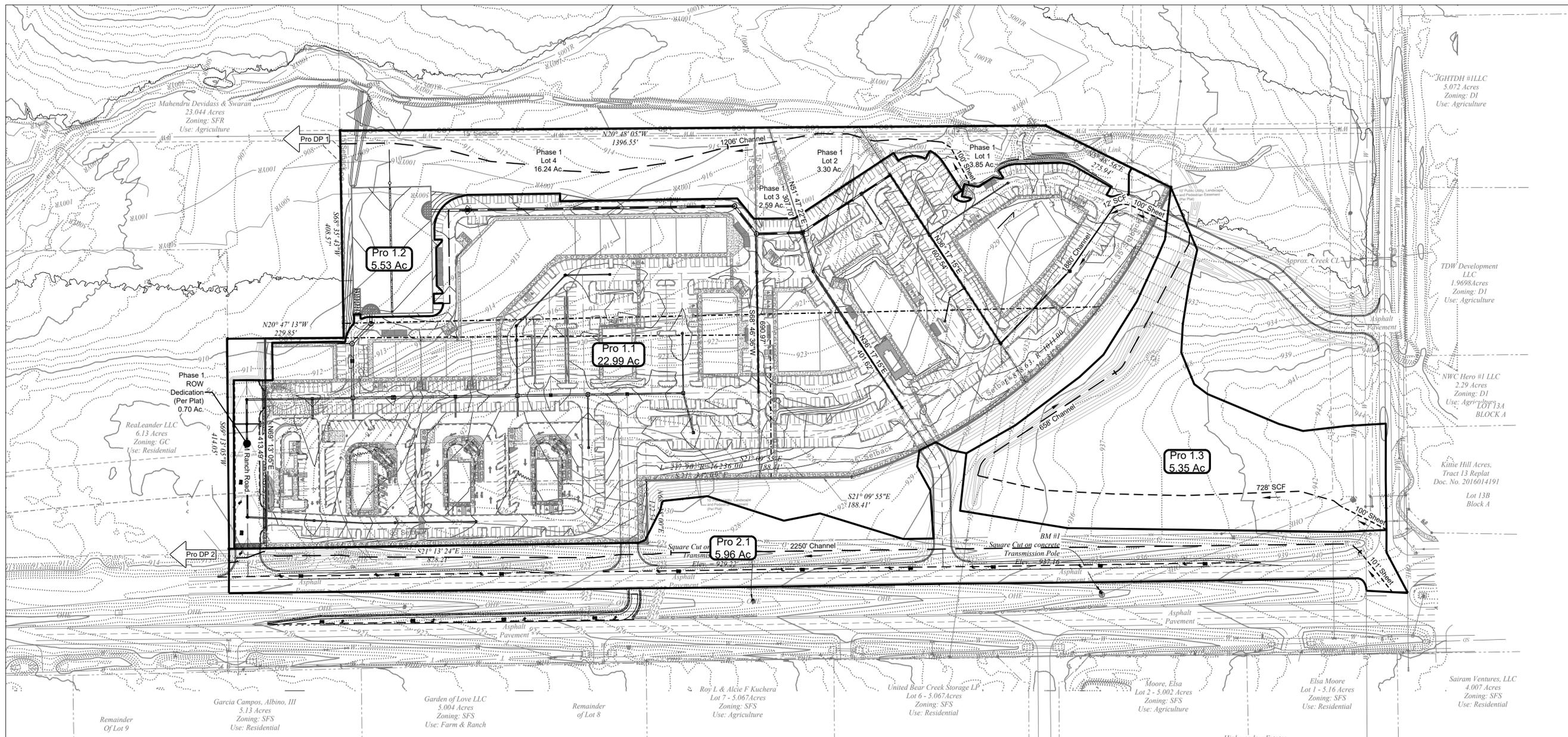


Design: TE
 CAD: DM, RH, Review: SLI
 Project No: JNK 70475
 Sheet: **39** of **69**
SP-2025-xxxx

Revision	Date	By	App	Comment

AUSTIN BRYAN CONROE HOUSTON

ORIGINAL LAYOUT SIZE - 24X36
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Proposed Drainage Area Map

Proposed Drainage Area Calculations										
Label	Area		IC		SCS CN	Tc	Atlas 14, 24 hr Storm Water Flows (cfs)			
	acres	acres	%	%			min	2-yr	10-yr	25-yr
Pro 1.1	22.99	14.89	64.8	92	11.59	6.95	83.81	133.76	167.40	224.52
Pro 1.2	5.53	0.00	0.0	80	15.83	9.50	11.75	22.62	30.28	43.41
Pro 1.3	5.35	0.00	0.0	80	23.95	14.37	9.69	18.46	24.73	35.46
Pro 2.1	5.96	2.62	43.9	88	14.28	8.57	17.95	30.49	38.89	53.14

Hydrologic Soil Group = D

Drainage Area ID	TIME OF CONCENTRATION																	
	OVERLAND SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW			TOTAL	TOTAL	TOTAL	TOTAL			
	n	Length	P ₂	Slope	Overland Travel Time	Slope	Distance	Surface ("Paved" or "Unpaved")	Velocity Coefficient	Velocity	Shallow Concentrated Flow Travel Time	Velocity	Distance	Channel Travel Time	Travel Distance	Time of Concentration	Time of Concentration	Lag Time
Pro 1.1	none	ft	inches	ft/ft	min	ft/ft	ft	type	none	ft/s	min	ft/s	ft	min	ft	min	hrs	min
Pro 1.1	0.015	100.00	3.92	0.0400	1.06	0.0150	12.00	Paved	20.33	2.49	0.08	3.00	1880.00	10.44	1992.00	11.59	0.193	6.95
Pro 1.2	0.150	100.00	3.92	0.0244	8.18	0.0390	182.00	Unpaved	16.13	3.19	0.95	3.00	1206.00	6.70	1488.00	15.83	0.264	9.50
Pro 1.3	0.150	100.00	3.92	0.0080	12.77	0.0100	728.00	Unpaved	16.13	1.61	7.52	3.00	658.00	3.66	1488.00	23.95	0.399	14.37
Pro 2.1	0.015	100.00	3.92	0.0110	1.78	0.0000	0.00	Unpaved	16.13	0.00	0.00	3.00	2250.00	12.50	2350.00	14.28	0.238	8.57

Drainage Area	Curve Number Calculations			Composite CN Value
	Total Area	Grassland, or range CN=84 (Fair)/80 (Good)	Impervious (Paved) CN=98	
Pro 1.1	22.99	8.10	14.89	92
Pro 1.2	5.53	5.53	0.00	80
Pro 1.3	5.35	5.35	0.00	80
Pro 2.1	5.96	3.34	2.62	88

Analysis Point	Discharge Summary			
	Atlas 14, 24 hr Storm Water Flows (cfs)			
	2-yr	10-yr	25-yr	100-yr
Ex DP 1	56.39	109.02	145.91	208.98
Pro DP 1	55.47	104.27	140.27	203.81
Ex DP 2	22.78	41.12	53.58	74.75
Pro DP 2	17.95	30.49	38.89	53.14

Scale 1" = 100'

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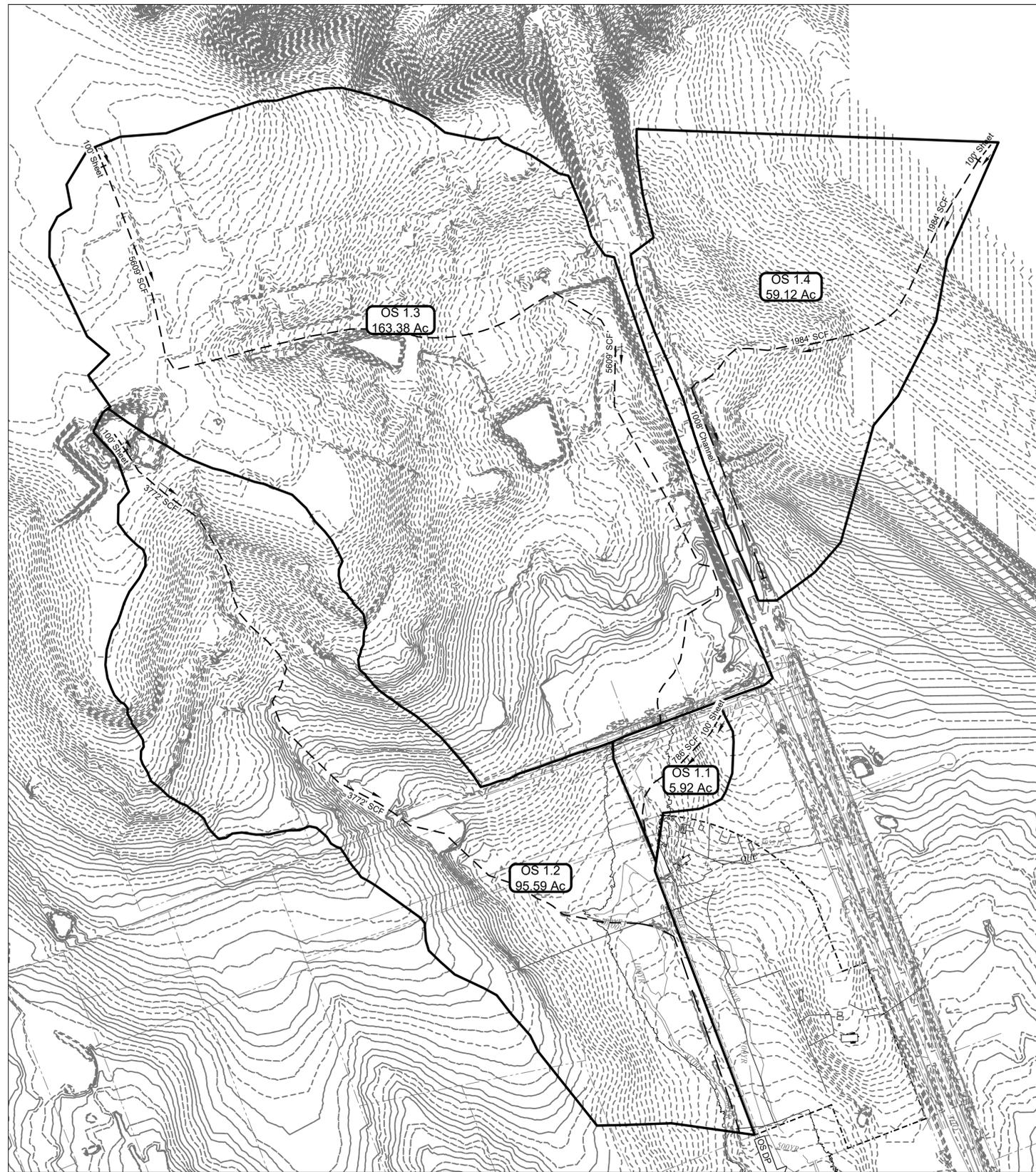
AUSTIN BRYAN CONROE HOUSTON

Revision	Date	By	Appr	Comment

Proposed Drainage Area Map
 The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas

Design: TE
 CAD: DM, RH, Review: SLI
 Project No: JNK 70475
 Sheet: **40** of **69**
SP-2025-xxxx

@2025 H:\JOBFILES\JNK_PROPERTIES\JNK_70475 (M RANCH) - COST TO CURE\04 CAD\PILOT SHEETS\OFFSITE DRAINAGE AREA MAP DWG 7/8/2025 3:15 PM Derek Mazurek ORIGINAL LAYOUT SIZE - 24X36



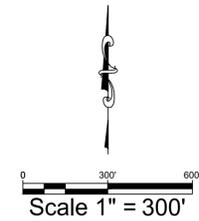
Offsite Drainage Area Map

Offsite Drainage Area Calculations										
OS 1.1	5.92	0.00	0.0	80	20.97	12.58	11.47	22.10	29.51	42.13
OS 1.2	95.59	71.69	75.0	94	35.87	21.52	226.96	354.77	441.47	589.08
OS 1.3	163.38	122.54	75.0	94	40.11	24.07	363.98	571.42	712.08	952.27
OS 1.4	59.12	44.34	75.0	94	28.00	16.80	158.71	247.64	307.84	410.13

Hydrologic Soil Group = D

Drainage Area ID	TIME OF CONCENTRATION																	
	OVERLAND SHEET FLOW				SHALLOW CONCENTRATED FLOW					CHANNEL FLOW		TOTAL	TOTAL	TOTAL	TOTAL			
Name	n	Length	P ₂	Slope	Overland Travel Time	Slope	Distance	Surface ("Paved" or "Unpaved")	Velocity Coefficient	Velocity	Shallow Concentrated Flow Travel Time	Velocity	Distance	Channel Travel Time	Travel Distance	Time of Concentration	Time of Concentration	Lag Time
	ft	inches	ft/ft	min	ft/ft	ft	type	none	ft/s	min	ft/s	ft	min	ft	min	hrs	min	min
OS 1.1	0.150	100.00	3.92	0.0050	15.41	0.0270	884.00	Unpaved	16.13	2.65	5.56	3.00	1222.00	6.79	984.00	20.97	0.350	12.58
OS 1.2	0.150	100.00	3.92	0.0320	7.34	0.0321	3772.00	Unpaved	16.13	2.89	21.75	3.00	1222.00	6.79	3872.00	35.87	0.598	21.52
OS 1.3	0.015	100.00	3.92	0.0132	1.66	0.0227	5609.00	Unpaved	16.13	2.43	38.46	3.00	1222.00	6.79	5709.00	40.11	0.669	24.07
OS 1.4	0.150	100.00	3.92	0.0100	11.68	0.0370	1984.00	Unpaved	16.13	3.10	10.65	3.00	1019.00	5.66	3103.00	28.00	0.467	16.80

Drainage Area	Curve Number Calculations			
	Total Area	AREA (AC.) PER LAND USE (SOIL TYPE D)		Composite CN Value
		Grassland, or range CN =84 (Fair)/ 80 (Good)	Impervious (Paved) CN =98	
OS 1.1	5.92	5.92	0.00	80
OS 1.2	95.59	23.90	71.69	94
OS 1.3	163.38	40.85	122.54	94
OS 1.4	59.12	14.78	44.34	94



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Offsite Drainage Area Map
 The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas

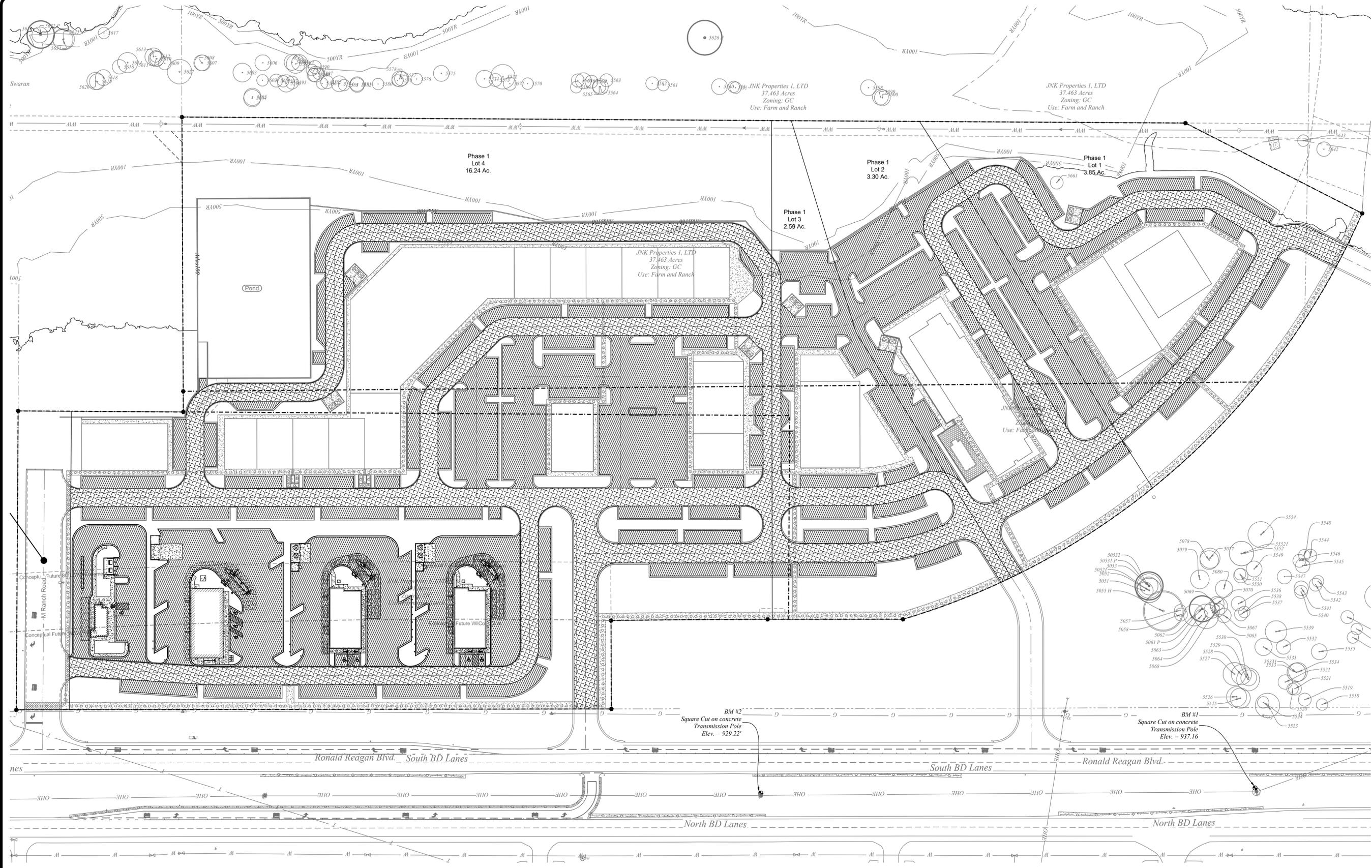


Design: TE
 CAD: DM, RH, Review: SLI
 Project No: JNK 70475
 Sheet **41** of **69**
SP-2025-xxxx

Revision	Date	By	App	Comment

ORIGINAL LAYOUT SIZE - 24X36

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Legend

- Light Duty Pavement
- Heavy Duty Pavement

Scale 1" = 60'

Benchmarks

B.M. #1 - Square cut in power pole base
Elevation = 937.16

B.M. #2 - Square cut in power pole base
Elevation = 929.22

Call Before You Dig!!

Legal Description
15.33 Acres out of 70.10 acres JNK Properties 1, LTD Doc. 2021182868 Williamson County, Texas Public Records.

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AUSTIN BRYAN CONROE HOUSTON

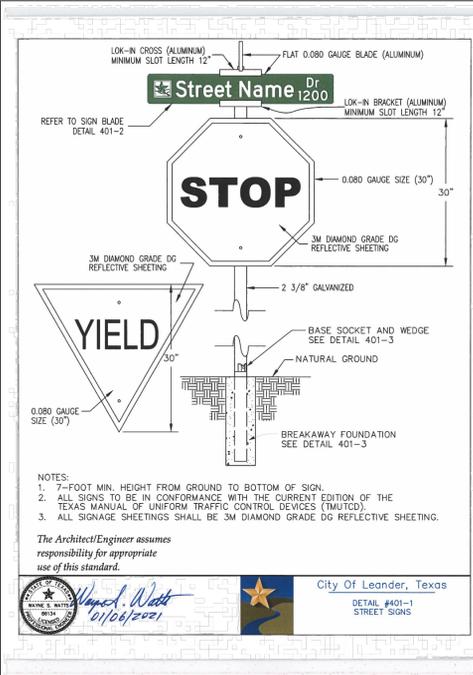
Pavement Plan
The Springs at M Ranch
Phase 1
SB Ronald Reagan Boulevard
Leander, Texas 78641
Williamson County, Texas



Design: TE
CAD: DM, RH [Review: SLI]
Project No: JNK 70475
Sheet: **49** of **69**
SP-2025-xxxx

Revision	Date	By	App	Comment

ORIGINAL LAYOUT SIZE - 24X36
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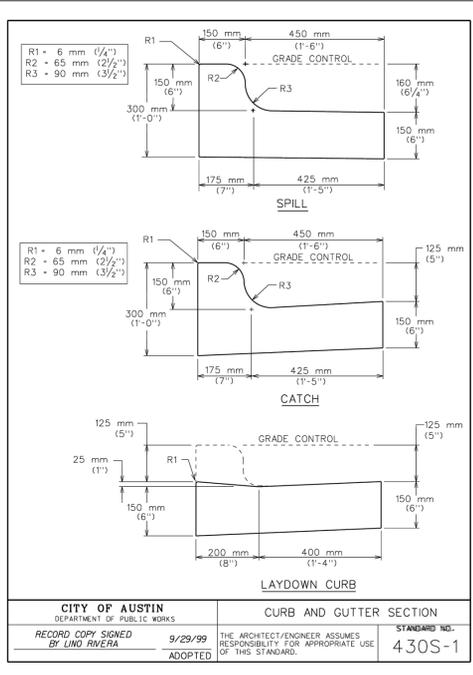


NOTES:

- 7-FOOT MIN. HEIGHT FROM GROUND TO BOTTOM OF SIGN.
- ALL SIGNS TO BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
- ALL SIGNAGE SHEETINGS SHALL BE 3M DIAMOND GRADE DG REFLECTIVE SHEETING.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

City Of Leander, Texas
DETAIL #202-4
PEDESTRIAN HANDRAIL
RECORD COPY SIGNED BY BILL GARDNER 03/26/08 ADOPTED

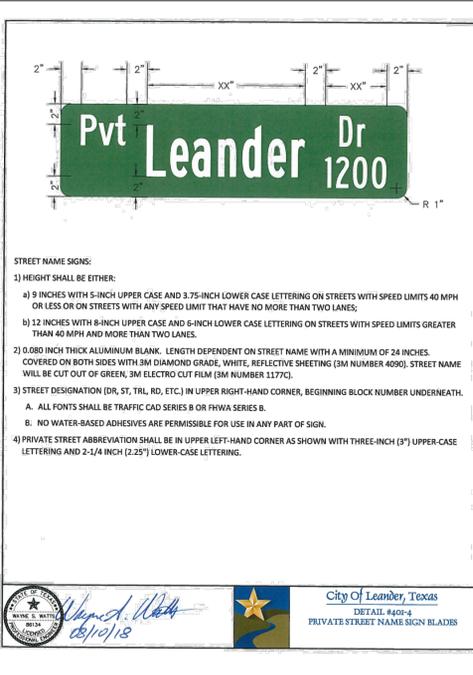


CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
RECORD COPY SIGNED BY LIND RIVERA 9/29/99 ADOPTED

CURB AND GUTTER SECTION

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

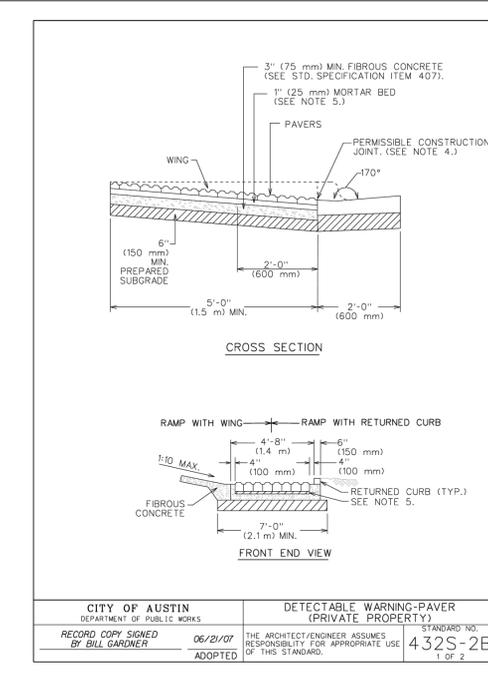
STANDARD NO. 430S-1
1 OF 3



STREET NAME SIGNS:

- HEIGHT SHALL BE EITHER:
 - 9 INCHES WITH 5-INCH UPPER CASE AND 3.75-INCH LOWER CASE LETTERING ON STREETS WITH SPEED LIMITS 40 MPH OR LESS OR ON STREETS WITH ANY SPEED LIMIT THAT HAVE NO MORE THAN TWO LANES.
 - 12 INCHES WITH 8-INCH UPPER CASE AND 6-INCH LOWER CASE LETTERING ON STREETS WITH SPEED LIMITS GREATER THAN 40 MPH AND MORE THAN TWO LANES.
- 0.080 INCH THICK ALUMINUM BLANK. LENGTH DEPENDENT ON STREET NAME WITH A MINIMUM OF 24 INCHES. COVERED ON BOTH SIDES WITH 3M DIAMOND GRADE, WHITE, REFLECTIVE SHEETING (3M NUMBER 4090). STREET NAME WILL BE CUT OUT OF GREEN, 3M ELECTRO CUT FILM (3M NUMBER 1176).
- STREET DESIGNATION (DR, ST, TRL, RD, ETC.) IN UPPER RIGHT-HAND CORNER, BEGINNING BLOCK NUMBER UNDERNEATH.
 - ALL FONTS SHALL BE TRAFFIC CAD SERIES 9 OR FINIA SERIES B.
 - NO WATER-BASED ADHESIVES ARE PERMISSIBLE FOR USE IN ANY PART OF SIGN.
- PRIVATE STREET ABBREVIATION SHALL BE IN UPPER LEFT-HAND CORNER AS SHOWN WITH THREE-INCH (3") UPPER-CASE LETTERING AND 2-1/4 INCH (2.25") LOWER-CASE LETTERING.

City Of Leander, Texas
DETAIL #404-4
PRIVATE STREET NAME SIGN BLADES
RECORD COPY SIGNED BY BILL GARDNER 06/10/18 ADOPTED



CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
RECORD COPY SIGNED BY BILL GARDNER 06/21/07 ADOPTED

DETECTABLE WARNING-PAVER (PRIVATE PROPERTY)

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 432S-2B
1 OF 2

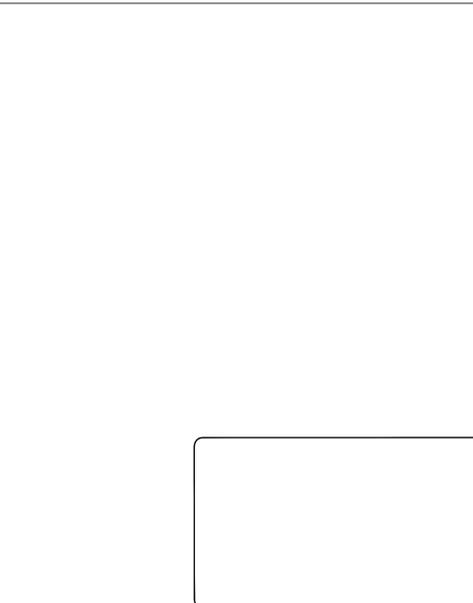


CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
RECORD COPY SIGNED BY BILL GARDNER 06/21/07 ADOPTED

DETECTABLE WARNING-PAVER (PRIVATE PROPERTY)

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

STANDARD NO. 432S-2B
2 OF 2

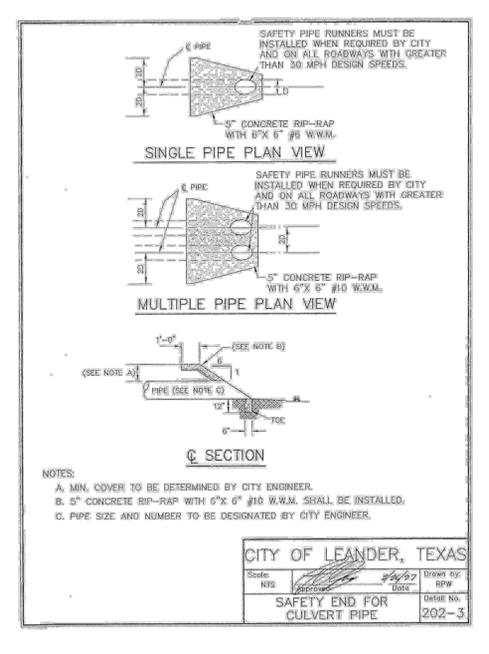
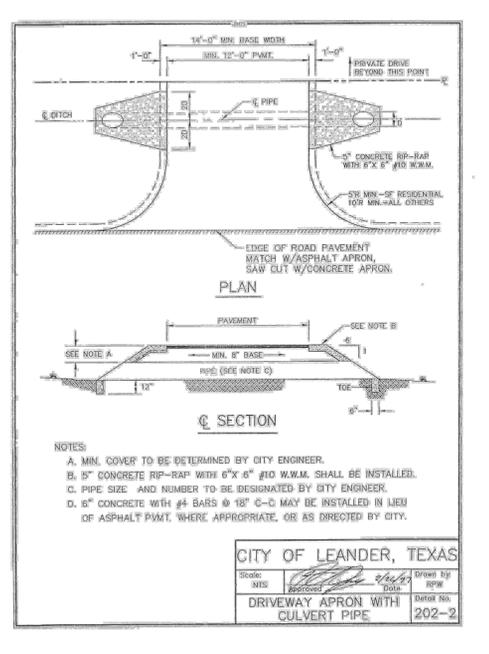
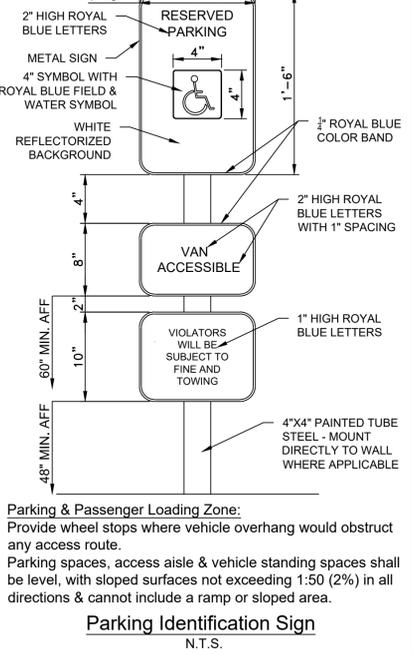
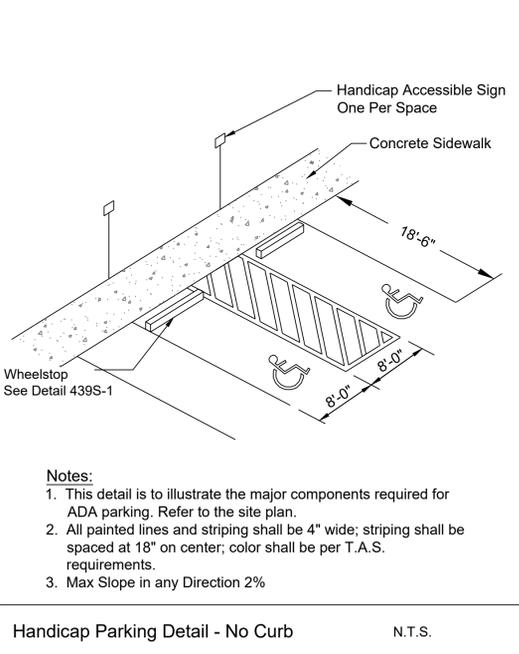
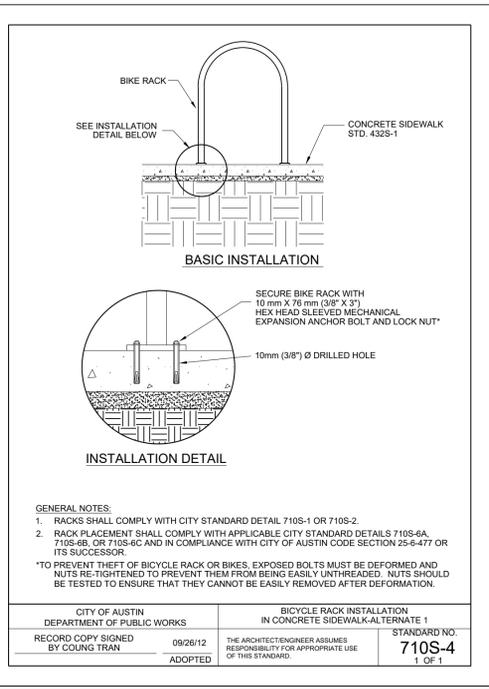
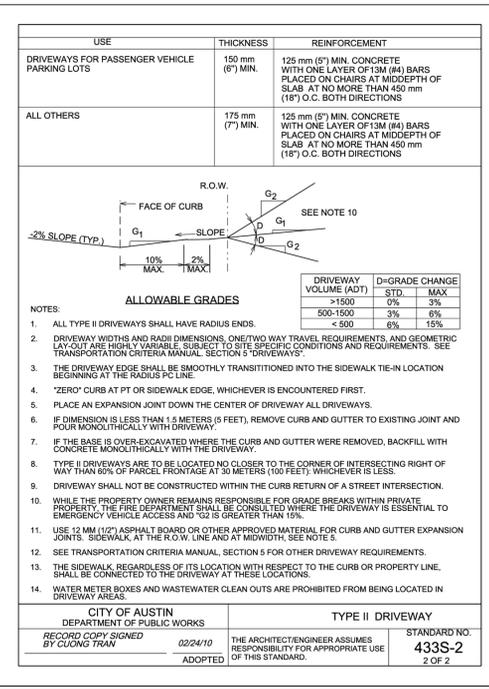
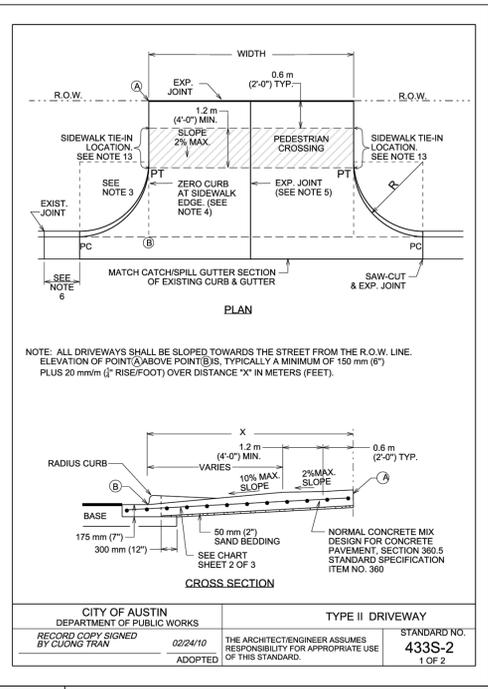
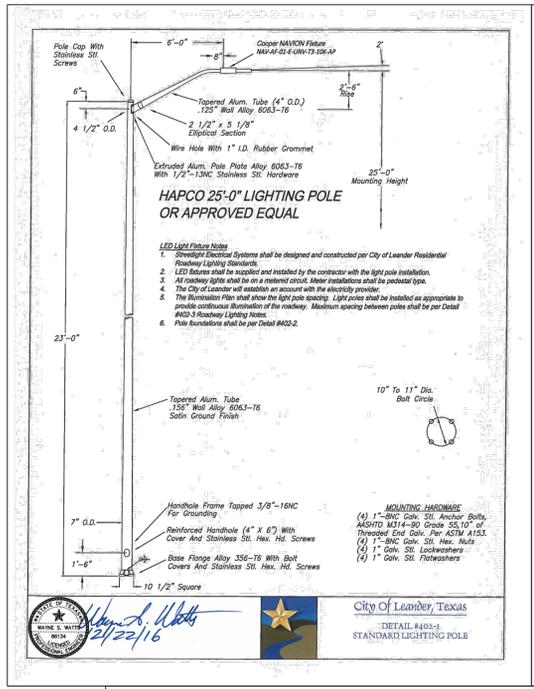


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Tel. 512-245-2400
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CONSTRUCTION DETAILS 1
The Springs at M Ranch
Phase 1
SB Ronald Reagan Boulevard
Leander, Texas 78641
Williamson County, Texas

STEVEN L. IHLEN
REGISTERED PROFESSIONAL ENGINEER
81976
7/8/25

Design: TE
CAD: DM, RH, Review: SLI
Project No: JNK 70475
Sheet: 50 of 69
SP-2025-xxxx



Revision	Date	By	App	Comment

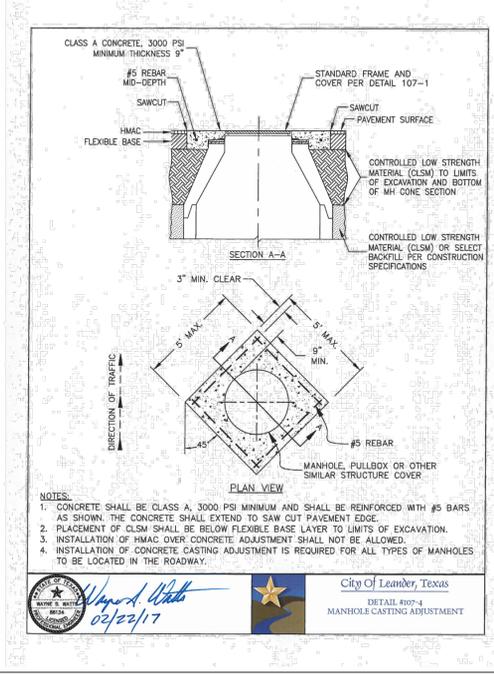
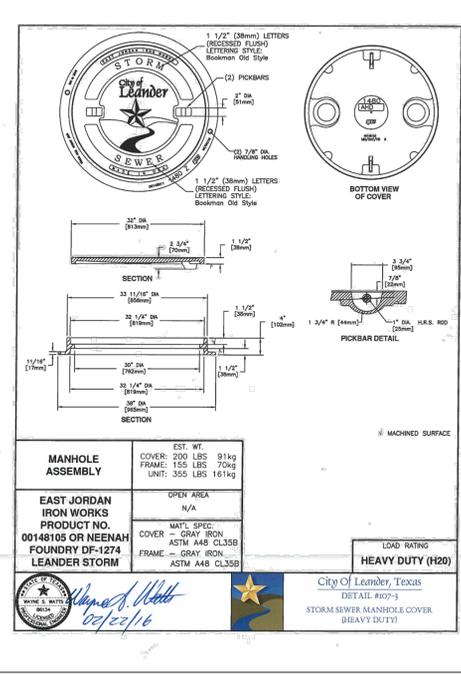
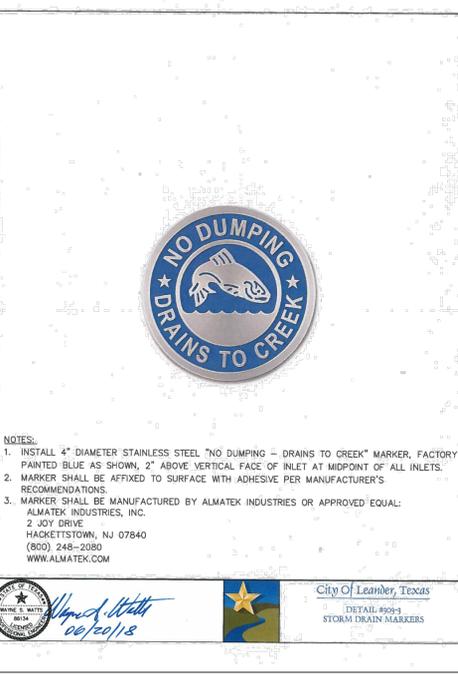
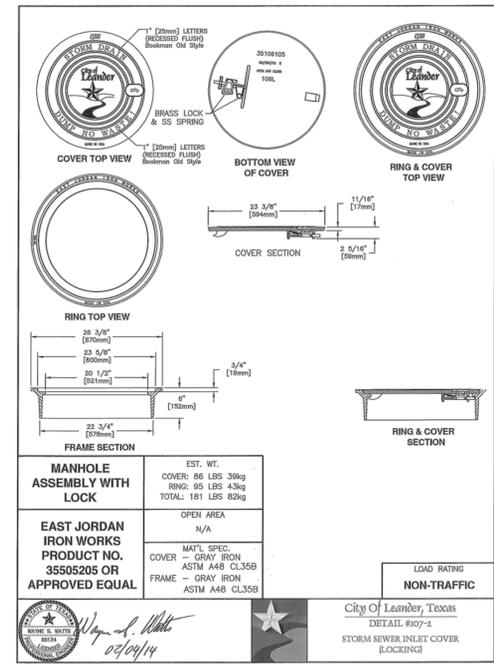
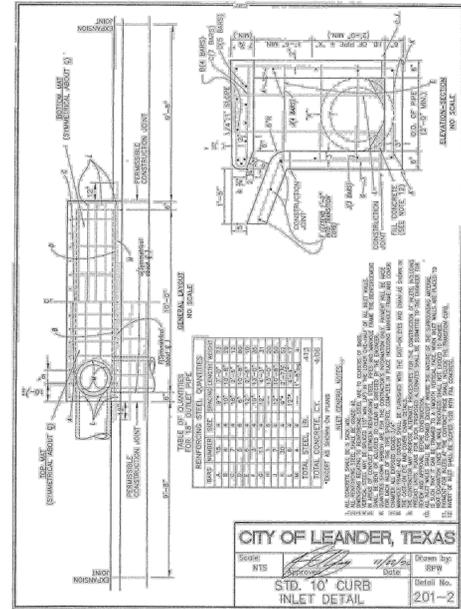
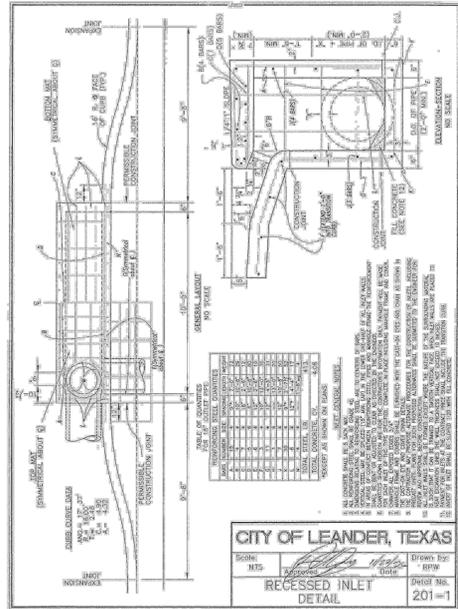
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 Tel. 512-454-2400
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AUSTIN BRYAN CONROE HOUSTON

Construction Details 2
 The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas

Design: TE
 CAD: DM, RH, Review: SLI
 Project No: JNK 70475
 Sheet: 51 of 69
 SP-2025-xxxx

STEVEN L. HINN
 81976
 REGISTERED PROFESSIONAL ENGINEER
 7/8/25



Revision	Date	By	App	Comment

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AUSTIN BRYAN CONROE HOUSTON

Storm Sewer Details

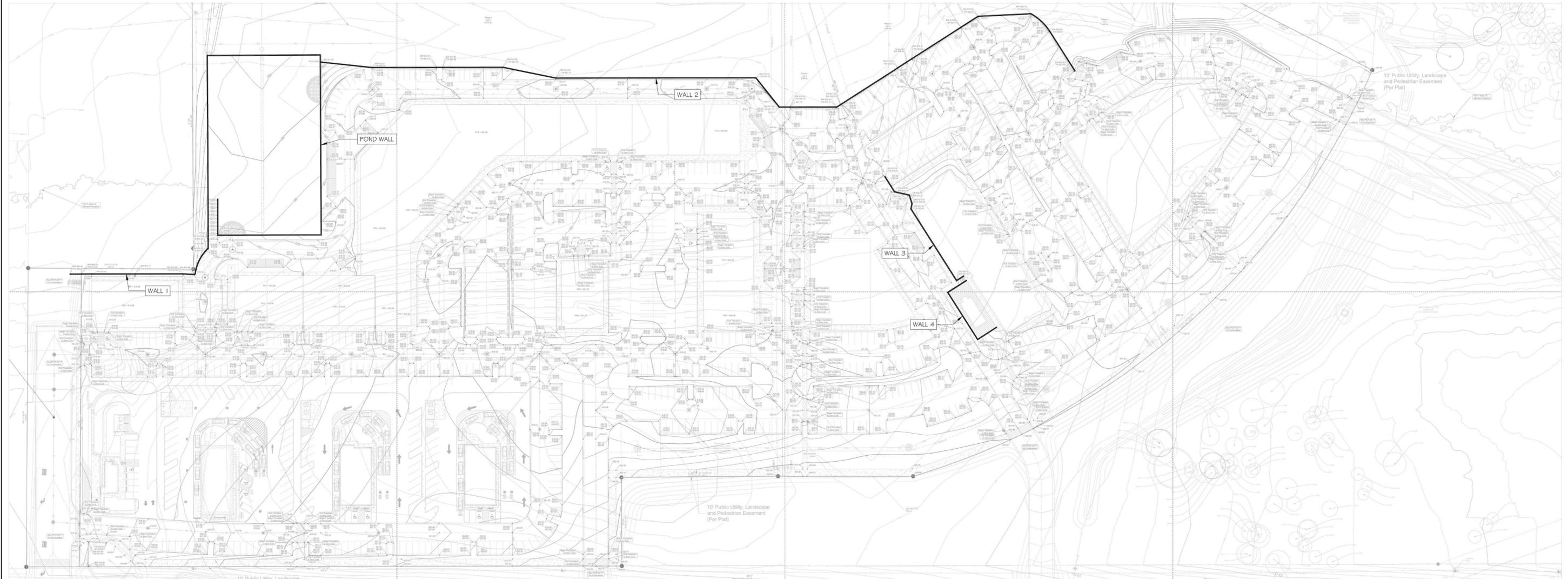
The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas

Design: TE
 CAD: DM, RH, Review: SLI
 Project No: JNK 70475

Sheet: **56** of **69**
SP-2025-xxxx

STEVEN L. HINN
 81976
 REGISTERED PROFESSIONAL ENGINEER
 7/8/25

THE SPRINGS AT M RANCH RETAINING WALLS

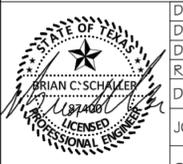


REV	DATE	DESCRIPTION

ROSCH ENGINEERING
 2300 GREENHILL DRIVE, SUITE 800
 ROUND ROCK, TX 78664
 PHONE: 512-828-4167
 FAX: 512-233-0540

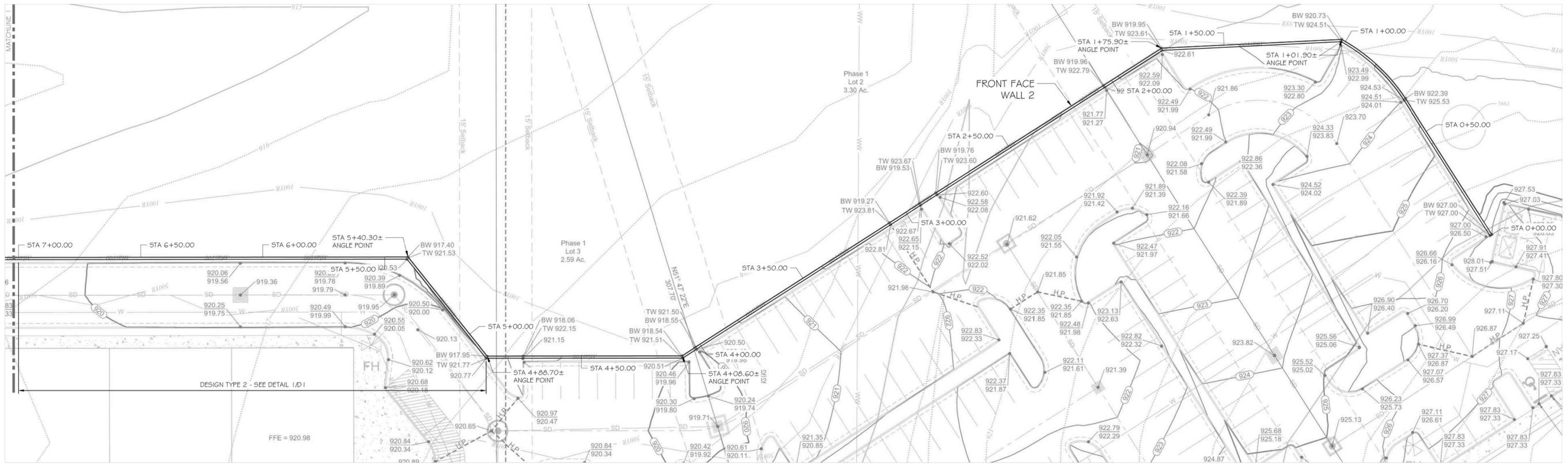
THE SPRINGS AT M RANCH
 LEANDER, TX
 RETAINING WALL
 COVER SHEET

DESIGNED: BCS
 DRAWN: JTM
 DESIGN ENGINEER: LFB
 REVIEWED: BCS
 DATE: 7-7-25
 JOB NO.: 25-0507
 SHEET: COVER



STRUCTURAL DESIGN HEREIN REPRESENTS A FINISHED STRUCTURE. THE GENERAL CONTRACTOR/OWNER SHALL PROVIDE ALL INTERIM BRACING, SHORING, INTERIM DRAINAGE PROVISIONS, DRAINAGE DIVERSION AND EROSION PROTECTION REQUIRED UNTIL FINAL CAPPING, PAVING, CURBING AND COMPLETION OF FINAL STORM DRAIN SYSTEM IS COMPLETE.

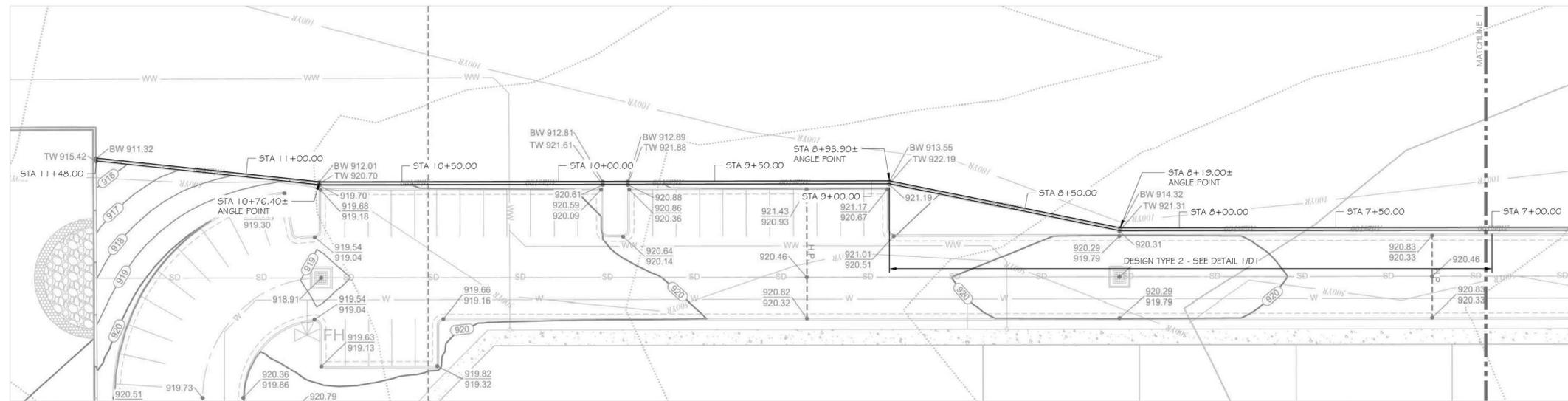




1 PLAN VIEW OF WALL 2 - 1 OF 2
P2 SCALE: 1"=20'-0"

THIS WALL PLAN IS INTENDED FOR GENERAL LOCATION PURPOSES ONLY. ALL WALL LAYOUT, LOCATION AND LENGTH INFORMATION MUST COME FROM THE PROJECT CIVIL ENGINEER AND THEIR PLANS OR CAD FILES.

- NOTES:
1. SEE CIVIL PLANS FOR ALL TW/BW INFORMATION
 2. ALL DESIGNS ARE TYPE 1 UNLESS NOTED OTHERWISE.
 3. SEE SHEET D1 FOR NOTES AND DETAILS



2 PLAN VIEW OF WALL 2 - 2 OF 2
P2 SCALE: 1"=20'-0"

THIS WALL PLAN IS INTENDED FOR GENERAL LOCATION PURPOSES ONLY. ALL WALL LAYOUT, LOCATION AND LENGTH INFORMATION MUST COME FROM THE PROJECT CIVIL ENGINEER AND THEIR PLANS OR CAD FILES.

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REV	DATE	DESCRIPTION

ROSCH ENGINEERING
 2300 GREENHILL DRIVE, SUITE 800
 ROUND ROCK, TX 78664
 PHONE: 512-828-4167
 FAX: 512-233-0540

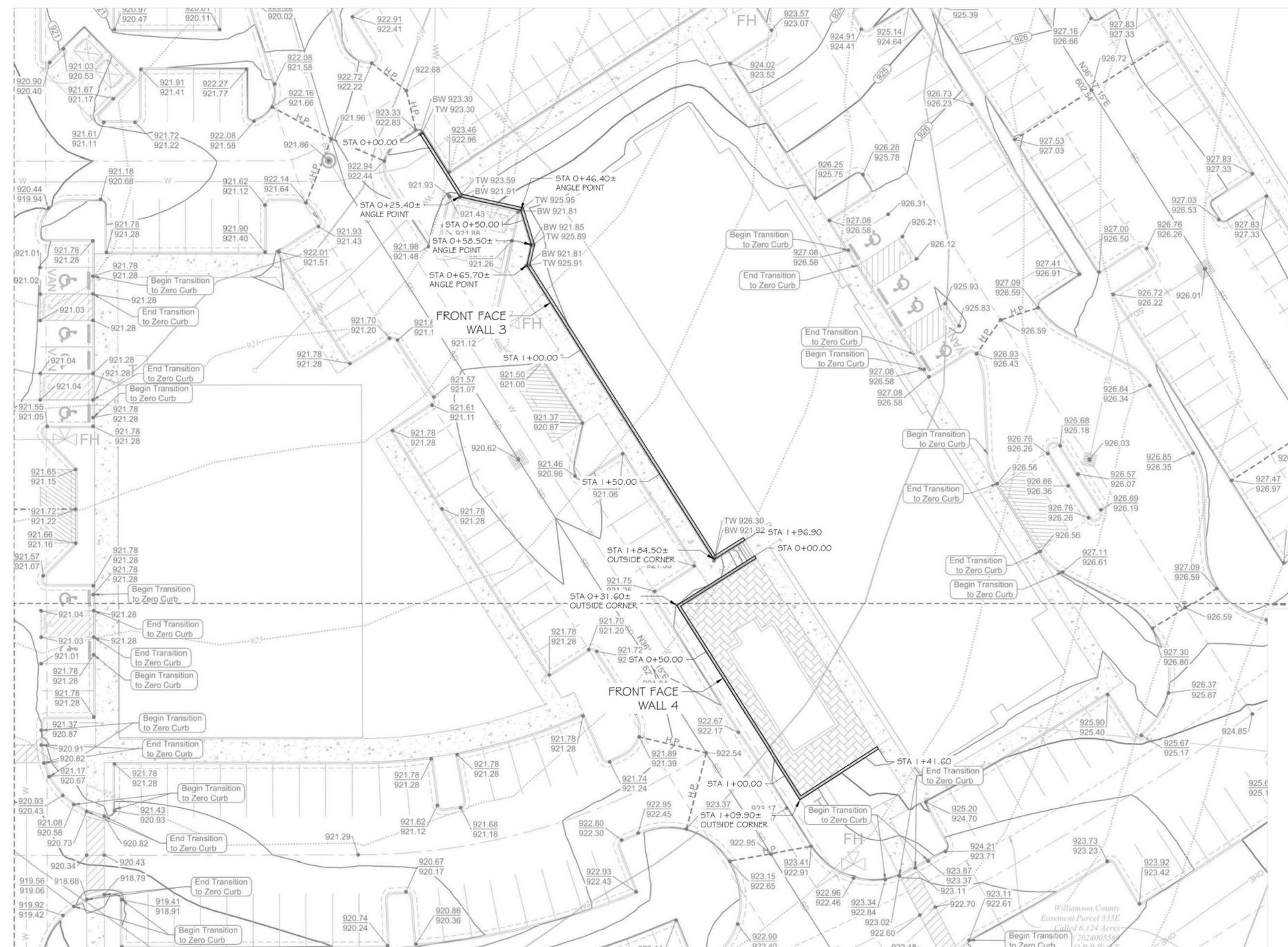
THE SPRINGS AT M RANCH
 LEANDER, TX
 RETAINING WALL
 PLANS

DESIGNED:	BCS
DRAWN:	JTM
DESIGN ENGINEER:	LFB
REVIEWED:	BCS
DATE:	7-7-25
JOB NO.:	25-0507
SHEET:	P2



7-7-2025

NOTES:
 1. SEE CIVIL PLANS FOR ALL TW/BW INFORMATION
 2. ALL DESIGNS ARE TYPE 1 UNLESS NOTED OTHERWISE.
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1 PLAN VIEW OF WALLS 3 & 4
 P3 SCALE: 1"=20'-0"

THIS WALL PLAN IS INTENDED FOR GENERAL LOCATION PURPOSES ONLY. ALL WALL LAYOUT, LOCATION AND LENGTH INFORMATION MUST COME FROM THE PROJECT CIVIL ENGINEER AND THEIR PLANS OR CAD FILES.

REV	DATE	DESCRIPTION

ROSCH ENGINEERING
 2300 GREENHILL DRIVE, SUITE 800
 ROUND ROCK, TX 78664
 PHONE: 512-828-4167
 FAX: 512-233-0540

THE SPRINGS AT M RANCH
 LEANDER, TX
 RETAINING WALL
 PLANS

DESIGNED:	BCS
DRAWN:	JTM
DESIGN ENGINEER:	LFB
REVIEWED:	BCS
DATE:	7-7-25
JOB NO.:	25-0507
SHEET:	P3



7-7-2025

Inspection, Maintenance, Repair and Retrofit Plan for the Water Quality Ponds

Contributing Zone Plan - Attachment N

PROJECT NAME: The Springs at M Ranch
ADDRESS: SW Corner of Hero Way Road at SW of Ronald Reagan Blvd
CITY, STATE, ZIP: Leander, Texas 78641

Routine Maintenance:

Pest Management:	An Integrated Pest Management (IPM) Plan should be developed for vegetated areas. This plan should specify how problem insects and weeds will be controlled with minimal or no use of insecticides and herbicides.
Seasonal Mowing and Lawn Care:	Lawn mowing should be performed routinely, as needed, throughout the growing season. Grass height should not exceed 18 inches. Grass cuttings should be collected and disposed of offsite, or a mulching mower can be used. Regular mowing should also include weed control practices; however, herbicide use should be kept to a minimum.
Inspection:	BMP facilities must be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operations. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired immediately. Inspect channels at least twice annually for erosion or damage to vegetation; however, additional inspection after periods of heavy runoff is most desirable. The ponds should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. More frequent inspections of the grass cover during the first few years after establishment will help to determine if any problems are developing, and to plan for long-term restorative maintenance needs. Bare spots and areas of erosion identified during semi-annual inspections should be replanted and restored to meet specifications.
Debris and Litter Removal:	Any water quality and detention ponds (i.e. check dams) should be kept free of obstructions or trash to reduce floatables being flushed downstream, and for aesthetic reasons. The need for this practice is determined through periodic inspection, but should be performed no less than two times per year.
Sediment Removal:	Remove sediment from the inlet structure and sedimentation chamber when sediment buildup reaches a depth of 6 inches or when the proper functioning of inlet and outlet structures is impaired. Sediment should be cleared from the inlet structure at least every year and from the sedimentation basin at least every 5 years. Sediment accumulating needs to be removed when it builds up to 3 inches at any spot, or covers vegetation. Excess sediment should be removed by hand or with flat-bottomed shovels. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is level with the bottom of the pond. Sediment removal should be performed periodically, as determined through inspection.

Record Keeping: Detailed records must be kept by the owner of the property. These records shall include information such as the name of the inspector used, the date and time of the inspection, and any maintenance performed. The owner must retain any such inspection records for a period of three years after the inspection date.

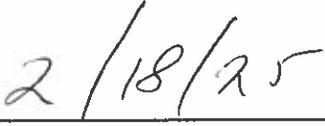
Responsible Party: JNK Properties 1, Ltd.

Mailing Address: 8010 Muley Dr

City, State, Zip: Austin, Texas 78759

Telephone: (512) 731-3164

Fax:

Signature of Responsible Party

Date

Pilot-Scale Field Testing Plan
Contributing Zone Plan - Attachment O

This attachment is not applicable to this project.

Measures for Minimizing Surface Stream Contamination
Contributing Zone Plan - Attachment P

This attachment is not applicable to this project.

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: Steve Ihnen

Date: 06-16-2025

Signature of Customer/Agent:



Regulated Entity Name: Bleyl Engineering

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: None

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

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

- Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- Fuels and hazardous substances will not be stored on the site.
- 2. **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

- 5. **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: 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.

Spill Response Actions

Temporary Stormwater Section - Attachment A

Spill Prevention and Control

The objective of this section is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

The following steps will help reduce the stormwater impacts of leaks and spills:

Education

- (1) Be aware that different materials pollute in different amounts. Make sure that each employee knows what a “significant spill” is for each material they use, and what is the appropriate response for “significant” and “insignificant” spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.
- (2) Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
- (3) Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
- (4) Establish a continuing education program to indoctrinate new employees.
- (5) Have contractor’s superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

- (1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
- (2) Store hazardous materials and wastes in covered containers and protect from vandalism.
- (3) Place a stockpile of spill cleanup materials where it will be readily accessible.
- (4) Train employees in spill prevention and cleanup.
- (5) Designate responsible individuals to oversee and enforce control measures.
- (6) Spills should be covered and protected from stormwater runoff during rainfall to the extent that it doesn’t compromise clean up activities.
- (7) Do not bury or wash spills with water.

- (8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
- (9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
- (10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
- (11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
- (12) Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

- (1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
- (2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
- (3) Notification should first be made by telephone and followed up with a written report.
- (4) The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
- (5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

Potential Sources of Contamination

Temporary Stormwater Section - Attachment B

Potential Sources of Contamination during construction are to be a concern of the contractor and are as follows:

1. After placement of gravel coatings the Contractor shall be responsible for immediate clean up should an unexpected rain occur during the curing period.
2. Any sediment build-up along the silt fences will need to be removed when it reaches a depth of six inches.
3. Dust from the construction site will be controlled by use of water.
4. Soil from construction vehicles will be removed from vehicles by having all vehicles drive over the stabilized construction entrance.
5. Leakage from vehicles and equipment.
6. Wastewaters from activities involving concrete, masonry, painting, sheet rock compounds, etc.

Sequence of Construction

Temporary Stormwater Section - Attachment C

Please see the Erosion Control Notes for a description of the sequence of major activities which will disturb soils for major portions of the site within the construction plans.

Temporary Best Management Practices and Measures

Temporary Stormwater Section - Attachment D

Temporary erosion and sedimentation controls include Silt Fence, Concrete Washout, Temporary Staging and Spoils Area. All temporary erosion controls shall be installed where shown on the Contributing Zone Plan.

Silt Fence is to be installed immediately downstream of all applicable disturbed areas to filter out any sediment from storm water flows due to construction.

Stabilized Construction Entrance is to be installed at the entrance/exit to a construction site to stabilize and reduce the tracking of mud and dirt onto public roads by construction vehicles.

Concrete Washout is to be installed to reduce the discharge of pollutant to storm sewer system from concrete waste.

Temporary Staging and Spoils Area is to be installed to reduce the discharge of pollutant to the storm water system due to construction.

No surface water enters this site. No naturally-occurring sensitive features exist within the limits of the project site.

Request to Temporarily Seal a Feature
Temporary Stormwater Section - Attachment E

This attachment is not applicable to this project.

Structural Practices

Temporary Stormwater Section - Attachment F

Temporary special structural practices that will be utilized during construction activity on this site include:

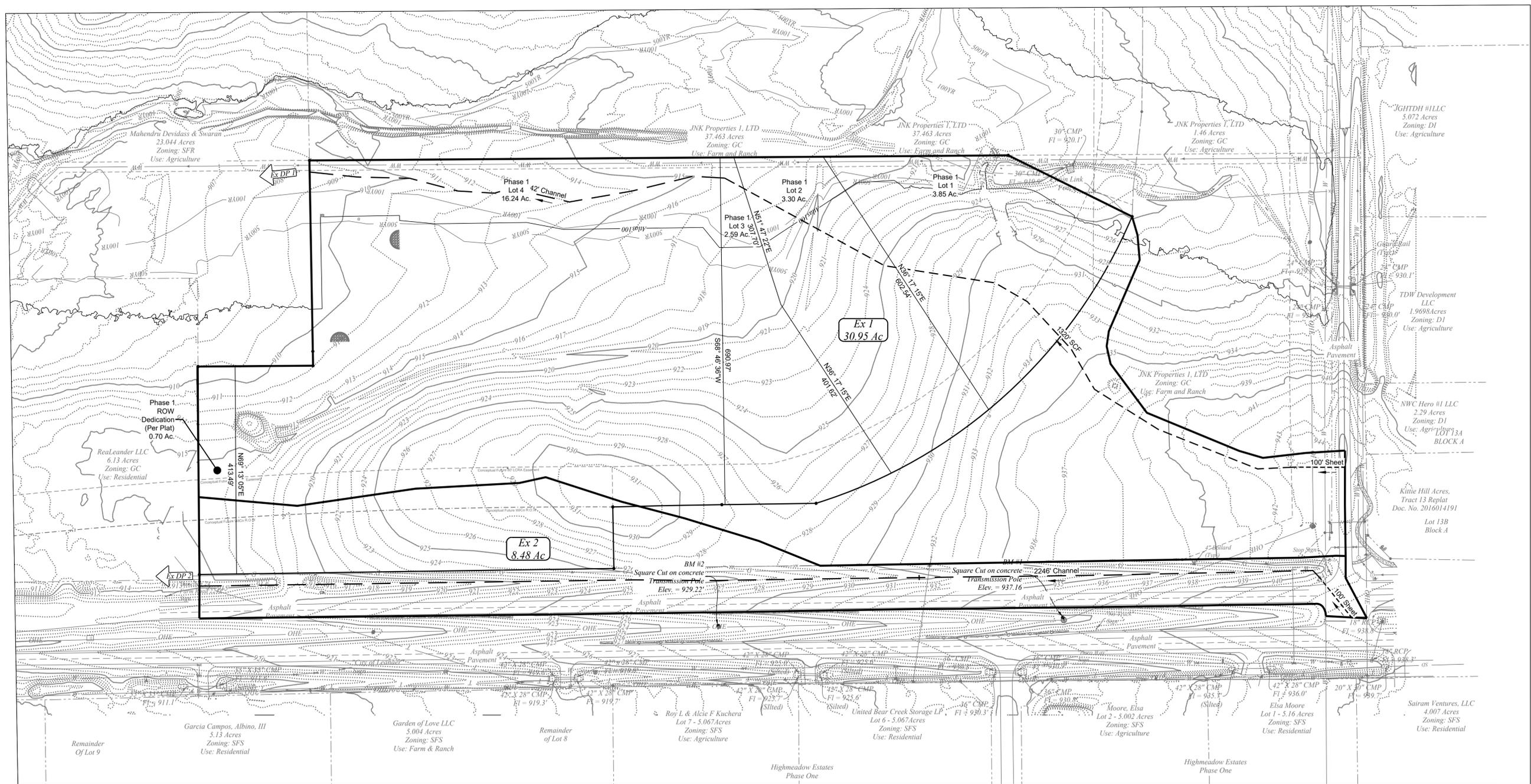
Silt Fence is to be installed immediately downstream of all applicable disturbed areas to filter out any sediment from storm water flows due to construction.

Drainage Area Maps

Temporary Stormwater Section - Attachment G

Drainage Area Maps are attached. Please see sheet 39 and 40 of the attached plan set.

ORIGINAL LAYOUT SIZE - 24X36
 @2025 H:\JOBFILES\JNK PROPERTIES\JNK 70475 (M RANCH) - COST TO CURE\04 CAD\PILOT SHEETS\PROPOSED DRAINAGE AREA.MXD DWG 7/8/2025 2:38 PM Derek Mazurek



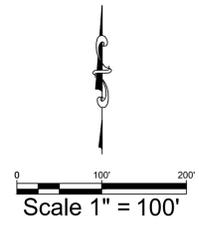
Existing Drainage Area Map

Existing Drainage Area Calculations										
Label	Area	IC	%	SCS CN	Tc	Lag Time	Atlas 14, 24 hr Storm Water Flows (cfs)			
	acres	acres			min	min	2-yr	10-yr	25-yr	100-yr
Ex 1	30.95	0.00	0.0	80	23.20	13.92	56.39	109.02	145.91	208.98
Ex 2	8.48	1.98	23.3	84	13.60	8.16	22.78	41.12	53.58	74.75

Hydrologic Soil Group = D

Drainage Area ID	OVERLAND SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW		TOTAL							
	n	Length	P ₂	Slope	Slope	Distance	Surface ("Paved" or "Unpaved")	Velocity Coefficient	Velocity	Shallow Concentrated Flow Travel Time	Velocity	Distance	Channel Travel Time	Travel Distance	Time of Concentration	Time of Concentration	Lag Time	
Name	none	ft	inches	ft/ft	ft/ft	ft	type	none	ft/s	min	ft	min	min	ft	min	hrs	min	
Ex 1	0.150	100.00	3.82	0.0130	10.52	0.0290	1320.00	Unpaved	16.13	2.75	8.01	3.00	842.00	4.68	1420.00	23.20	0.387	13.92
Ex 2	0.015	100.00	3.82	0.0352	1.12			Unpaved	16.13	0.00	0.00	3.00	2248.00	12.48	100.00	13.60	0.227	8.16

Drainage Area	Curve Number Calculations			
	AREA (AC) PER LAND USE (SOIL TYPE D)	Grassland, or range CN =84 (Fair) / 80 (Good)	Impervious (Paved) CN =98	Composite CN Value
Ex 1	30.95	30.95	0.00	80
Ex 2	8.48	6.50	1.98	84



BLEYL ENGINEERING
 PLANNING • DESIGN • MANAGEMENT
 7701 San Felipe Blvd., Suite 200, Austin TX 78729
 Texas Firm Registration No. F-678
 Tel. 512-454-2400
 www.bleylengineering.com

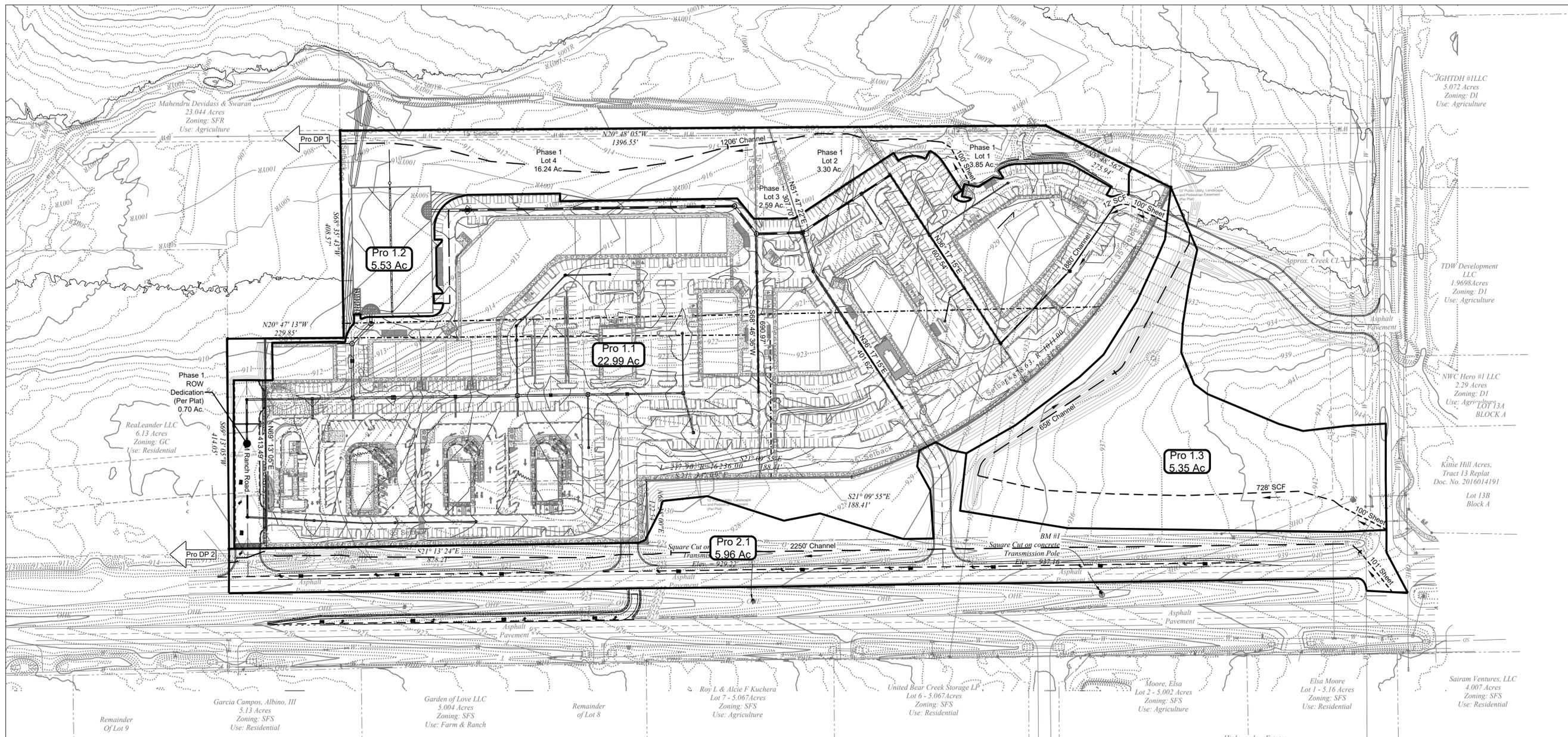
Existing Drainage Area Map
 The Springs at M Ranch
 Phase 1
 SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas



Design: TE
 CAD: DM, RH, Review: SLI
 Project No: JNK 70475
 Sheet: **39** of **69**
SP-2025-xxxx

Revision	Date	By	App	Comment

ORIGINAL LAYOUT SIZE - 24X36
 @2025 H:\JOBFILES\JNK_PROPERTIES\JNK_70475 (M RANCH) - COST TO CURE\104 CAD\PILOT SHEETS\PROPOSED DRAINAGE AREA.MXD DWG 7/8/2025 2:38 PM Derek Mazurek



Proposed Drainage Area Map

Proposed Drainage Area Calculations										
Label	Area		IC		SCS CN	Tc	Atlas 14, 24 hr Storm Water Flows (cfs)			
	acres	acres	%	%			min	2-yr	10-yr	25-yr
Pro 1.1	22.99	14.89	64.8	92	11.59	6.95	83.81	133.76	167.40	224.52
Pro 1.2	5.53	0.00	0.0	80	15.83	9.50	11.75	22.62	30.28	43.41
Pro 1.3	5.35	0.00	0.0	80	23.95	14.37	9.69	18.46	24.73	35.46
Pro 2.1	5.96	2.62	43.9	88	14.28	8.57	17.95	30.49	38.89	53.14

Hydrologic Soil Group = D

Drainage Area ID	TIME OF CONCENTRATION																	
	OVERLAND SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW			TOTAL	TOTAL	TOTAL	TOTAL			
	n	Length	P ₂	Slope	Overland Travel Time	Slope	Distance	Surface ("Paved" or "Unpaved")	Velocity Coefficient	Velocity	Shallow Concentrated Flow Travel Time	Velocity	Distance	Channel Travel Time	Travel Distance	Time of Concentration	Time of Concentration	Lag Time
Pro 1.1	none	ft	inches	ft/ft	min	ft/ft	ft	type	none	ft/s	min	ft/s	ft	min	ft	min	hrs	min
Pro 1.1	0.015	100.00	3.92	0.0400	1.06	0.0150	12.00	Paved	20.33	2.49	0.08	3.00	1880.00	10.44	1992.00	11.59	0.193	6.95
Pro 1.2	0.150	100.00	3.92	0.0244	8.18	0.0390	182.00	Unpaved	16.13	3.19	0.95	3.00	1206.00	6.70	1488.00	15.83	0.264	9.50
Pro 1.3	0.150	100.00	3.92	0.0080	12.77	0.0100	728.00	Unpaved	16.13	1.61	7.52	3.00	658.00	3.66	1488.00	23.95	0.399	14.37
Pro 2.1	0.015	100.00	3.92	0.0110	1.78	0.0000	0.00	Unpaved	16.13	0.00	0.00	3.00	2250.00	12.50	2350.00	14.28	0.238	8.57

Curve Number Calculations				
Drainage Area	AREA (AC.) PER LAND USE (SOIL TYPE D)			Composite CN Value
	Total Area	Grassland, or range CN =84 (Fair)/ 80 (Good)	Impervious (Paved) CN =98	
Pro 1.1	22.99	8.10	14.89	92
Pro 1.2	5.53	5.53	0.00	80
Pro 1.3	5.35	5.35	0.00	80
Pro 2.1	5.96	3.34	2.62	88

Discharge Summary				
Analysis Point	Atlas 14, 24 hr Storm Water Flows (cfs)			
	2-yr	10-yr	25-yr	100-yr
Ex DP 1	56.39	109.02	145.91	208.98
Pro DP 1	55.47	104.27	140.27	203.81
Ex DP 2	22.78	41.12	53.58	74.75
Pro DP 2	17.95	30.49	38.89	53.14

Scale 1" = 100'

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AUSTIN
BRYAN
CONROE
HOUSTON

Proposed Drainage Area Map

The Springs at M Ranch Phase 1

SB Ronald Reagan Boulevard
 Leander, Texas 78641
 Williamson County, Texas

Design: TE
CAD: DM, RH, Review: SLI

Project No: JNK 70475

Sheet: **40** of **69**
 SP-2025-xxxx

Temporary Sedimentation Pond Plans and Calculations
Temporary Stormwater Section - Attachment H

This attachment is not applicable to this project.

Inspection and Maintenance for Temporary BMPs

Temporary Stormwater Section - Attachment I

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

Materials:

- (1) Silt fence material should be polypropylene, polyethylene or polyamide woven or nonwoven fabric. The fabric width should be 36 inches, with a minimum unit weight of 4.5 oz/yd, mullen burst strength exceeding 190 lb/in², ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.
- (2) Fence posts should be made of hot rolled steel, at least 4 feet long with Tee or Y- bar cross section, surface painted or galvanized, minimum nominal weight 1.25 lb/ft², and Brindell hardness exceeding 140.
- (3) Woven wire backing to support the fabric should be galvanized 2" x 4" welded wire, 12 gauge minimum.

Installation:

- (1) Steel posts, which support the silt fence, should be installed on a slight angle toward the anticipated runoff source. Post must be embedded a minimum of 1- foot deep and spaced not more than 8 feet on center. Where water concentrates, the maximum spacing should be 6 feet.
- (2) Lay out fencing down-slope of disturbed area, following the contour as closely as possible. The fence should be sited so that the maximum drainage area is ¼ acre/100 feet of fence.
- (3) The toe of the silt fence should be trenched in with a spade or mechanical trencher, so that the down-slope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g., pavement or rock outcrop), weight fabric flap with 3 inches of pea gravel on uphill side to prevent flow from seeping under fence.
- (4) The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
- (5) Silt fence should be securely fastened to each steel support post or to woven wire, which is in turn attached to the steel fence post. There should be a 3-foot overlap, securely fastened where ends of fabric meet.

- (6) Silt fence should be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.

Common Trouble Points:

- (1) Fence not installed along the contour causing water to concentrate and flow over the fence.
- (2) Fabric not seated securely to ground (runoff passing under fence)
- (3) Fence not installed perpendicular to flow line (runoff escaping around sides)
- (4) Fence treating too large an area, or excessive channel flow (runoff overtops or collapses fence)

Inspection and Maintenance Guidelines:

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

Schedule of Interim and Permanent Soil Stabilization Practices

Temporary Stormwater Section - Attachment J

During Construction:

A minimum of 4" topsoil shall be placed in between the curb and right-of-way line of all areas that have been disturbed because of construction. Additionally, disturbed areas with slopes greater than 15% shall be stabilized with vegetative matting once the activity is complete. Bare soils should be seeded or otherwise stabilized where construction activity has temporarily ceased for more than 21 days.

After Construction:

All disturbed areas are to be revegetated within 14 days of completion of construction activities, or as directed by the Williamson County Inspection Department. Areas that were not disturbed from construction will be left in their natural state.

Revegetation Methods:

Broadcast Seeding for Permanent Soil Stabilization:

1. From September 15 to March 1, seeding shall be with a combination of 2 pounds per 1000 SF of unhulled Bermuda and 7 pounds per 1000 SF winter rye with a purity of 95% with 90% germination.
2. From March 1 to September 14, seeding shall be with unhulled Bermuda at a rate of 2 pounds per 1000 SF with a purity of 95% and 85% germination.

Fertilizer:

3. Fertilizer shall be pelleted granular slow release with an analysis of 15-15-15. It is to be applied once at planting and once during the period of establishment at a rate of 1 pound per 1000 SF.
4. Mulch type used shall be hay, straw or mulch applied at a rate of 45 pounds per 1000 SF.

Recordkeeping:

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.

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

I _____
Vivek Mahendru
Print Name

Owner
Title - Owner/President/Other

of _____
JNK Properties 1, Ltd.
Corporation/Partnership/Entity Name

have authorized _____
Steve Ihnen
Print Name of Agent/Engineer

of _____
Bleyl Engineering
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

Vivek Mahendra
Applicant's Signature

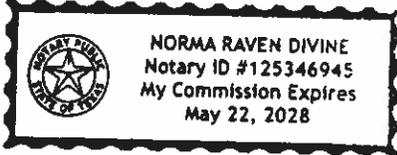
2-17-2025
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Vivek Mahendra known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 17th day of February, 2025.



Norma Raven Divine
NOTARY PUBLIC

Norma Raven Divine
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 05-22-2028

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Springs at M Ranch

Regulated Entity Location: SW corner of Hero Way Road and SW of Ronald Reagan Blvd ,
Leander, Texas

Name of Customer: JNK Properties 1, Ltd.

Contact Person: Vivek Mahendru

Phone: 512-731-3164

Customer Reference Number (if issued):CN NA

Regulated Entity Reference Number (if issued):RN NA

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

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):

Recharge Zone

Contributing Zone

Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	28.04 Acres	\$ 6,500
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature:  Date 07-29-2025

Application Fee Schedule

Texas Commission on Environmental Quality
 Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	Fee
Exception Request	\$500

Extension of Time Requests

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



TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN 0		RN 0

SECTION II: Customer Information

4. General Customer Information	5. Effective Date for Customer Information Updates (mm/dd/yyyy)		
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)			
The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).			
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		<i>If new Customer, enter previous Customer below:</i>	
JNK Properties 1, Ltd.			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
0800406167	32035518060	02-0732716	NA
11. Type of Customer:	<input type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input checked="" type="checkbox"/> Other: Limited Liability Company	
12. Number of Employees		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input checked="" type="checkbox"/> Owner & Operator <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> Voluntary Cleanup Applicant <input type="checkbox"/> Other:			
15. Mailing Address:	8010 Muley Dr		
	City	Austin	State TX ZIP 78759 ZIP + 4
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		docvm@me.com	
18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)	
(512) 731-3164		() -	

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information
The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)
Legacy North at M Ranch

23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>	8010 Muley Dr.						
	City	Austin	State	TX	ZIP	78759	ZIP + 4
24. County							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	SW corner of Hero Way Road at SW of Ronald Reagan Blvd , Leander, Texas							
26. Nearest City	Leander				State	TX	Nearest ZIP Code	78641
27. Latitude (N) In Decimal:	30.592980°			28. Longitude (W) In Decimal:	-97.814460°			
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
30	35	34.73	-97	48	52.06			
29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)			
7011	N/A		701101		N/A			
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>								
8010 Muley Dr.								
34. Mailing Address:	8010 Muley Dr.							
	City	Austin	State	TX	ZIP	78759	ZIP + 4	
35. E-Mail Address:								
36. Telephone Number		37. Extension or Code			38. Fax Number (if applicable)			
(512) 731-3164					() -			

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

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

SECTION IV: Preparer Information

40. Name:	Steve Ihnen	41. Title:	P.E.
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 454-2400		() -	sihnen@bleylengineering.com

SECTION V: Authorized Signature

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

Company:	Bleyl Engineering	Job Title:	Project Engineer
Name (In Print):	Steve Ihnen	Phone:	(512) 454- 2400
Signature:		Date:	07-09-2025