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: REAGAN HEIGHTS					**2. Regulated Entity No.:**				
3. Customer Name: 3405 INVESTMENTS LLC					**4. Customer No.:** CN606251056				
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):**		34.75	
9. Application Fee:	$6,500		**10. Permanent BMP(s):**			One (1) Regional Batch Detention/WQ Pond			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			One (1) UST			
13. County:	Williamson		**14. Watershed:**			North Fork San Gabriel River			

Application Distribution

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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Anthony Goode P.E.
Print Name of Customer/Authorized Agent  8/4/2025
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: Anthony Goode

Date: 8/4/2025

Signature of Customer/Agent:

Regulated Entity Name: Reagan Heights

Project Information

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

   Contact Person: Soef Maknojiya
   Entity: 3405 Investments LLC
   Mailing Address: 11917 Oak Knoll Drive Suite D
   City, State: Austin, TX Zip: 78759
   Telephone: 512-905-8228 Fax: _____
   Email Address: soefmaknojiya@yahoo.com

5. Agent/Representative (If any):

   Contact Person: Anthony Goode P.E.
   Entity: Goode Faith Engineering LLC
   Mailing Address: 1620 La Jaita Drive Suite 300
   City, State: Cedar Park, TX Zip: 78613
   Telephone: 972-822-1682 Fax: _____
   Email Address: anthony@goodefaitheng.com

6. Project Location:

   ☐ The project site is located inside the city limits of _____.
   ☒ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of Liberty Hill.
   ☐ 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.

   5996 FM 3405, Georgetown, TX 78633

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): 34.75 Acres

Total disturbed area: 15.41 Acres

14. Estimated projected population: N/A

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	16,500	÷ 43,560 =	0.38
Parking	124,526	÷ 43,560 =	2.86
Other paved surfaces	22,823	÷ 43,560 =	0.52
Total Impervious Cover	163,849	÷ 43,560 =	3.76

Total Impervious Cover 3.76 **÷ Total Acreage** 34.75 **X 100 =** 10.82**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

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

☐ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 30'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Firm Panel 48491C0275E dated 9/26/2008.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

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

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

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

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

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

    ☒ N/A

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

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

☐ N/A

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

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

☐ N/A

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

☒ N/A

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

☒ N/A

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

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

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

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

Administrative Information

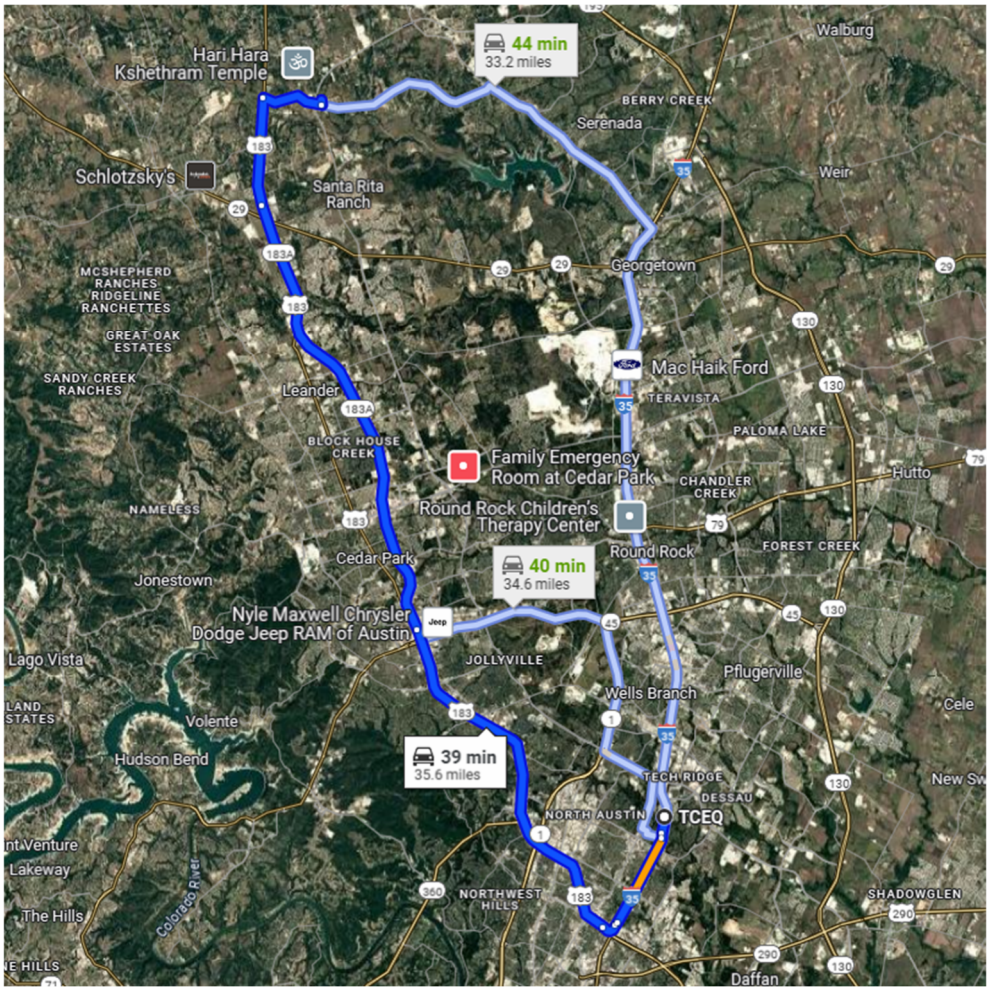
61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

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

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

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

ATTACHMENT A – Road Map



39 min (35.6 miles)

via US-183 N and 183A Toll Rd N

Fastest route, the usual traffic

⚠ This route has tolls.

⚠ This route has restricted usage or private roads.

TCEQ
12100 Park 35 Cir, Austin, TX 78753

- Get on I-35 S from Park 35 Cir and S I-35 Frontage Rd
  2 min (0.8 mi)
- Take US-183 N and 183A Toll Rd N to US-183 N in Williamson County
  27 min (29.4 mi)
- Follow US-183 N and FM 3405 to your destination
  8 min (5.4 mi)

5996 FM 3405
Georgetown, TX 78633

Site Location Map

Aerial Image

ATTACHMENT B - USGS Quadrangle Map

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

The National Map OnDemand Topo

LEANDER NE QUADRANGLE
TEXAS - WILLIAMSON
7.5-MINUTE TOPO

Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: UNIVERSAL TRANSVERSE MERCATOR, ZONE 14R

Data is provided by The National Map (TNM), is the best available at the time of map generation, and includes data content from supporting themes of Elevation, Hydrography, Geographic Names, Boundaries, Transportation, Structures, Land Cover, and Orthoimagery. Refer to associated Federal Geographic Data Committee (FGDC) Metadata for additional source data information.

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands. Temporal changes may have occurred since these data were collected and some data may no longer represent actual surface conditions.

Learn About The National Map: https://nationalmap.gov

UTM GRID AND 2025 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
CONTOUR SMOOTHNESS = Medium

QUADRANGLE LOCATION

ADJOINING QUADRANGLES

ROAD CLASSIFICATION

LEANDER NE, TX
2025

ATTACHMENT C – Project Narrative

The proposed **Reagan Heights** project is located within the Liberty Hill ETJ and encompasses approximately 34.75 acres. The site lies within the Edwards Aquifer Contributing Zone and is bounded by Ronald Reagan Boulevard to the west and FM 3405 to the south. Please refer to **Attachment A** for a road map and a location map.

This development will include a convenience store (C-store) with fuel pumps, underground storage tanks, a retail pad site, associated utilities, sidewalks, drive aisles, and a regional water quality and detention pond.

The site is largely undeveloped, with a small amount of gravel road and fencing, both of which will be demolished before construction begins.

The property is located within the North Fork San Gabriel River Watershed, part of the Brazos River Basin. According to FEMA FIRM Panel 48491C0275E, dated September 26, 2008, the northern and eastern boundaries of the site fall within the 100-year floodplain. The site lies within the TCEQ Contributing Zone and will require both detention and water quality treatment. The property is not known to be located over a karst aquifer or within an area draining to a karst aquifer or reservoir. Additionally, no springs, caves, sinkholes, or other Critical Environmental Features (CEFs) are known to exist on-site.

Under existing conditions, stormwater flows toward the 100-year floodplain located near the site's northern and eastern edges. The proposed conditions will maintain the site's current overall drainage pattern. Stormwater runoff from 22.96 acres onsite and 1.47 acres from the west offsite will be routed to the regional water quality and detention pond. The remaining 11.79 onsite acres will flow directly into the floodplain.

For hydrologic modeling, the curve number (CN) for undeveloped areas is set at 84. All impervious surfaces will be assigned a CN of 98. The total impervious cover for this proposed development is approximately 3.76 acres, which includes onsite construction, 2 driveways connections Ronald Reagan, and additional IC for turn lanes on FM 3405. The water quality pond will be sized to accommodate full build-out, assuming approximately 75 percent impervious cover. This regional batch pond will be designed to remove at least 80 percent of Total Suspended Solids (TSS). Although the runoff discharges into the FEMA-designated floodplain, detention will be provided to manage flow rates and volumes.

ATTACHMENT D – FACTORS AFFECTING WATER SURFACE QUALITY

During Construction:

There will be a slight increase in suspended solids during construction which will be mitigated utilizing BMPs including silt fencing, inlet protection, stabilized construction entrances and the proposed pond for temporary sediment basins. Potential sources of pollutants affecting surface water quality include:

- soil particle migration as a result of erosion from construction activity including the use of spoil piles, clearing, and grubbing, excavation and burrow of existing grades, final grading, and installation of utilities and storm water infrastructure.
- soil particle migration resulting from pipe bedding material installation or staging and soil and/or road base placement and storage
- Construction equipment and vehicle drippings or leaks containing petroleum suchas fuel, grease, oil, and hydraulic fluid
- Concrete truck wash-out activities
- Materials used during construction (paints, glues, chemicals, pavement striping/markings, gravel) may also affect the surface water quality
- Trash and debris from construction crews, equipment, and supplies can be another pollutant source and will be properly disposed of and effectively managed throughout construction to minimize any potential impact
- Sanitary waste from construction crews could also lead to a potential source of contamination. Propersanitationduringconstruction,includingtemporaryrestroom facilities and trash barrels will not be provided.

Post Construction:

- Automobiles utilized by future tenants will generate some pollutants that can affect water quality. Leaks from engines and transmissions may add oil, grease or antifreeze and other automotive related liquids to the storm runoff.
- Activities may include the utilization of chemical pesticides and lawn products that may affect the water quality. These products are typically labeled with instructions and warning labels about proper and safe usage by the customers. The owner will provide information through the leasing agreements about the proper use of products to the occupants and their effect on water quality.
- Lack of lawn care maintenance can cause soil erosion and impact the quality of stream water by increasing suspended solids. The owner is therefore managing on-going lawn care and maintenance.
- Improperly installed sanitary sewers may increase fecal materials and nutrients in runoff. City permitting procedures and inspections will make this a minor concern.

ATTACHMENT E – VOLUME AND CHARACTER OF STORMWATER

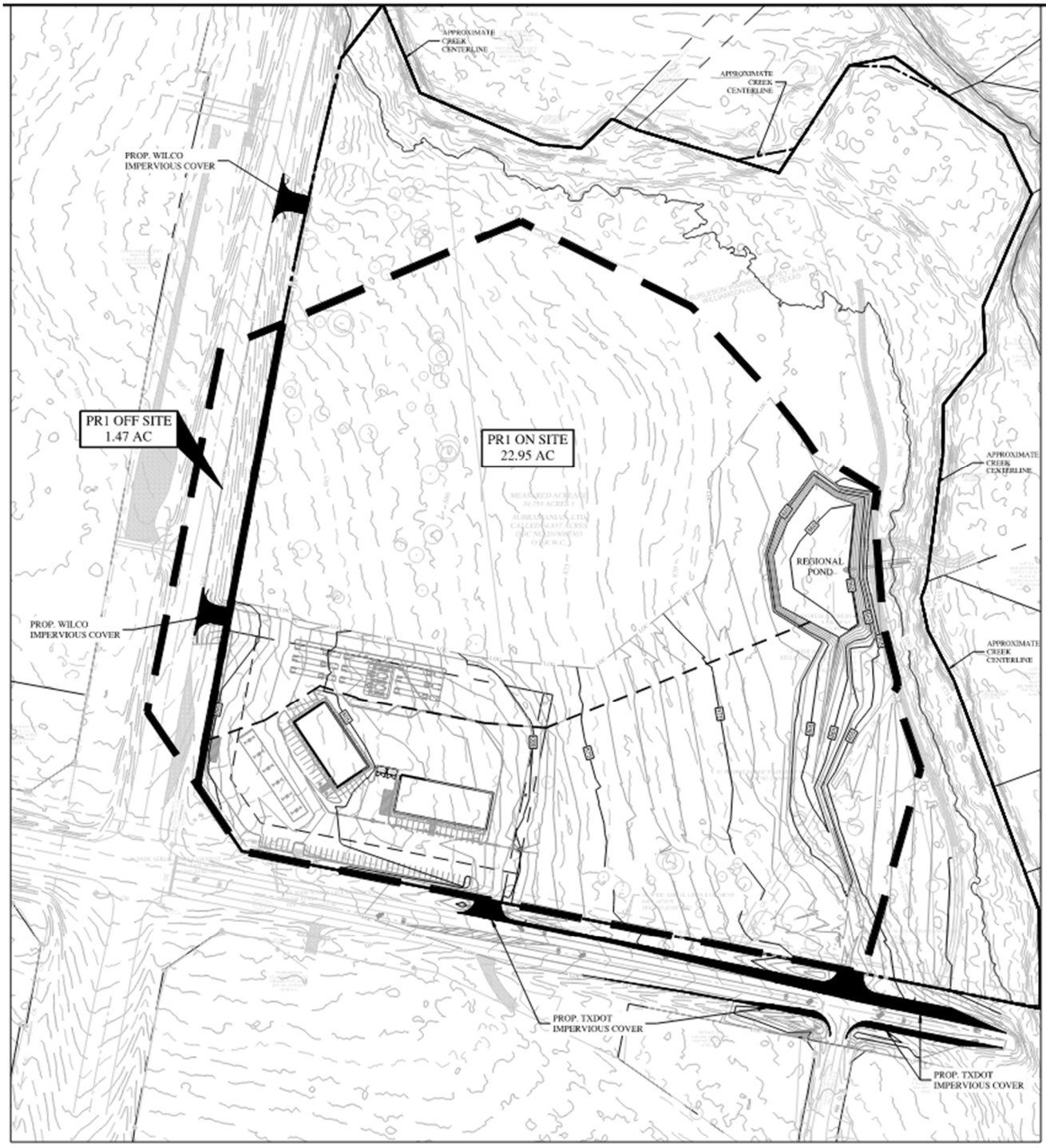
The curve number of the undeveloped site is 84, pasture in fair condition. All proposed impervious cover was assigned a curve number of 98. The current proposed development will result in impervious cover of approximately 3.76 acres.

PR1 is made of 22.95-acres onsite area and 1.47-acres offsite area from the west that flows to the regional pond. Within Drainage Area PR1 there will be 3.38-acres impervious cover made up of 3.34-acres onsite and 0.04-acres from a driveway connection to Ronald Reagan. There is a small amount of additional new impervious in areas that do not drain to the regional pond.

In summary:

Within PR1:	
Onsite Proposed Development IC	3.34-acres
South Driveway Connection to Ronald Reagan IC	0.04-acres
New IC that does not reach the Regional Pond:	
North Driveway Connection to Ronald Reagan IC	0.03-acres
Turn lanes along FM 3405 IC	0.35-acres
Current Proposed Development IC	**3.76-acres**

With the proposed treatment measures, the character of the storm water leaving the site after the development is expected to be similar in character to that of existing conditions. This proposed development will require water quality treatment. This will be achieved using one (1) batch detention pond. Please refer to the tables below and the included construction plans for detailed information on the drainage calculations.



PROPOSED DRAINAGE AREA MAP EXIBIT

DRAINAGE CALCULATIONS (EXISTING)

DESIGN POINT	DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Imperviou s Cover (%)	Q (2YR) (CFS)	Q (5YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (50YR) (CFS)	Q (100YR) (CFS)
	EX1	29.16	14.80	8.88	84.00	2.47%	83.62	117.97	149.69	194.64	223.95	271.06
POA1							**83.62**	**117.97**	**149.69**	**194.64**	**223.95**	**271.06**

DRAINAGE CALCULATIONS (PROPOSED)

DESIGN POINT	DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Imperviou s Cover (%)	Q (2YR) (CFS)	Q (5YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (50YR) (CFS)	Q (100YR) (CFS)
A	PR1	24.42	5.00	3.00	84.00	75.00%	127.67	164.36	198.55	247.33	277.86	331.66
	POND1						69.06	95.49	121.29	157.89	182.49	222.04
	BP1	4.74	5.00	3.00	84.00	25.00%	20.76	28.24	35.22	45.13	51.39	62.11
	Pond Elevation (WSE)						*865.30*	*865.63*	*865.89*	*866.22*	*866.42*	*866.72*
POA1							**82.53**	**114.08**	**145.40**	**190.52**	**220.23**	**268.10**

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **TOP NOTCH**

Date Prepared: **7/31/2025**

Additional information is provided for cells with a red triangle in the upper right corner. Place the cu

Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.

Characters shown in red are data entry fields.

Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equ

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

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

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed c

A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County =	**Williamson**	
Total project area included in plan * =	**34.75**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**3.76**	acres
Total post-development impervious cover fraction * =	**0.11**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**3273**	lbs.

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

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

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

Drainage Basin/Outfall Area No. = **PR 1**

Total drainage basin/outfall area =	**24.42**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**3.38**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.14**	
$L_{M\ THIS\ BASIN}$ =	**2942**	lbs.

3. Indicate the proposed BMP Code for this basin.

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

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.				
	RG-348 Page 3-33 Equation 3.7: L_R =	(BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)		
where:	A_C =	Total On-Site drainage area in the BMP catchment		
	A_I =	Impervious area proposed in the BMP catchment ar		
	A_P =	Pervious area remaining in the BMP catchment area		
	L_R =	TSS Load removed from this catchment area by the		
	A_C =	**22.95**	acres	
	A_I =	**3.34**	acres	
	A_P =	**19.61**	acres	
	L_R =	**3674**	lbs	
5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area				
	Desired $L_{M\ THIS\ BASIN}$ =	**3273**	lbs.	
	F =	**0.89**		
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.				Calculations from RG
	Rainfall Depth =	**1.60**	inches	
	Post Development Runoff Coefficient =	**0.16**		
	On-site Water Quality Volume =	**21671**	cubic feet	
		Calculations from RG-348		Pages 3-36 to 3-37
	Off-site area draining to BMP =	**1.47**	acres	
	Off-site Impervious cover draining to BMP =	**0.72**	acres	
	Impervious fraction of off-site area =	**0.49**		
	Off-site Runoff Coefficient =	**0.35**		
	Off-site Water Quality Volume =	**3005**	cubic feet	
	Storage for Sediment =	**4935**		
Total Capture Volume (required water quality volume(s) x 1.20) =		**29611**	cubic feet	

County Engineers' Office
3151 SE Inner Loop, Suite B
Georgetown, TX 78626
Telephone (512) 943-3330
Fax (512) 943-3335

Authorization to Construct an On-site Sewage Facility
Permit #: OSSF-2024-206

Location: 5996 FM 3405, GEORGETOWN, TX 78633

Owner: 3405 INVESTMENTS LLC

Mailing Address: 11409 SHOREVIEW OVERLOOK, AUSTIN, TX 78732

AUTHORIZATION IS HEREBY GIVEN TO CONSTRUCT AN ON-SITE SEWAGE FACILITY ON THE ABOVE DESCRIBED PROPERTY.

Approval is hereby granted for the construction as shown on the submitted planning material.

- **This aerobic drip system is designed to treat a high strength wastewater flow of 1,440 gallons per day for a convenience store and 5 retail suites.**
- **There can be no medical / dental waste, no hair / nail salons, no domestic / commercial food preparation, or any other wastewater production determined to be high-waste strength waste by the TCEQ.**
- **Maximum effluent strength 20 mg/L BOD5 (15 mg/L. CBOD) prior to disposal. Single grab sample shall not exceed 65 mg/L. BOD5 (60 mg/L. CBOD).**
- **Any system malfunction will require the food service operations to cease until repairs are made.**
- **Any violations of proper operation or maintenance and management practices will require a new permit. No surface improvements allowed within 5' of OSSF.**
- **Any failure to meet permit conditions, change in the type of use, increase in flow or change in the nature of effluent will require a new permit.**
- **A yearly BOD5 test and water usage records may be requested. If testing fails repeat monthly, 3 failed results will require a new permit and system upgrade to current standards.**
- **Maintenance and Monitoring contract is required for the life of the system. This permit must be renewed every two years with renewal fee.**

ANY MODIFICATIONS TO SUBMITTED PLANS REQUIRE APPROVAL BY WILLIAMSON COUNTY DEVELOPMENT SERVICES PRIOR TO INSTALLATION.

CONTACT WILLIAMSON COUNTY DEVELOPMENT SERVICES FOR REQUIRED INSPECTIONS.

This Authorization to Construct is valid for twelve months from the date of issuance.

Note: The On-site Sewage Facility construction must meet all TCEQ Regulations and Williamson County Rules for On-site Sewage Facilities. If unforeseen and/or adverse conditions are encountered (including, but not limited to excessive rock, seepage, or high water table) stop construction and contact WILLIAMSON COUNTY DEVELOPMENT SERVICES. Revised planning materials and Authorization to Construct may be required.

Additional questions may be generated upon further review.

Date: 2/11/2025

Chad Winkler,
OS0031826

Additional questions may be generated upon further review.

Date: 06-23-2024
To: Williamson County
From: Kevin Moore

RE: Permit Number OSSF-2024-206. Job Address: 5996 FM 3405, GEORGETOWN, TX 78633

The retail suites with a BOD of 300 mg/L will be limited to lavatory use only. There can be no medical / dental waste, no hair / nail salons, no domestic / commercial food preparation, or any other wastewater production determined to be high-waste strength waste by the TCEQ.

Sincerely,

Soof Maknojiya

Date: 08-23-2024
To: Williamson County
From: Kevin Moore

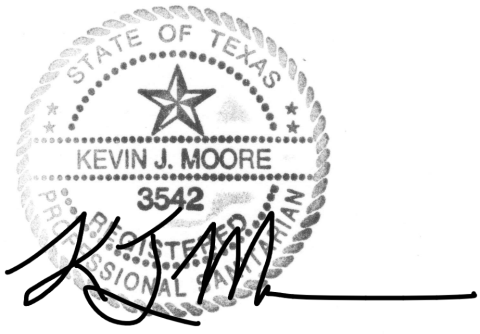
RE: Permit Number OSSF-2024-206, Job Address: 5996 FM 3405, GEORGETOWN, TX 78633

A variance is requested from Williamson County OSSF Order Sec. 10 (E) (3). The capacity above the alarm level may be reduced to a minimum of four hours average daily flow if the pump tank is equipped with multiple pumps. The reserve volume above the "alarm on" level will be well above that requirement in the pump tanks.

Equal protection of the environment and public health shall be adhered to as the allowance for a minimum of eight hours of storage above the alarm "on" using a dual pump system is approved in the TCEQ Chapter 285 rules, regulations, and construction standards. In addition, as this is a commercial operation, it will provide back up security if a pump fails or at a time when the required pump repair/replacement may not be able to be attended to in a timely manner.

Sincerely,

Kevin Moore



08-23-2024

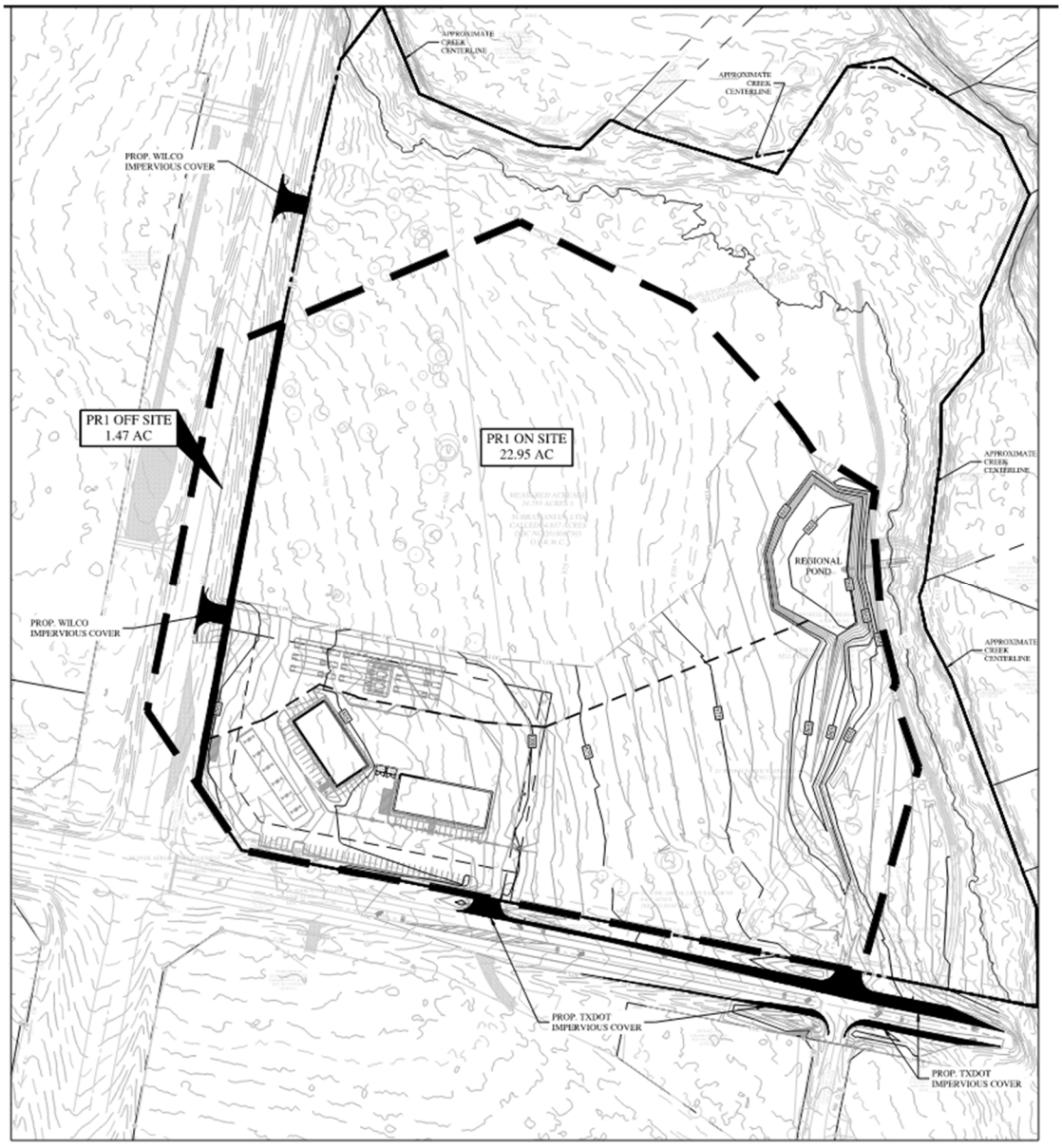
ATTACHMENT I – 20% OR LESS IMPERVIOUS COVER DECLARATION

This site is being prepared for greater than 20% impervious cover in future phases. The permanent BMP proposed for this development will account for water quality and detention of the entire site in the current and future development.

Therefore, a request for a waiver of permanent BMPs is not applicable.

ATTACHMENT J – BMPs for Upgradient Stormwater

Drainage Area PR1 is 24.42-acres and is made of 22.95-acres onsite area and 1.47-acres of offsite area from the west that flows to the regional pond. Within Drainage Area PR1 there will be 3.38-acres impervious cover made up of 3.34-acres IC onsite and 0.04-acres IC offsite from a driveway connection to Ronald Reagan.



PROPOSED DRAINAGE AREA MAP EXIBIT

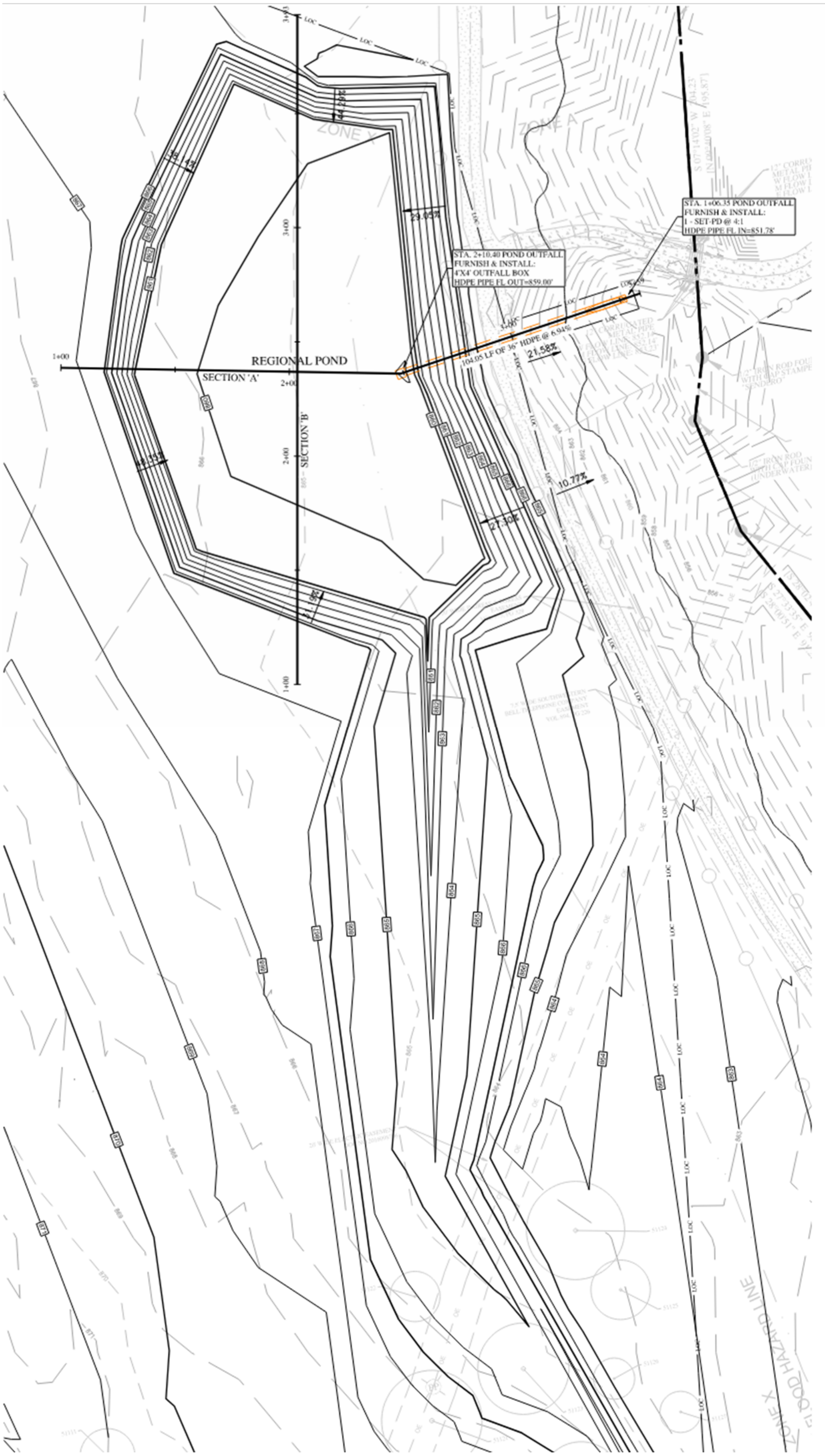
ATTACHMENT K – BMPS FOR ON-SITE STORMWATER

Temporary BMPs will be utilized during construction, and a permanent BMP is planned to minimize contamination resulting from the infrastructure of the proposed development. Temporary BMPs for construction consist of:

- One construction entrance connecting to Ronald Reagan to reduce hazards transported on tire wheels from entering or exiting the site.
- +/-3,158 linear feet of silt fence along the downgradient area of the project to reduce particle migration, sediment transport, waste and other harmful pollutants caused during construction.
- One concrete washout area and one staging & temporary spoils area to prevent the discharge of pollutants.
- Inlet protection around all proposed inlets.
- Litter, trash removal and sanitary septic facilities will be provided during construction.

The permanent BMP control for the site consists of one (1) Batch Detention Basin. Additionally, revegetation measures and landscape maintenance will be employed. These controls were carefully designed to meet the 80 percent removal rate of total suspended solids. Refer to the drainage map for locations of the basin and additional drainage area information.

The temporary BMPs and the permanent BMP have been designed in accordance with the TCEQ Technical Guidance Manual (TGM) RG-348.



STA. 1+06.35 POND OUTFALL
FURNISH & INSTALL:
1 - SET-PD @ 4:1
HDPE PIPE FL IN=851.78'
STA. 2+10.40 POND OUTFALL
FURNISH & INSTALL:
4'X4' OUTFALL BOX
HDPE PIPE FL OUT=859.00'
104.05 LF OF 36" HDPE @ 6.94%
REGIONAL POND
SECTION 'A'
SECTION 'B'
ZONE A
29.05%
21.58%
27.30%
10.77%
FLOOD HAZARD LINE

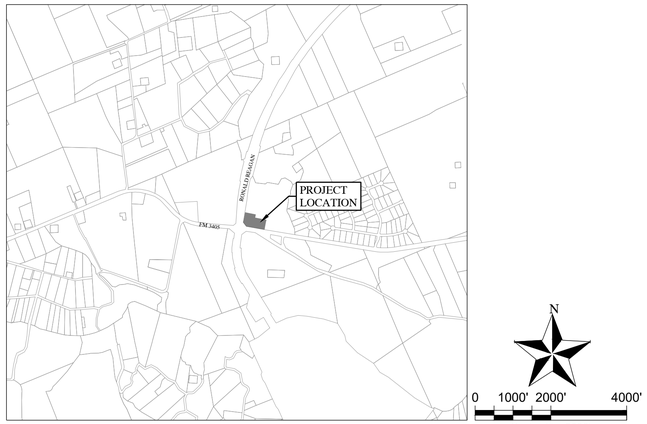
ATTACHMENT M -CONSTRUCTION PLANS

FM 3405 & RONALD REAGAN
FLOODPLAIN PERMIT

CERTIFICATE OF COMPLIANCE PERMIT NUMBER: 2025-791-COC

WILLIAMSON COUNTY, TX

MAY 2025



WILLIAMSON COUNTY DRIVEWAY PERMIT NO.
WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE SITE DEVELOPMENT PERMIT NO.
TLDR NO.
TXDOT NO.

REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS (WCSR 2025):

TEXAS DEPARTMENT OF TRANSPORTATION DATE

CITY OF GEORGETOWN WATER DATE

WILLIAMSON EMERGENCY SERVICES DISTRICT NO. 4 DATE

NOTES:
1) DE-ANNEXATION WAS APPROVED ON APRIL 27, 2025. THIS TRACT IS NO LONGER IN THE LIBERTY HILL ETJ.
2) THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE." (WCSR C10.9)

SHEET INDEX

CIVIL ENGINEER/AGENT/LANDSCAPE DESIGN:

GOODE FAITH ENGINEERING, LLC
1620 LA JAITA DR. SUITE 300
CEDAR PARK, TEXAS, 78613
CONTACT: ANTHONY H. GOODE, P.E.
P:(972) 822-1682
E: ANTHONY@GOODEFAITHENG.COM

OWNER/DEVELOPER:
TOP NOTCH BUILDERS
CONTACT: SOEF MAKNOJIYA
P: (512) 905-8228
E: SoefMaknojiya@yahoo.com

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE

NFPA 1142-RURAL FIRE CODE

2018 INTERNATIONAL FIRE CODE

THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN. AN INSPECTION FEE, AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.

GOODE FAITH ENGINEERING — STATE OF TEXAS — EST. 2021

FM 3405 & RONALD REAGAN

COVER

Revisions / Corrections Block

Number	Description	Revise (R) Add (A) Void (V) Sheet No.s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.)/%	Approval - Date	Date Imaged

STATE OF TEXAS — ANTHONY H. GOODE — 97263 — LICENSED PROFESSIONAL ENGINEER

SUBMITTED BY:

8-4-25

ANTHONY GOODE, P.E. DATE
GOODE FAITH ENGINEERING, LLC.
TBPE FIRM NO. F-22664
1620 LA JAITA DR. STE 300
CEDAR PARK, TX. 78613
(972) P: 822-1682

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.

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

DRAWN BY	DATE
RDP	5/30/2025
CHECKED BY	
AHG	

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES:

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
- THE NAME OF THE APPROVED PROJECT;
- THE ACTIVITY START DATE; AND
- THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.

2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ONSITE.

3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.

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

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

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

9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL
TCEQ-0592A (REV. JULY 15, 2015) PAGE 2 OF 2
STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.

10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
- THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
- THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
- THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.

11. THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:

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

B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR

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

TEMPORARY VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH COOL SEASON COVER CROPS (WHEAT AT 0.5 POUNDS PER 1000 SF, OATS AT 0.5 POUNDS PER 1000 SF, CEREAL RYE GRAIN AT 0.5 POUNDS PER 1000 SF) WITH A TOTAL RATE OF 1.5 POUNDS PER 1000 SF. COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH BUFFALO AT A RATE OF 1 POUNDS PER 1000 SF.
   A. FERTILIZER SHALL BE WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUND PER 1000 SF.
   B. HYDROMULCH SHALL COMPLY WITH TABLE1, BELOW.
   C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1.5 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
   D. WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	LONGEVITY
100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW, AND/OR COTTON PLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 30% PAPER)	70% OR GREATER WOOD/STRAW 30% OR LESS PAPER OR NATURAL FIBERS	0-3 MONTH	MODERATE SLOPES; FROM FLAT TO 3:1	MODERATE SLOPES; FROM FLAT TO 3:1

PERMANENT VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (½) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH 2. BELOW.

2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH BUFFALO AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION. BUFFALO GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL.

A. FERTILIZER SHALL BE A WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF ½ POUND PER 1000 SF.
HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT DAILY INTERVALS (MINIMUM) DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF $\frac{1}{2}$ INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK
D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1.5 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. THIS WATER DISTRIBUTION SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 290 SUBCHAPTER D. WHEN CONFLICTS ARE NOTED WITH LOCAL STANDARDS, THE MORE STRINGENT REQUIREMENT SHALL BE APPLIED. CONSTRUCTION FOR PUBLIC WATER SYSTEMS MUST ALWAYS, AT A MINIMUM, MEET TCEQ'S "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS.

2. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61-G AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI, AS REQUIRED BY 30 TAC §290.44(A)(1).

3. PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF PW-G) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS, AS REQUIRED BY 30 TAC §290.44(A)(2).

4. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY, AS REQUIRED BY 30 TAC §290.44(A)(3).

5. WATER TRANSMISSION AND DISTRIBUTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE, AS REQUIRED BY 30 TAC §290.44(A)(4).

6. PURSUANT TO 30 TAC §290.44(A)(5), THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY THE MOST CURRENT AWWA FORMULAS FOR PVC PIPE, CAST IRON AND DUCTILE IRON PIPE. INCLUDE THE FORMULAS IN THE NOTES ON THE PLANS.
   - THE HYDROSTATIC LEAKAGE RATE FOR POLYVINYL CHLORIDE (PVC) PIPE AND APPURTENANCES SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY FORMULAS IN AMERICA WATER WORKS ASSOCIATION (AWWA) C-605 AS REQUIRED IN 30 TAC §290.44(A)(5). PLEASE ENSURE THAT THE FORMULA FOR THIS CALCULATION IS CORRECT AND MOST CURRENT FORMULA IS IN USE;

$$Q = \frac{LD\sqrt{P}}{148,000}$$

WHERE:
- Q = THE QUANTITY OF MAKEUP WATER IN GALLONS PER HOUR,
- L = THE LENGTH OF THE PIPE SECTION BEING TESTED, IN FEET,
- D = THE NOMINAL DIAMETER OF THE PIPE IN INCHES, AND
- P = THE AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST IN POUNDS PER SQUARE INCH (PSI).

8. THIS PROJECT MUST COMPLY WITH CHANGES TO THE SAFE DRINKING WATER ACT THAT REDUCE THE MAXIMUM ALLOWABLE LEAD CONTENT OF PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND FIXTURES TO 0.25 PERCENT.

9. THE SYSTEM MUST BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 35 PSI AT ALL POINTS WITHIN THE DISTRIBUTION NETWORK AT FLOW RATES OF AT LEAST 1.5 GALLONS PER MINUTE PER CONNECTION. WHEN THE SYSTEM IS INTENDED TO PROVIDE FIREFIGHTING CAPABILITY, IT MUST ALSO BE DESIGNED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI UNDER COMBINED FIRE AND DRINKING WATER FLOW CONDITIONS AS REQUIRED BY 30 TAC §290.44(D).

10. ALL FITTINGS 3" AND GREATER SHALL BE DUCTILE IRON, MECHANICAL JOIN. FITTINGS SMALLER THAN 3" SHALL BE PVC SOLVENT WELD WITH A MINIMUM 200 PSI RATING.

11. GATE VALVES SHALL BE EITHER A.F.C. (SERIES 2500) OR APPROVED SUBSTITUTE WITH 304SS EXTERNAL BOLTS AND NUTS. SHALL BE RESILIENT SEAT GATE VALVES AND SHALL OPEN COUNTER-CLOCKWISE ALL GATE VALVES ARE TO BE RESTRAINED AND MALE ADAPTERS ARE NOT ALLOWED.

12. ALL BENDS, TEES, VALVES, AND DEAD ENDS SHALL BE THRUST BLOCKED AND MECHANICALLY RESTRAINED A MINIMUM OF TWO FULL PIPE JOINTS (40 LF MIN.) IN EACH DIRECTION OR AS SHOWN ON PLANS.

CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ANY DEVIATIONS FORM THESE PLANS FOR THE PREPARATION OF AS-BUILT DRAWINGS AT THE COMPLETION OF THIS PROJECT. INCLUDING DEVIATIONS AROUND TREES.

13. PURSUANT TO 30 TAC §290.44(D)(4), ACCURATE WATER METERS SHALL BE PROVIDED. SERVICE CONNECTIONS AND METER LOCATIONS SHOULD BE SHOWN ON THE PLANS.

14. PURSUANT TO 30 TAC §290.44(D)(5), SUFFICIENT VALVES AND BLOWOFFS TO MAKE REPAIRS. THE ENGINEERING DESIGN SHALL ESTABLISH CRITERIA FOR THIS DESIGN.

15. PURSUANT TO 30 TAC §290.44(D)(6), THE SYSTEM SHALL BE DESIGNED TO AFFORD EFFECTIVE CIRCULATION OF WATER WITH A MINIMUM OF DEAD ENDS. ALL DEAD-END MAINS SHALL BE PROVIDED WITH ACCEPTABLE FLUSH VALVES AND DISCHARGE PIPING. ALL DEAD-END LINES LESS THAN TWO INCHES IN DIAMETER WILL NOT REQUIRE FLUSH VALVES IF THEY END AT A CUSTOMER SERVICE. WHERE DEAD ENDS ARE NECESSARY AS A STAGE IN THE GROWTH OF THE SYSTEM, THEY SHALL BE LOCATED AND ARRANGED TO ULTIMATELY CONNECT THE ENDS TO PROVIDE CIRCULATION.

16. THE CONTRACTOR SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE IN ALL DIRECTIONS OF NINE FEET BETWEEN THE PROPOSED WATERLINE AND WASTEWATER COLLECTION FACILITIES INCLUDING MANHOLES AND SEPTIC TANK DRAINFIELDS. IF THIS DISTANCE CANNOT BE MAINTAINED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER FOR FURTHER DIRECTION. SEPARATION DISTANCES, INSTALLATION METHODS, AND MATERIALS UTILIZED MUST MEET 30 TAC §290.44(E)(1-4) OF THE CURRENT RULES.

17. PURSUANT TO 30 TAC §290.44(E)(5), THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE-FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT.

18. PURSUANT TO 30 TAC §290.44(E)(7), SUCTION MAINS TO PUMPING EQUIPMENT SHALL NOT CROSS WASTEWATER MAINS, WASTEWATER LATERALS, OR WASTEWATER SERVICE LINES. RAW WATER SUPPLY LINES SHALL NOT BE INSTALLED WITHIN FIVE FEET OF ANY TILE OR CONCRETE WASTEWATER MAIN, WASTEWATER LATERAL, OR WASTEWATER SERVICE LINE.

19. PURSUANT TO 30 TAC §290.44(E)(8), WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO SEPTIC TANK DRAINFIELDS.

20. PURSUANT TO 30 TAC §290.44(F)(1), THE CONTRACTOR SHALL NOT PLACE THE PIPE IN WATER OR WHERE IT CAN BE FLOODED WITH WATER OR SEWAGE DURING ITS STORAGE OR INSTALLATION.

21. PURSUANT TO 30 TAC §290.44(F)(2), WHEN WATERLINES ARE LAID UNDER ANY FLOWING OR INTERMITTENT STREAM OR SEMI-PERMANENT BODY OF WATER THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE WATERTIGHT PIPE ENCASEMENT. VALVES MUST BE PROVIDED ON EACH SIDE OF THE CROSSING WITH FACILITIES TO ALLOW THE UNDERWATER PORTION OF THE SYSTEM TO BE ISOLATED AND TESTED.

22. THE CONTRACTOR SHALL DISINFECT THE NEW WATER MAINS IN ACCORDANCE WITH AWWA STANDARD C-651 AND THEN FLUSH AND SAMPLE THE LINES BEFORE BEING PLACED INTO SERVICE. SAMPLES SHALL BE COLLECTED FOR MICROBIOLOGICAL ANALYSIS TO CHECK THE EFFECTIVENESS OF THE DISINFECTION PROCEDURE WHICH SHALL BE REPEATED IF CONTAMINATION PERSISTS. A MINIMUM OF ONE SAMPLE FOR EACH 1,000 FEET OF COMPLETED WATER LINE WILL BE REQUIRED OR AT THE NEXT AVAILABLE SAMPLING POINT BEYOND 1,000 FEET AS DESIGNATED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH 30 TAC §290.44(F)(3).

REVISED March 20, 2015

FLOODPLAIN NOTES:

RECREATIONAL VEHICLES

IT IS REQUIRED THAT RECREATIONAL VEHICLES PLACED ON SITES WITHIN ZONES AI-3D, AH, AND AE ON THE COMMUNITY'S FIRM (A) BE ON THE SITE FOR FEWER THAN 180 CONSECUTIVE DAYS, AND BE FULLY LICENSED AND READY FOR HIGHWAY USE

UTILITIES

UTILITY AND SANITARY FACILITIES (INCLUDING WASTEWATER CLEANOUTS) SHALL BE DESIGNED SO THAT BELOW A LEVEL AT LEAST ONE FOOT ABOVE EITHER THE BASE SPECIFIED FLOOD DEPTH IN AN AO ZONE OR THE BASE FLOOD ELEVATION IN AN AH ZONE, THE STRUCTURE SHALL BE WATERTIGHT WITH WALLS SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER AND WITH STRUCTURAL COMPONENTS HAVING THE CAPABILITY OF RESISTING HYDROSTATIC AND HYDRODYNAMIC LOADS OF EFFECTS OF BUOYANCY.

ELECTRIC

ELECTRICAL COMPONENTS MUST MEET ALL NEC CLEARANCE AND DISCONNECT REQUIREMENTS AND BE CONSTRUCTED WITH ELECTRICAL HEATING, VENTILATION, PLUMBING, AND AIR CONDITIONING EQUIPMENT AND OTHER SERVICE FACILITIES THAT ARE DESIGNED AND/OR LOCATED SO AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING.

IRRIGATION AND WATER WELL NOTES

(1) THERE WILL BE AN IRRIGATION PLAN FOR EACH SITE WHERE A NEW IRRIGATION SYSTEM WILL BE INSTALLED. A PAPER OR ELECTRONIC COPY OF THE IRRIGATION PLAN MUST BE ON THE JOB SITE AT ALL TIMES DURING THE INSTALLATION OF THE IRRIGATION SYSTEM. A DRAWING SHOWING THE ACTUAL INSTALLATION OF THE SYSTEM IS DUE TO EACH IRRIGATION SYSTEM OWNER AFTER ALL NEW IRRIGATION SYSTEM INSTALLATIONS. DURING THE INSTALLATION OF THE IRRIGATION SYSTEM, VARIANCES FROM THE ORIGINAL PLAN MAY BE AUTHORIZED BY THE LICENSED IRRIGATOR IF THE VARIANCE FROM THE PLAN DOES NOT:
(A) DIMINISH THE OPERATIONAL INTEGRITY OF THE IRRIGATION SYSTEM;
(B) VIOLATE ANY REQUIREMENTS OF THIS CHAPTER; AND
(C) GO UNNOTED IN RED ON THE IRRIGATION PLAN.

(2) THE IRRIGATION PLAN MUST INCLUDE COMPLETE COVERAGE OF THE AREA TO BE IRRIGATED. IF A SYSTEM DOES NOT PROVIDE COMPLETE COVERAGE OF THE AREA TO BE IRRIGATED, IT MUST BE NOTED ON THE IRRIGATION PLAN.

(3) ALL IRRIGATION PLANS USED FOR CONSTRUCTION MUST BE DRAWN TO SCALE. THE PLAN MUST INCLUDE, AT A MINIMUM, THE FOLLOWING INFORMATION:
  (A) THE IRRIGATOR'S SEAL, SIGNATURE, AND DATE OF SIGNING;
  (B) ALL MAJOR PHYSICAL FEATURES AND THE BOUNDARIES OF THE AREAS TO BE WATERED;
  (C) A NORTH ARROW;
  (D) A LEGEND;
  (E) THE ZONE FLOW MEASUREMENT FOR EACH ZONE;
  (F) LOCATION AND TYPE OF EACH:
    (1) CONTROLLER;
    (2) SENSOR (FOR EXAMPLE, BUT NOT LIMITED TO, RAIN, MOISTURE, WIND, FLOW, OR FREEZE);
  (G) LOCATION, TYPE, AND SIZE OF EACH:
    (1) WATER SOURCE, SUCH AS, BUT NOT LIMITED TO A WATER METER AND POINT(S) OF CONNECTION;
    (2) BACK FLOW PREVENTION DEVICE;
    (3) WATER EMISSION DEVICE, INCLUDING, BUT NOT LIMITED TO, SPRAY HEADS, ROTARY SPRINKLER HEADS, QUICK-COUPLERS, BUBBLERS, DRIP, OR MICRO-SPRAYS;
    (4) VALVE, INCLUDING, BUT NOT LIMITED TO, ZONE VALVES, MASTER VALVES, AND ISOLATION VALVES;
    (5) PRESSURE REGULATION COMPONENT; AND
    (6) MAIN LINE AND LATERAL PIPING.
  (H) THE SCALE USED; AND
  (I) THE DESIGN PRESSURE.

(4) NO WELL SITE SHALL BE LOCATED WITHIN 500 FEET OF A SEWAGE TREATMENT PLANT OR WITHIN 300 FEET OF A SEWAGE WET WELL, SEWAGE PUMPING STATION, OR A DRAINAGE DITCH WHICH CONTAINS INDUSTRIAL WASTE DISCHARGES OR THE WASTES FROM SEWAGE TREATMENT SYSTEMS.

(5) LIVESTOCK IN PASTURES SHALL NOT BE ALLOWED WITHIN 50 FEET OF WATER SUPPLY WELLS.

(6) A SANITARY CONTROL EASEMENT OR SANITARY CONTROL EASEMENTS COVERING LAND WITHIN 150 FEET OF THE WELL, OR EXECUTIVE DIRECTOR APPROVAL FOR A SUBSTITUTE AUTHORIZED BY THIS SUBPARAGRAPH, SHALL BE OBTAINED.

(7) NO TEMPORARY TOILET FACILITIES SHALL BE MAINTAINED WITHIN 150 FEET OF THE WELL BEING CONSTRUCTED UNLESS THEY ARE OF A SEALED, LEAK PROOF TYPE.

(8) THE CONSTRUCTION, DISINFECTION, PROTECTION, AND TESTING OF A WELL TO BE USED AS A PUBLIC WATER SUPPLY SOURCE MUST MEET THE FOLLOWING CONDITIONS SET UNDER RULE 290.41 (C) (3)

NONRESIDENTIAL CONSTRUCTION

NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS OF ANY COMMERCIAL, INDUSTRIAL OR OTHER NONRESIDENTIAL STRUCTURE SHALL EITHER HAVE THE LOWEST FLOOR (INCLUDING BASEMENT) ELEVATED AT LEAST ONE FOOT OR MORE ABOVE THE BASE FLOOD LEVEL.

ENCLOSURES

NEW CONSTRUCTION AND SUBSTANTIAL IMPROVEMENTS, WITH FULLY ENCLOSED AREAS BELOW THE LOWEST FLOOR THAT ARE USABLE SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AND WHICH ARE SUBJECT TO FLOODING SHALL BE DESIGNED TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE ENTRY AND EXIT OF FLOODWATERS. DESIGNS FOR MEETING THIS REQUIREMENT MUST EITHER BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT OR MEET OR EXCEED THE FOLLOWING MINIMUM CRITERIA:
(A) A MINIMUM OF TWO OPENINGS ON SEPARATE WALLS HAVING A TOTAL NET AREA OF NOT LESS THAN 1 SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING SHALL BE PROVIDED.
(B) THE BOTTOM OF ALL OPENINGS SHALL BE NO HIGHER THAN 1 FOOT ABOVE GRADE.
(C) OPENINGS MAY BE EQUIPPED WITH SCREENS, LOUVERS, VALVES, OR OTHER COVERINGS OR DEVICES PROVIDED THAT THEY PERMIT THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS.

WILLIAMSON COUNTY SUBDIVISION REGULATIONS NOTES:

A MINIMUM LOWEST FINISHED FLOOR ELEVATION (FFE) FOR BUILDINGS SHALL BE ESTABLISHED FOR EACH LOTADJACENT TO THE FLOODPLAIN. TO MINIMIZE FLOODING OF THE BUILDING, THIS MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE ADJACENT FINISHED GRADE AND ONE FOOT ABOVE BFE. EXCEPTIONS CAN BE MADE ATENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA)WHERE THE ACCESS IS DESIGNED BY A PROFESSIONAL ENGINEER. RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT ONE FOOT ABOVE THE BFE. FOR LARGER LOTS WHERE THE BFE VARIES, A MINIMUM FFE SHALL BE ESTABLISHED AT THE UPSTREAM AND DOWNSTREAM LOT LINE AND EXPLAINED IN A PLAT NOTE. THE PLAT SHALL INCLUDE A STATEMENT INDICATING HOW THE MINIMUM FFE WAS ESTABLISHED (SEE APPENDIX C10). ALL LOTS ON A PLAT SHOULD BE DEVELOPED TO PROMOTE POSITIVE DRAINAGE BY GRADING AWAY FROM STRUCTURES IN ORDER TO REDUCE THE RISK OF FLOODING (WCSR 5.26)

MINIMUM FINISHED FLOOR ELEVATION
THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICHLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE. WCSR C10.9)

SEWER COLLECTION SYSTEM GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE RULES AND REGULATIONS FOR PUBLIC SEWAGE COLLECTION SYSTEMS, LATEST EDITION, OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). TITLE 30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 217 SUBCHAPTER D

2. ALL PIPE AND RELATED PRODUCTS (eg. VALVES, FITTINGS, ETC.) SHALL CONFORM TO ANSI/NSF STANDARD 61, SHALL BEAR THE NSF SEAL OF APPROVAL, AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.

3. WHERE TRENCHING ENCOUNTERS EXTENSIVE FRACTURE OF FAULT ZONES, CAVES OR SOLUTIONAL MODIFICATION OF ROCK STRATA, CONSTRUCTION SHALL BE STOPPED AND THE ENGINEER SHALL BE CONTACTED TO PROVIDE GUIDANCE TO ACCOMMODATE THE SPECIFIC SITE CONDITIONS.

4. THE PIPE SHALL BE BEDDED AND BACKFILLED WITH SAWS MODIFIED GRADE 5 IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. NO ROCKS SHALL BE LEFT IN THE TRENCH BOTTOM.

5. MINIMUM DEPTH OF COVER SHALL BE 24 INCHES FOR ALL COLLECTION LINES.

6. ALL HORIZONTAL AND VERTICAL STAKING MUST BE INSTALLED AT THE TIME OF TRENCHING AND PIPE INSTALLATION (50LF MINIMUM INTERVALS).

7. CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ANY DEVIATIONS FROM THESE PLANS FOR THE PREPARATION OF AS-BUILT DRAWINGS AT THE COMPLETION OF THIS PROJECT.

THE FOLLOWING RULES (CHAPTER 317) APPLY TO SEPARATION DISTANCES BETWEEN PUBLIC WATER SUPPLY PIPES AND WASTEWATER COLLECTION SYSTEM PIPES AND MANHOLES.
(A) WATER LINE - NEW SEWER LINE SEPARATION. WHEN NEW SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO WATERLINES THAN NINE FEET IN ALL DIRECTIONS. SEWERS THAT PARALLEL WATERLINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES WILL APPLY:
(1) WHERE A SANITARY SEWER PARALLELS A WATERLINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATERLINE.
(2) WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION THE SEWER SHALL BE LOCATED BELOW THE WATERLINE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE (USE WATER, NOT 18(D)(2)).
(3) WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM OF TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE 80 LB. BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF SEWER WITHIN NINE FEET OF THE WATERLINE. THIS INITIAL BACKFILL SHALL BE FROM ONE QUARTER DIAMETER BELOW THE CENTERLINE OF THE PIPE TO ONE PIPE DIAMETER (BUT NOT LESS THAN 12 INCHES) ABOVE THE TOP OF THE PIPE (NOT APPLICABLE TO THIS PROJECT).
(4) WHERE A SEWER CROSSES OVER A WATERLINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. THE SEWER PIPE MUST BE ENCASED IN A JOINT OF 150 PSI PRESSURE PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT 5 FEET INTERVALS WITH SPACERS. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL (NOT APPLICABLE TO THIS PROJECT).
(B) WATER LINE - MANHOLE SEPARATION. UNLESS SANITARY SEWER MANHOLES AND THE CONNECTING SEWER CAN BE MADE WATERTIGHT AND TESTED FOR NO LEAKAGE, THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATERLINE. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, A CARRIER PIPE AS DESCRIBED IN SUBSECTION (A)(4) OF THIS SECTION MAY BE USED WHERE APPROPRIATE (NOT APPLICABLE TO THIS PROJECT).

SLEEVING NOTES:

INSTALL SLEEVES (SCH 80 PVC TWO TIMES THE DIAMETER) AT ALL LOCATIONS WHERE WATER, IRRIGATION, WASTEWATER, FIRE, AND ELECTRIC CROSS DRIVES.

CITY OF GEORGETOWN WATER SYSTEM NOTES:

1. THESE CONSTRUCTION PLANS WERE PREPARED, SEALED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
2. THIS PROJECT IS SUBJECT TO ALL CITY STANDARDS SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
3. THE SITE CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.
4. PRIVATE WATER SYSTEM FIRE LINES SHALL BE TESTED BY THE CONTRACTOR TO 200 PSI FOR 2 HOURS.
5. PRIVATE WATER SYSTEM FIRE LINES SHALL BE DUCTILE IRON PIPING FROM THE WATER MAIN TO THE BUILDING SPRINKLER SYSTEM, AND 200 PSI C900 PVC FOR ALL OTHERS.
6. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 150 PSI FOR 4 HOURS.
7. ALL BENDS AND CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.
8. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.
9. ALL WATER LINES ARE TO BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO THE CITY STANDARDS AND SPECIFICATIONS.
10. WATER AND SEWER MAIN CROSSINGS SHALL MEET ALL REQUIREMENTS OF THE TCEQ AND THE CITY.
11. A MAINTENANCE BOND IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS. THIS BOND SHALL BE REESTABLISHED FOR 2 YEARS IN THE AMOUNT OF 10% OF THE COST OF THE PUBLIC IMPROVEMENTS AND SHALL FOLLOW THE CITY FORMAT.
12. RECORD DRAWINGS OF THE PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. THESE DRAWINGS SHALL BE ON TIFF OR PDF (300P DPI)

WCESD NO.4 GENERAL NOTES:

1. PROVIDE COMMERCIAL BUILDING PLANS FOR REVIEW AND PERMITTING BY WCESD NO.4. THIS REVIEW WILL BE A FIRE CODE COMPLIANCE REVIEW.

2. EACH RV SPACE WILL BE REQUIRED TO HAVE A LOT NUMBER OR SOME OTHER APPROVED WAY TO IDENTIFY THE RV SPACE. THE LOT NUMBERS SHALL BE AT LEAST 6 INCHES IN HEIGHT THAT CONTRAST WITH THE BACKGROUND.

3. THE MAIN ELECTRICAL DISCONNECTS FOR EACH RV SPACE WILL NEED TO BE LABELED WITH THE CORRESPONDING LOT NUMBER. THE NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT THAT CONTRAST TO THE BACKGROUND.

4. ANY BEND IN THE FIRE LINE TO BE SUPPORTED BY THRUST BLOCKING TO BE VERIFIED BY THE FIRE CODE OFFICIAL.

5. FIRE HYDRANTS ARE TO BE HYDROSTATIC TESTED AT 200 PSI FOR A DURATION ON 2 HOURS TO BE VERIFIED BY THE FIRE CODE OFFICIAL.

GOODE FAITH ENGINEERING
EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN

GENERAL NOTES

DATE
5/30/2025

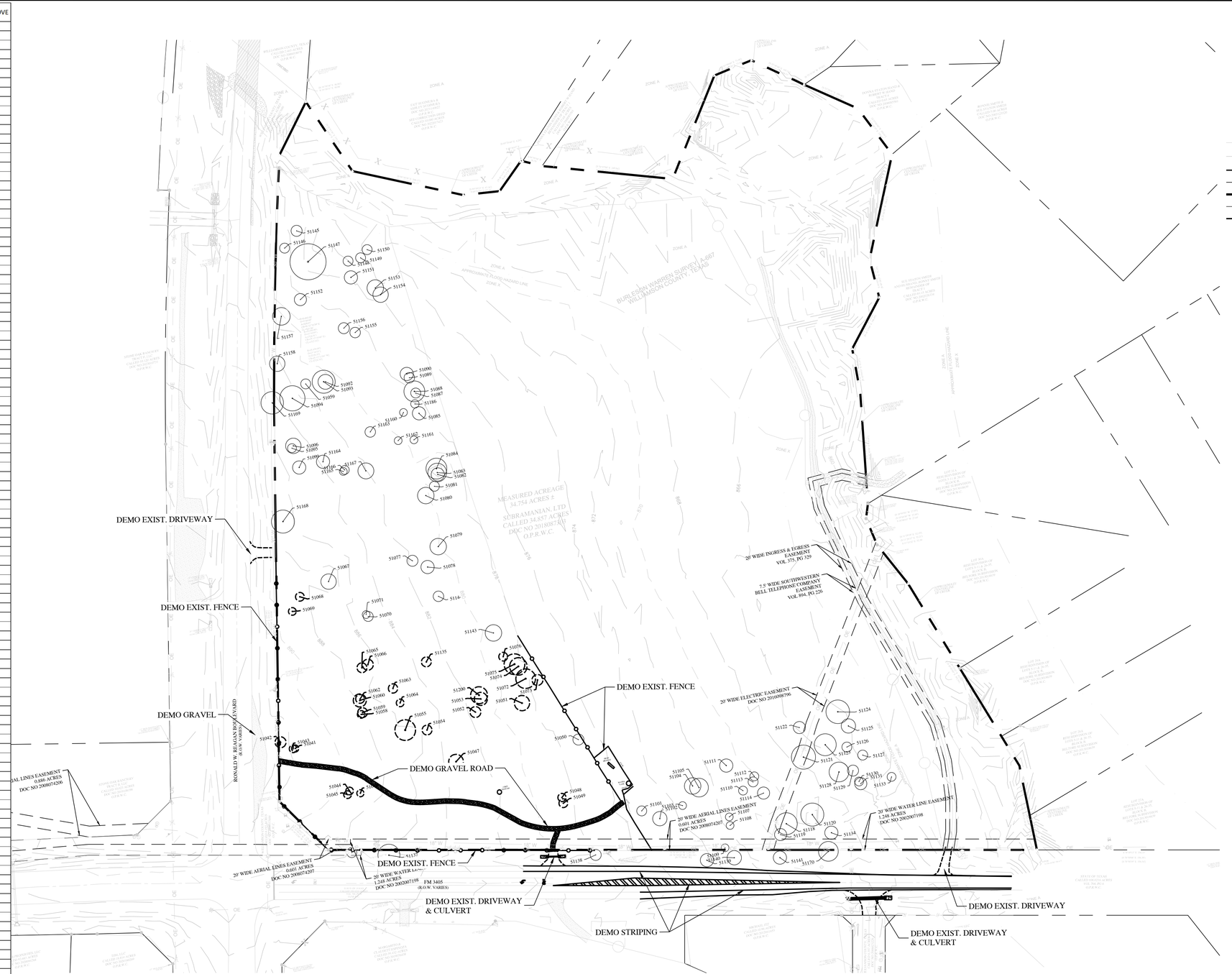
DESIGNED BY
RDP
CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1.			
2.			
3.			
4.			
5.			
6.			

ANTHONY H. GOODE
97263
8-4-25

TREE #	TYPE	TRUNK SIZE(S) (inch diameters)	REMOVE
51041	RED OAK	13	R
51042	RED OAK	20 (14,12)	R
51043	RED OAK	14	R
51044	LIVE OAK	14	R
51045	LIVE OAK	14	R
51046	LIVE OAK	13	R
51047	RED OAK	27	R
51048	LIVE OAK	15	R
51049	LIVE OAK	16	R
51050	LIVE OAK	20	
51051	LIVE OAK	28	R
51052	LIVE OAK	20	R
51053	LIVE OAK	24	R
51054	LIVE OAK	18	R
51055	LIVE OAK	38	R
51058	RED OAK	14	R
51059	RED OAK	18	R
51060	RED OAK	24	R
51062	RED OAK	16	R
51063	LIVE OAK	17	R
51064	LIVE OAK	14	
51065	LIVE OAK	18	R
51066	LIVE OAK	20	R
51067	POST OAK	28	
51068	RED OAK	16	R
51069	RED OAK	14	R
51070	POST OAK	18	
51071	POST OAK	14	
51072	AMERICAN ELM	36	R
51073	RED OAK	20	R
51074	AMERICAN ELM	32	R
51075	AMERICAN ELM	38	R
51076	AMERICAN ELM	16	R
51077	RED OAK	20	
51078	RED OAK	24(17,13)	
51079	LIVE OAK	30	
51080	RED OAK	30	
51081	POST OAK	18	
51082	LIVE OAK	24	
51083	LIVE OAK	34	
51084	LIVE OAK	38	
51085	LIVE OAK	24	
51086	RED OAK	15	
51087	RED OAK	18	
51088	RED OAK	38(30,16)	
51089	RED OAK	19	
51090	LIVE OAK	24	
51092	LIVE OAK	27	
51093	LIVE OAK	42	
51094	LIVE OAK	46	
51095	RED OAK	16	
51096	RED OAK	28	
51099	RED OAK	24	
51101	LIVE OAK	18	
51102	LIVE OAK	26(20,12)	
51103	LIVE OAK	14	
51104	LIVE OAK	30(24,12)	
51105	LIVE OAK	34(24,20)	
51107	LIVE OAK	14	
51108	LIVE OAK	14	
51109	LIVE OAK	14	
51110	LIVE OAK	16	
51111	LIVE OAK	24	
51112	LIVE OAK	16	
51113	LIVE OAK	18	
51114	LIVE OAK	22	
51118	LIVE OAK	20	
51119	LIVE OAK	22	
51120	LIVE OAK	42(30,24)	
51121	LIVE OAK	44(24,24,16)	
51122	LIVE OAK	22	
51123	LIVE OAK	40(30,20)	
51124	LIVE OAK	43(36,14)	
51125	LIVE OAK	26	
51126	LIVE OAK	18	
51127	LIVE OAK	18	
51128	LIVE OAK	36(24,24)	
51129	LIVE OAK	20(16,8)	
51130	LIVE OAK	16	
51131	LIVE OAK	22(16,12)	
51133	LIVE OAK	16	
51134	LIVE OAK	24	
51135	LIVE OAK	18	R
51136	LIVE OAK	18	
51137	POST OAK	40	
51138	LIVE OAK	20	
51139	LIVE OAK	24	
51140	LIVE OAK	26	
51141	LIVE OAK	24	
51143	LIVE OAK	30	
51144	POST OAK	19(14,9)	
51145	RED OAK	20	
51146	AMERICAN ELM	18	
51147	RED OAK	66(36,36,24)	
51148	RED OAK	18(12,12)	
51149	RED OAK	18	
51150	RED OAK	18	
51151	LIVE OAK	24	
51152	LIVE OAK	22(11,11,10)	
51153	LIVE OAK	30	
51154	LIVE OAK	28(24,8)	
51155	RED OAK	19(14,10)	
51156	RED OAK	20(14,12)	
51157	RED OAK	32(24,13,4)	
51158	RED OAK	28(13,12,12,6)	
51159	LIVE OAK	18(12,11)	
51160	RED OAK	14	
51161	RED OAK	14	
51162	RED OAK	14(10,4,4)	
51163	RED OAK	19(13,12)	
51164	LIVE OAK	24	
51165	LIVE OAK	14	
51166	LIVE OAK	16(12,8)	
51167	RED OAK	29(12,11,11,10)	
51168	LIVE OAK	42(30,24)	
51169	RED OAK	41(15,12,12,12,10,8)	
51170	LIVE OAK	36	
51200	LIVE OAK	31(24,14)	R



N

0 50' 100' 200'

Scale: 1" = 100'

LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE
- EASEMENT
- DEMOLITION
- TREE TO REMOVE
- TREE TO KEEP

EXISTING LEGEND

- 1/2" IRON ROD FOUND CAP STAMPED "PBS&J" (UNLESS NOTED)
- 60d NAIL FOUND
- COTTON GIN SPINDLE FOUND
- CALCULATED POINT
- SIGN
- AIR RELEASE VALVE
- BOLLARD
- AIR CONDITIONER
- CLEAN OUT
- CABLE TV RISER
- ELECTRIC RISER
- FIRE HYDRANT
- WATER METER
- ELECTRIC METER
- TELEPHONE PEDESTAL
- WATER MANHOLE
- WATER VALVE
- METER POLE
- FLASHING SIGNAL POLE
- LIGHT POLE
- POWER POLE
- GUY ANCHOR
- OVERHEAD UTILITY
- WOOD FENCE
- BARB/HOG WIRE FENCE
- GUARD RAIL
- PROPERTY LINE
- EDGE OF PAVEMENT
- ADJOINER LINE
- CONCRETE AREA
- DIRT / GRAVEL AREA
- STONE AREA
- BRIDGE DECK
- DOC NO — DOCUMENT NUMBER
- VOL., PG — VOLUME AND PAGE
- O.P.R.W.C. — OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- ( ) — RECORD INFORMATION PER DOC NO 2018087303
- [ ] — RECORD INFORMATION PER ADJOINER DEED
- P.O.B. — POINT OF BEGINNING
- R.O.W. — RIGHT OF WAY
- ON/OFF — FENCELINE ON/OFF SUBJECT PROPERTY

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN

EXISTING SITE & DEMOLITION PLAN

DATE
5/30/2025

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97253
LICENSED
PROFESSIONAL ENGINEER
5/30/25

N

0 25' 50' 100'

Scale: 1" = 50'

LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE
- LOC — LOC — LIMITS OF CONSTRUCTION
- T T T T T — TREE PROTECTION
- SF — SILT FENCE
- IP IP IP IP IP IP IP — INLET PROTECTION
- FLOW ARROW

KEY NOTES

1. STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL SHEET 14
2. STAGING & TEMPORARY SPOILS AREA
3. CONCRETE WASHOUT AREA
4. INLET PROTECTION. SEE DETAIL SHEET 14

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN

OVERALL EROSION & SEDIMENTATION CONTROL PLAN

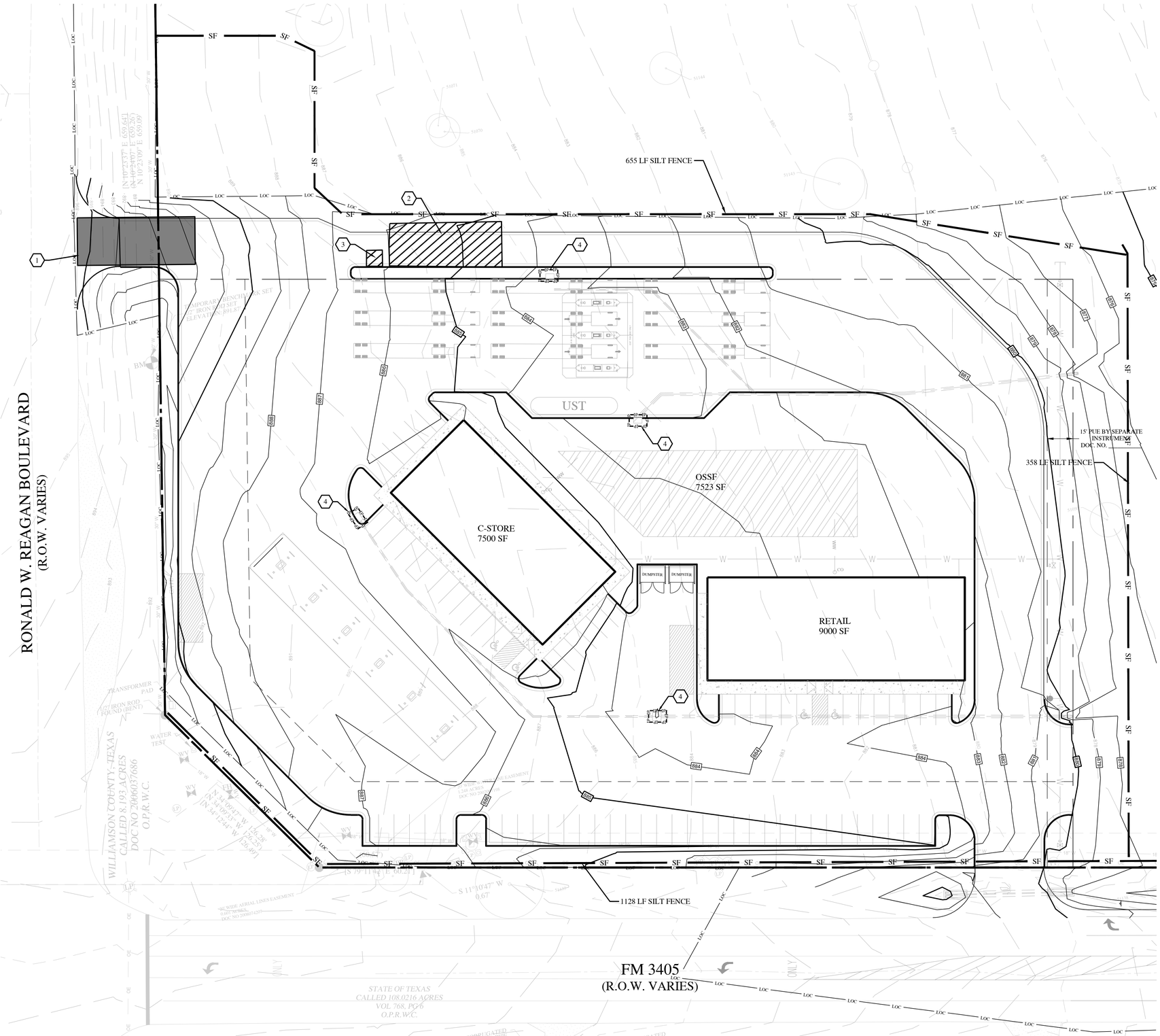
DATE
5/30/2025

DESIGNED BY
RDP
CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97283
LICENSED
PROFESSIONAL ENGINEER
8-7-25



N

0 15' 30' 60'

Scale: 1" = 30'

LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE
- LOC — LOC — LIMITS OF CONSTRUCTION
- T T T T T — TREE PROTECTION
- SF — SILT FENCE
- IP IP IP IP IP IP IP — INLET PROTECTION
- FLOW ARROW

KEY NOTES

1. STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL SHEET 14
2. STAGING & TEMPORARY SPOILS AREA
3. CONCRETE WASHOUT AREA
4. INLET PROTECTION. SEE DETAIL SHEET 14

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN

EROSION & SEDIMENTATION CONTROL PLAN

DATE
5/30/2025

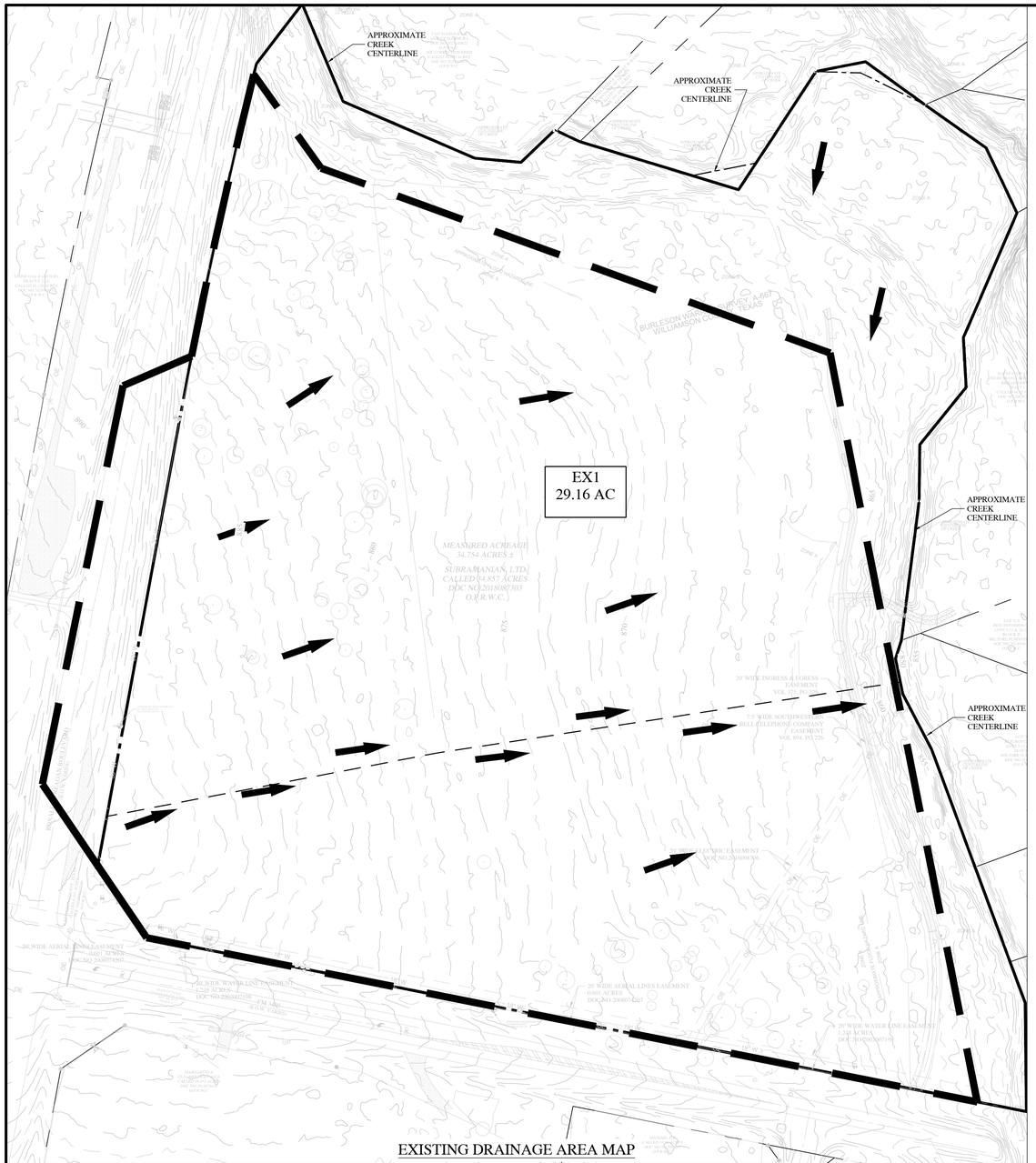
DESIGNED BY
RDP

CHECKED BY
AHG

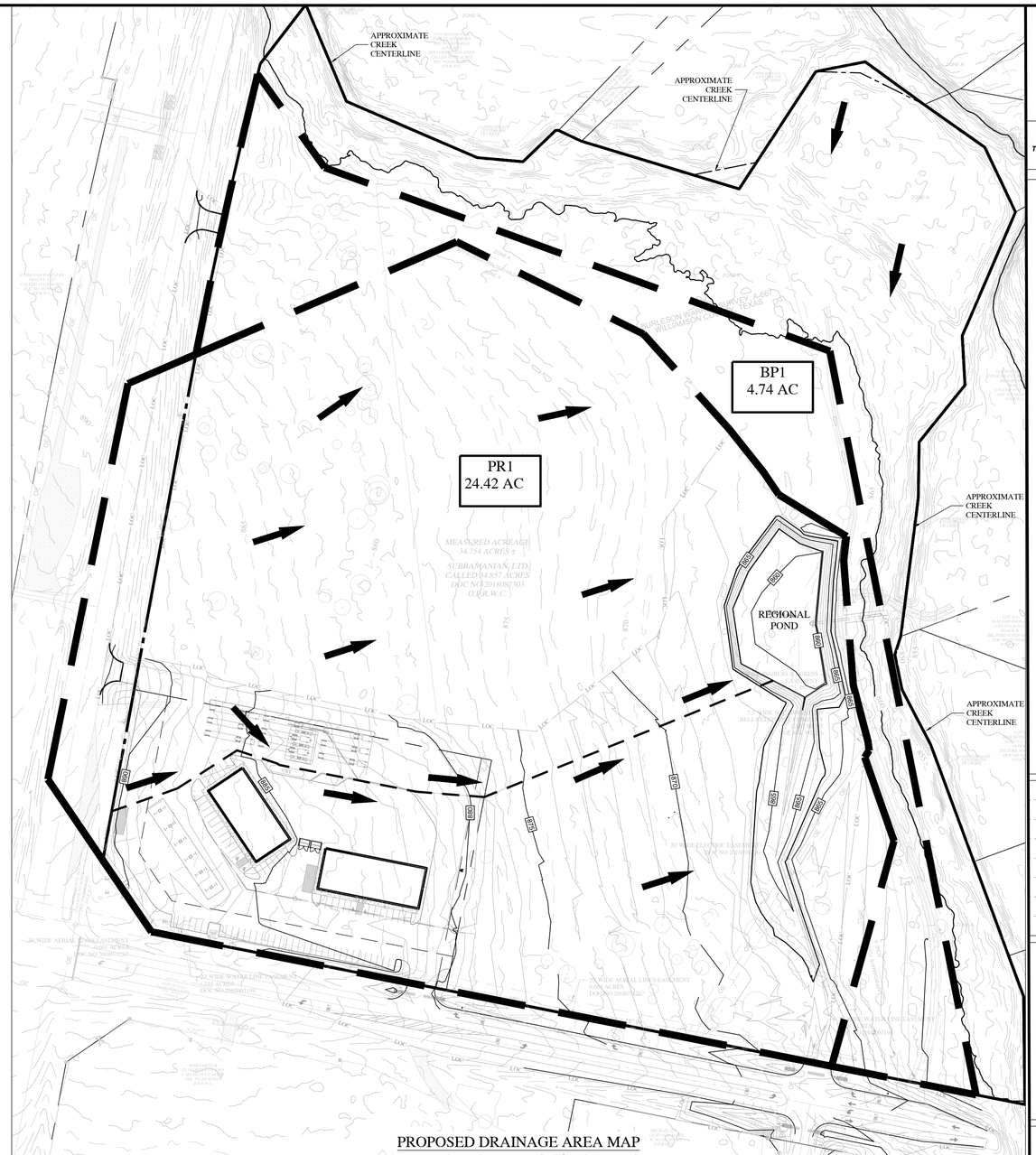
REVISIONS

NO.	DESCRIPTION	BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97283
LICENSED
PROFESSIONAL ENGINEER



EXISTING DRAINAGE AREA MAP



PROPOSED DRAINAGE AREA MAP

DRAINAGE CALCULATIONS (EXISTING)

DESIGN POINT	DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (2YR) (CFS)	Q (5YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (50YR) (CFS)	Q (100YR) (CFS)
	EX1	29.16	14.80	8.88	84.00	2.47%	83.62	117.97	149.69	194.64	223.95	271.06
POA1							**83.62**	**117.97**	**149.69**	**194.64**	**223.95**	**271.06**

DRAINAGE CALCULATIONS (PROPOSED)

DESIGN POINT	DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (2YR) (CFS)	Q (5YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (50YR) (CFS)	Q (100YR) (CFS)
A	PR1	24.42	5.00	3.00	84.00	75.00%	127.67	164.36	198.55	247.33	277.86	331.66
	POND1						69.06	95.49	121.29	157.89	182.49	222.04
	BP1	4.74	5.00	3.00	84.00	25.00%	20.76	28.24	35.22	45.13	51.39	62.11
	Pond Elevation (WSE)						*865.30*	*865.63*	*865.89*	*866.22*	*866.42*	*866.72*
POA1							**82.53**	**114.08**	**145.40**	**190.52**	**220.23**	**268.10**

NOTES:
1) SEE DRAINAGE REPORT FOR FLOODPLAIN ANALYSIS.

LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE
- LOC LOC LIMITS OF CONSTRUCTION
- TIME OF CONCENTRATION
- DRAINAGE AREA
- PR 3 XX AC — DRAINAGE AREA LABEL
- FLOW ARROW

N

0 50' 100' 200'

Scale: 1" = 100'

GOODE FAITH ENGINEERING

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN

DRAINAGE AREA MAP

DATE
5/30/2025

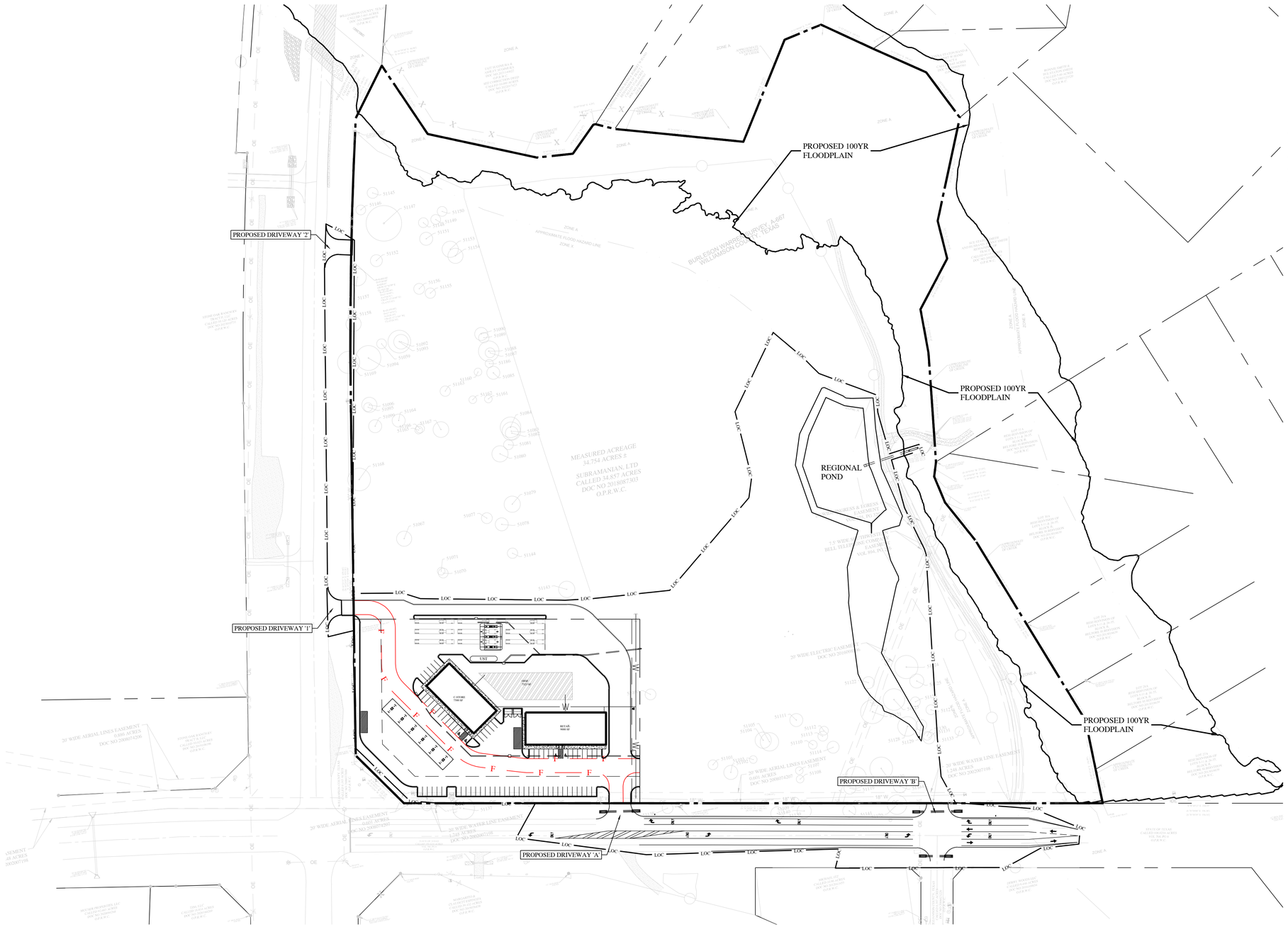
DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
8-4-25



GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN

OVERALLL SITE PLAN

DATE
5/30/2025

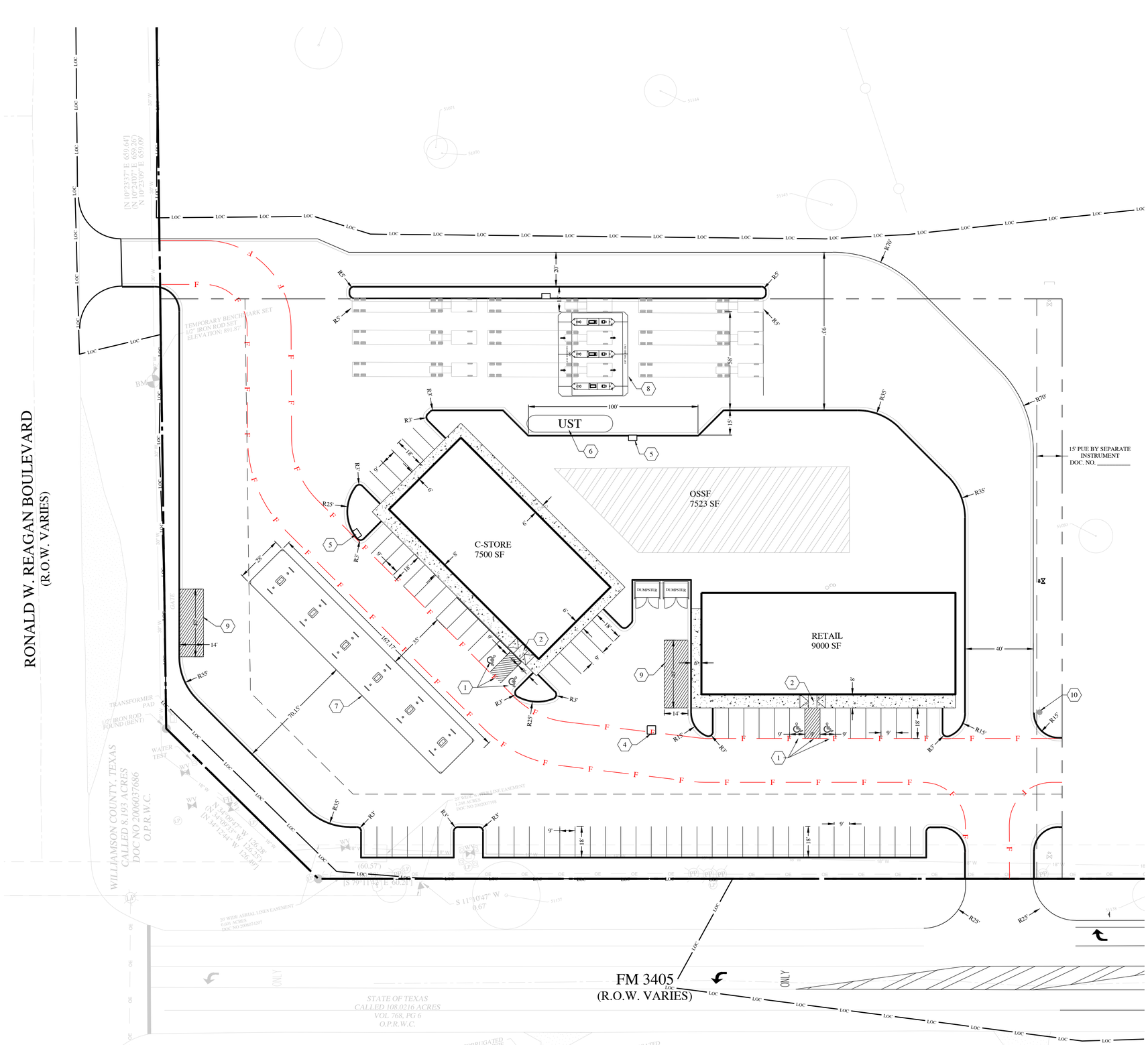
DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97283
LICENSED
PROFESSIONAL ENGINEER
8-12-25



0 15' 30' 60'

Scale: 1" = 30'

LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE
- LOC LOC LIMITS OF CONSTRUCTION
- ADA ADA PATH
- F F FIRE LANE

KEY NOTES

1. ADA PARKING SPACE & ACCESS AISLE (SEE DTL. SHT. 15)
2. ADA RAMP
3. ADA CROSSWALK
4. GRATE INLET
5. CURB INLET
6. UNDERGROUND FUEL TANKS
7. 12 FUELING STATIONS (3+1 FUEL PUMPS)
8. 2 FUELING STATIONS (SEMI-TRAILER)
9. LOADING ZONE

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN

DIMENSIONAL SITE PLAN

DATE
5/30/2025

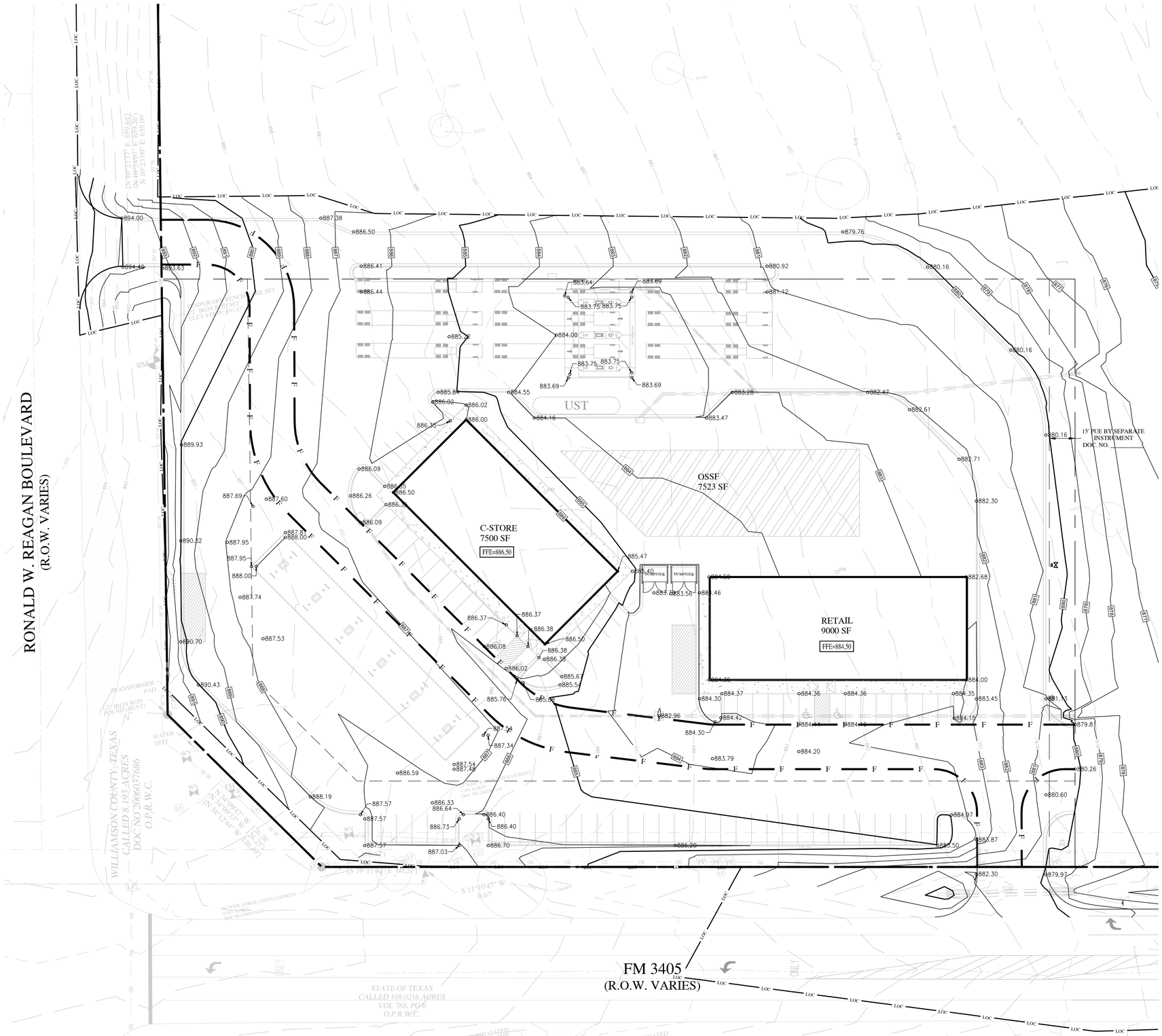
DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
87283
LICENSED
PROFESSIONAL ENGINEER



N

0 15' 30' 60'

Scale: 1" = 30'

LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE

GOODE FAITH ENGINEERING
STATE OF TEXAS
EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN

GRADING PLAN

DATE
5/30/2025

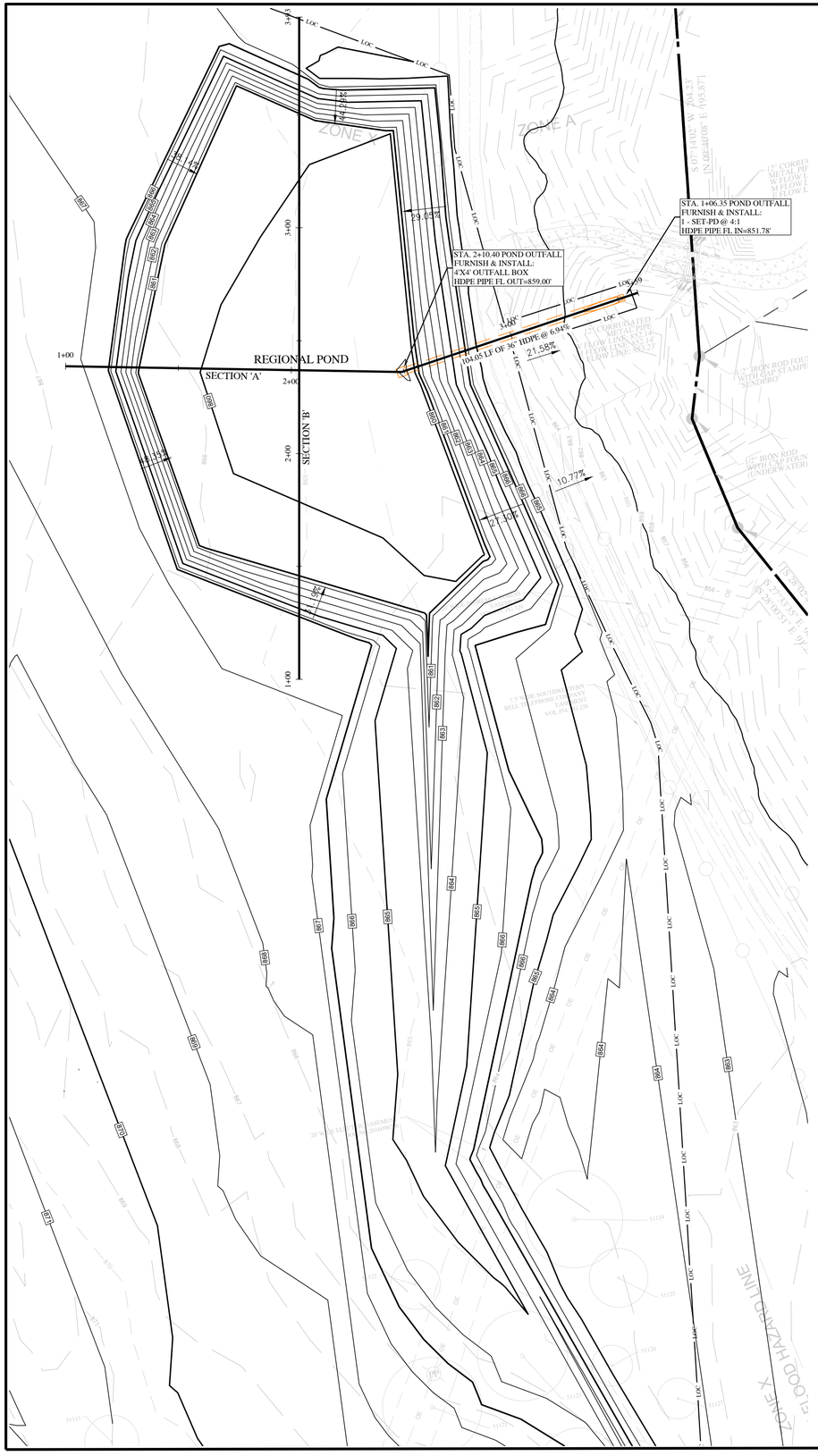
DESIGNED BY
RDP

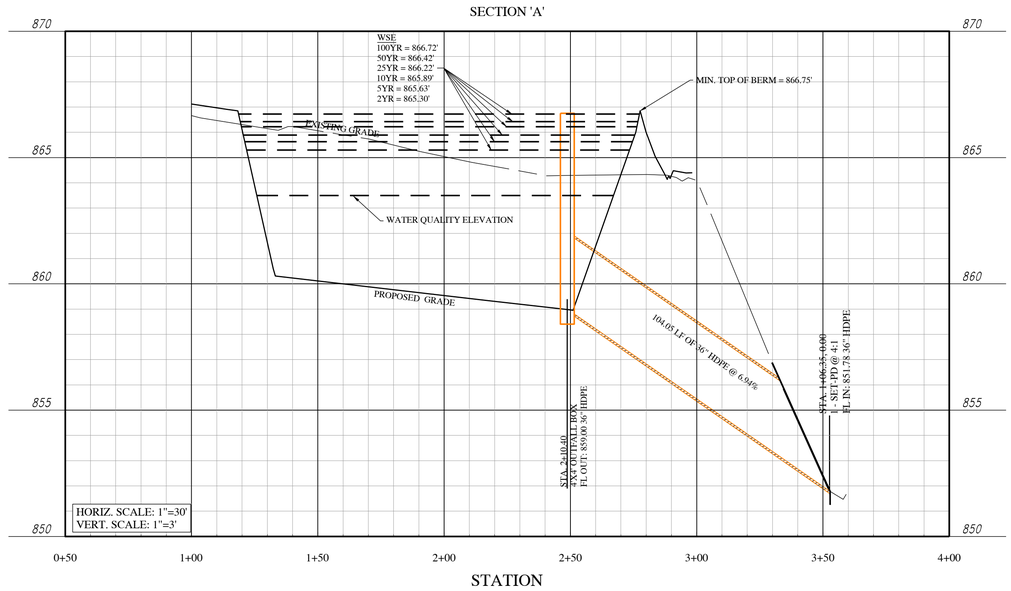
CHECKED BY
AHG

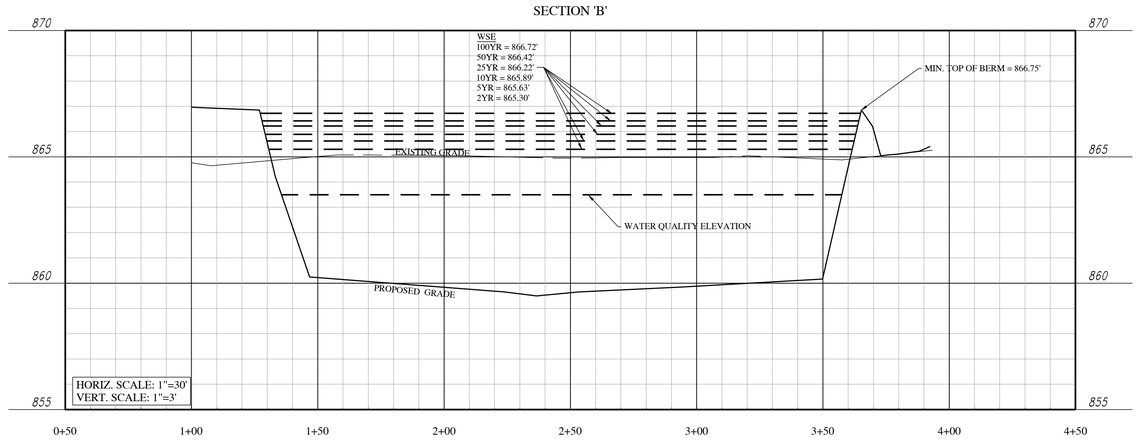
REVISIONS

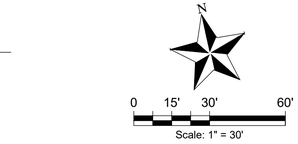
NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
8-4-25



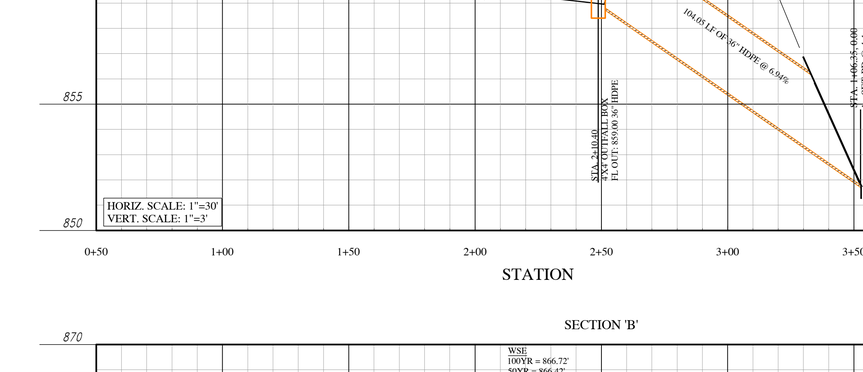






LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE



POND OUTFALL TOP VIEW
N.T.S.

POND OUTFALL ISO VIEW
N.T.S.

Pond Elevation-Area-Storage Table					
Elevation delta	Depth (ft)	Contour Area (sf)	Incremental storage (cf)	Cumulative Storage (cf)	Cumulative Storage (ac-ft)
	859.00	0.00	0.00	0.00	0.00000
0.50	859.50	2947.00	736.75	736.75	0.01691
0.50	860.00	1358.00	1076.25	1813.00	0.04162
0.50	860.50	23421.00	6194.75	8007.75	0.18383
0.50	861.00	24414.00	11958.75	19966.50	0.45837
0.50	861.50	25484.00	12474.50	32441.00	0.74474
0.50	862.00	26631.00	13028.75	45469.75	1.04384
0.50	862.50	27855.00	13621.50	59091.25	1.35655
0.25	862.75	28495.00	7043.75	66135.00	1.51825
0.25	863.00	29155.00	7206.25	73341.25	1.68368
0.25	863.25	29834.00	7373.63	80714.88	1.85296
0.25	863.50	30583.00	7552.13	0.00	0.00000
0.25	863.75	31520.00	7762.88	7762.88	0.17821
0.25	864.00	32978.00	8062.25	15825.13	0.36329
0.50	864.50	37044.00	17505.50	33330.63	0.76517
0.50	865.00	41526.00	19642.50	52973.13	1.21610
0.50	865.50	46871.00	22099.25	75072.38	1.72342
0.50	866.00	52343.00	24803.50	99875.88	2.29283
0.50	866.50	57769.00	27528.00	127403.88	2.92479
0.25	866.75	60533.00	14787.75	142191.63	3.26427

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN

REGIONAL POND PLAN

DATE
5/30/2025

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
8-12-25

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

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

THE FOLLOWING/LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING/LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING/LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION

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

AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN, TEXAS 78753-1808
PHONE (512) 339-2929
FAX (512) 339-3795SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329

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

NOTE: CLEAR OUT AND REMOVE ALL EXISTING DEBRIS PER POND MAINTENANCE AND APART FROM THESE CONSTRUCTION PLANS.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009 **Project Name:** TOP NOTCH
Date Prepared: 7/31/2025

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

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

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

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed d
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan * =	34.75	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	3.76	acres
Total post-development impervious cover fraction * =	0.11	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	3273	lbs.

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

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

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

Drainage Basin/Outfall Area No. = PR 1

Total drainage basin/outfall area =	24.42	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	3.38	acres
Post-development impervious fraction within drainage basin/outfall area =	0.14	
$L_{M\ THIS\ BASIN}$ =	2942	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention Basin
Removal efficiency = 91 percent

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:
A_C = Total On-Site drainage area in the BMP catchment
A_I = Impervious area proposed in the BMP catchment ar
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the

A_C =	22.95	acres
A_I =	3.34	acres
A_P =	19.61	acres
L_R =	3674	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 3273 lbs.

F = 0.89

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

Rainfall Depth =	1.60	inches
Post Development Runoff Coefficient =	0.16	
On-site Water Quality Volume =	21671	cubic feet

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

Off-site area draining to BMP =	1.47	acres
Off-site Impervious cover draining to BMP =	0.72	acres
Impervious fraction of off-site area =	0.49	
Off-site Runoff Coefficient =	0.35	
Off-site Water Quality Volume =	3005	cubic feet
Storage for Sediment =	4935	
Total Capture Volume (required water quality volume(s) x 1.20) =	29611	cubic feet

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN
WATER QUALITY PLAN

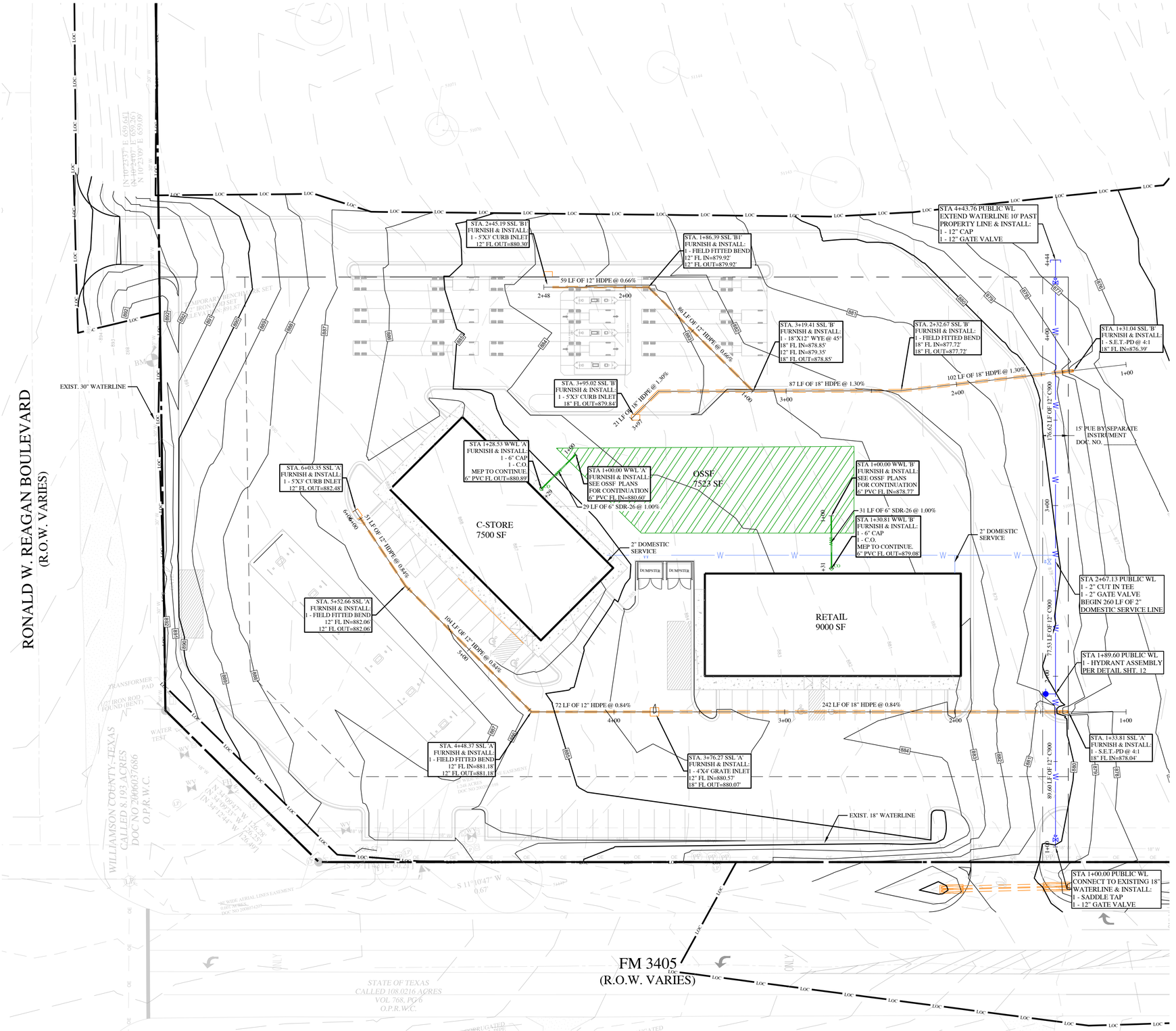
DATE
5/30/2025

DESIGNED BY
RDP
CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97283
LICENSED PROFESSIONAL ENGINEER



GOODE FAITH ENGINEERING
EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN

UTILITY PLAN

DATE
5/30/2025

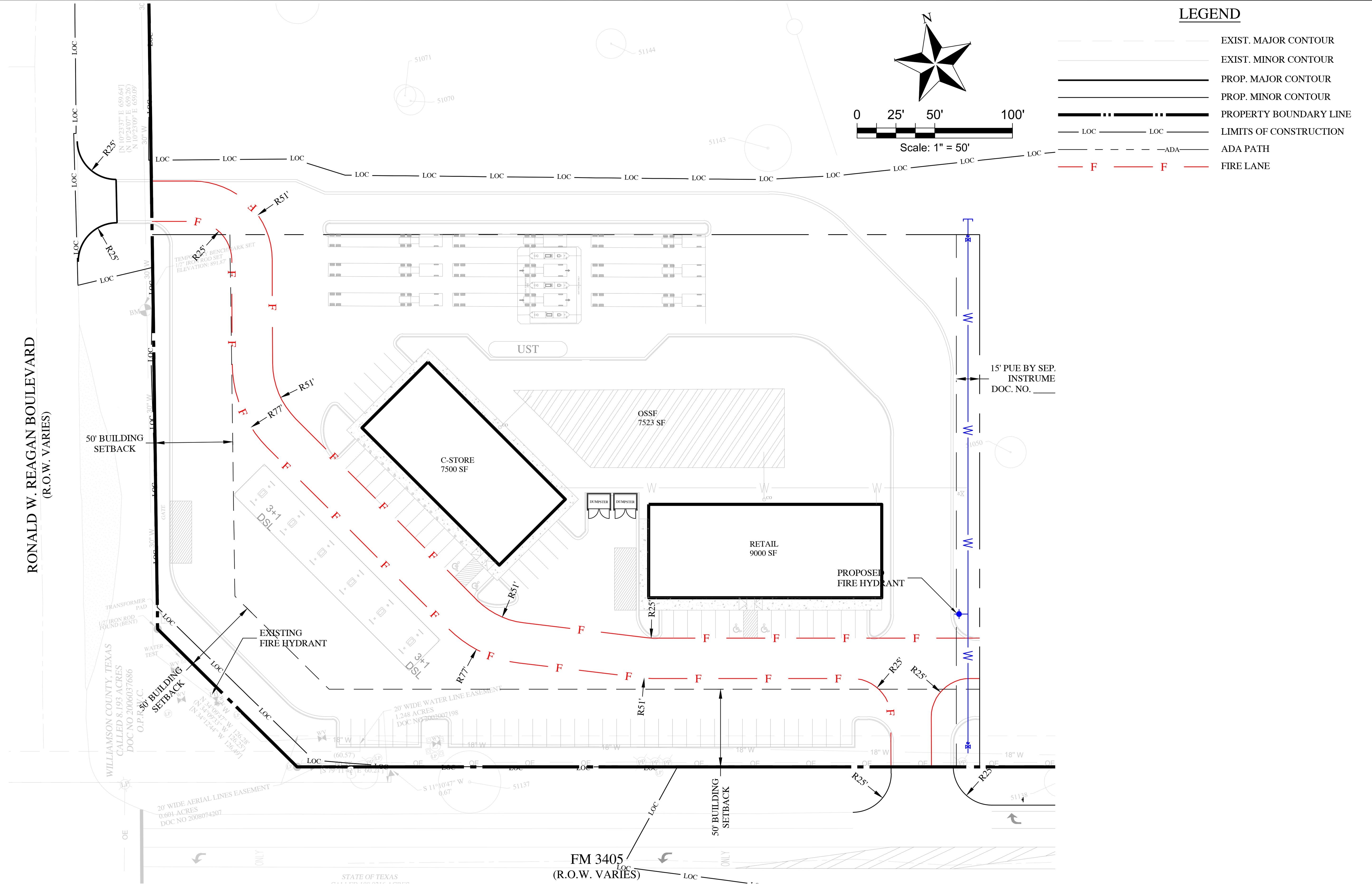
DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
5-31-25



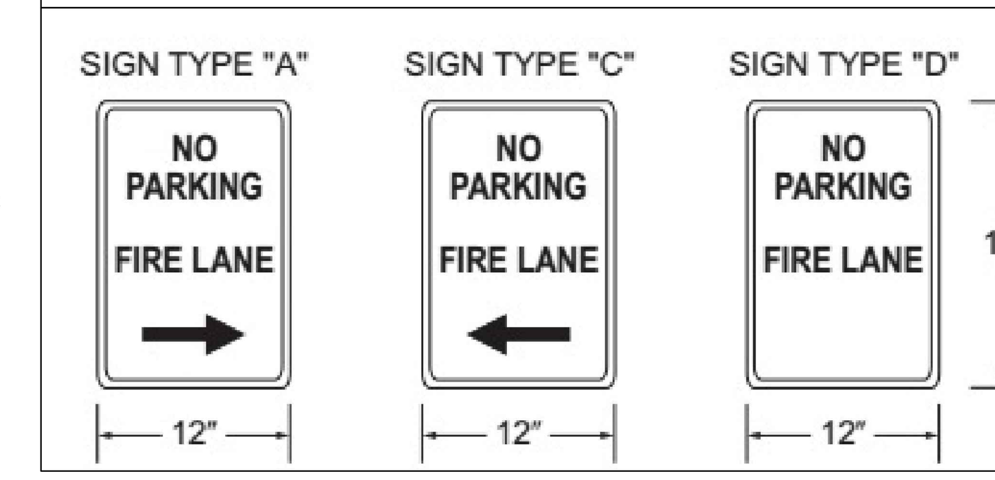
WILLIAMSON COUNTY FIRE MARHSAL'S OFFICE SITE PLAN NOTES

1) THE OWNER AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE TO ENSURE COMPLIANCE WITH ALL CODES, ORDINANCES, STATUTES AND PERMITTING REQUIREMENTS PRIOR TO CONSTRUCTION.
2) PRIOR TO BEGINNING ANY CONSTRUCTION, THE APPROPRIATE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE PERMIT/APPROVAL SHALL BE OBTAINED. THE APPROVED PERMIT SHALL BE READILY AVAILABLE ON SITE TO WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE PERSONNEL.
3) PHASED OCCUPANCY SHALL BE PERMITTED ONLY WITH PRIOR APPROVAL FROM THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE, THE BUILDING DEPARTMENT, AND OTHER RELATED AGENCIES, AS APPLICABLE. REQUESTS FOR PHASED OCCUPANCY SHALL BE MADE PRIOR TO START OF CONSTRUCTION ONLY.
4) PHASED INSTALLATION OF FIRE ACCESS ROADS SHALL REQUIRE AN ACCESS PHASING PLAN APPROVED BY WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE.
5) PHASED CONSTRUCTION OF BUILDINGS SHALL REQUIRE A CONSTRUCTION PHASING PLAN APPROVED THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE.
6) AN ALL-WEATHER FIRE LANE/FIRE APPARATUS ACCESS ROAD SHALL BE CONSTRUCTED TO SUPPORT THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 POUNDS.
7) THE FIRE LANE/FIRE APPARATUS ACCESS ROAD SHALL PROVIDE FIRE DEPARTMENT ACCESS TO ALL PARTS OF COMBUSTIBLE STRUCTURES WITHIN 150 FEET OF THE FIRE LANE. THE APPROVED FIRE LANE/FIRE APPARATUS ACCESS ROAD MUST BE INSTALLED PRIOR TO AND MAINTAINED DURING CONSTRUCTION OF ANY COMBUSTIBLE STRUCTURE, UNLESS OTHERWISE APPROVED BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE.
8) WHERE A FIRE HYDRANT IS LOCATED ON A FIRE LANE/FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET, EXCLUSIVE OF SHOULDERS. IF NO FIRE HYDRANT IS PROVIDED, THE MINIMUM FIRE LANE/FIRE APPARATUS ACCESS ROAD WIDTH SHALL BE 25 FEET.
9) FIRE LANE WIDTH IS MEASURED FROM TOP FACE OF CURB TO TOP FACE OF CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOWLINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURB DESIGNS (E.G. ROLLED, RAMPED).
10) THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS, STREET IMPROVEMENT AND PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH REQUIREMENTS SET FORTH BY THE FIRE CODE AND ADOPTED BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE.
11) A MINIMUM VERTICAL CLEARANCE OF 14' SHALL BE PROVIDED FOR ALL FIRE LANES/FIRE APPARATUS ACCESS ROADS.
12) INSIDE TURNING RADIUS OF FIRE LANES/FIRE APPARATUS ACCESS ROADS SHALL BE A MINIMUM OF 25 FEET. THE OUTSIDE RADIUS SHALL BE 50 FEET.
13) DEAD-END FIRE LANES/FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH APPROVED TURNAROUND PER 2018 IFC APPENDIX D, TABLE D103.4.
14) ACCESS GATES SHALL BE APPROVED BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION.
15) ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH A KNOX OR BREAKAWAY PADLOCK
16) IF BUILDING EXCEEDS 30 FEET IN HEIGHT FROM GRADE PLANE, AN AERIAL FIRE APPARATUS ROAD, 15-30 FEET PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING SHALL BE IN PLACE. (2018 IFC, APPENDIX D105)
17) FIRE LANES SHALL BE MARKED WITH FIRE LANE - NO PARKING. THE CURBS SHALL BE PAINTED RED AND THE LETTERING SHALL BE 4" IN HEIGHT AND PAINTED WHITE. THE STENCIL SHALL BE PLACED AT INTERVALS OF 35 FEET.
18) THE MINIMUM REQUIRED FIRE FLOW SHALL MEET OR EXCEED THE REQUIREMENTS OF APPENDIX B OF THE 2018 INTERNATIONAL FIRE CODE (IFC)
19) THE MAXIMUM FIRE FLOW REDUCTION FOR A PROJECT SHALL BE BASED ON THE INFORMATION PROVIDED IN THE FIRE FLOW REDUCTION TABLE PROVIDED IN THE 2018 IFC.
20) ALL FIRE HYDRANTS THAT ARE APPROVED AND INSTALLED AS A PART OF THE PROPOSED PROJECT SHALL BE PART OF A FIRE PROTECTION SYSTEM.
21) THE UTILITY CONTRACTOR SHALL CONSULT THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE REGARDING ANY REQUIREMENTS FOR UTILITY CONTRACTORS.
22) THE APPROPRIATE INDIVIDUAL SHALL CONSULT WITH THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE FOR REQUIREMENTS RELATED TO THE UNDERGROUND WATER MAIN LINE AND SUBSEQUENT INSTALLATION OF THE WATER MAIN/FIRE HYDRANT LINE.
23) UNDERGROUND MAINS FEEDING HYDRANTS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, THE FIRE CODE AND THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE ADOPTED AMENDMENTS, BY A CONTRACTOR LICENSED TO PERFORM THE INSTALLATION. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
24) THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE CONSIDERS THE PIPING FROM THE POINT OF CONNECTION AT THE MUNICIPAL WATER SUPPLY TO THE FIRE HYDRANTS AND THE BASE OF ANY FIRE SPRINKLER RISER PART OF A FIRE PROTECTION SYSTEM.
25) THE PRESENCE OF DOMESTIC WATER SUPPLY TAPS OFF OF THE MAIN WATER LINE OR A SHARED SUPPLY LINE WITH FIRE SPRINKLER RISER DOES NOT OVERRIDE ANY REQUIREMENTS OF THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE OR NFPA 24. NFPA 24 SHALL APPLY TO ALL UNDERGROUND INSTALLATIONS AND INSTALLATIONS SHALL BE PERMITTED AND INSPECTED BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE.
26) FIRE HYDRANTS SHALL MEET THE MINIMUM STANDARD OF THE APPLICABLE AUTHORITY HAVING JURISDICTION (AHJ).
27) THE LARGE DIAMETER FIRE HYDRANT OUTLET MUST FACE THE FIRE LANE.
28) THE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE LARGE DIAMETER OPENING AT LEAST 18" ABOVE FINISHED GRADE.
29) HYDRANTS SHALL BE PLACED WITHIN 100 FEET OF AN FDC.
30) HYDRANTS SHALL BE LOCATED SO THAT A HOSE LINE RUNNING BETWEEN THE HYDRANT AND THE FIRE DEPARTMENT CONNECTION(S) WILL NOT CROSS DRIVEWAYS, OBSTRUCT ROADS OR FIRE LANES, OR OTHERWISE INTERFERE WITH EMERGENCY VEHICLE RESPONSE AND EVACUATION OF A SITE.
31) ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION.
32) HYDRANTS SHALL BE PLACED AT NO MORE THAN 500 FEET APART, UNLESS OTHERWISE APPROVED BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE. (2018 IFC, TABLE C102.1)
33) HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL NOT BE LOCATED BEHIND PARKING STALLS OR IN OTHER LOCATIONS WHERE THEY ARE LIKELY TO BE BLOCKED BY VEHICLES OR OTHER OBJECTS. WHENEVER POSSIBLE, HYDRANTS SHALL BE PLACED IN LANDSCAPE ISLANDS/PENINSULAS, STREET AND DRIVE AISLE INTERSECTIONS IN PREFERENCE TO MID-BLOCK LOCATIONS.
34) HYDRANTS MUST BE LOCATED WITHIN THREE TO SIX FEET OF THE EDGE OF A FIRE ACCESS ROADWAY.
35) HYDRANTS SHALL NOT BE LOCATED IN AREAS WHERE THEY WILL BE VISUALLY OR OPERATIONALLY OBSTRUCTED (BEHIND FENCES OR WALLS, IN BUSHES, BEHIND PARKING SPACES, ETC).
36) A MINIMUM 3-FOOT CLEARANCE SHALL BE PROVIDED AROUND THE CIRCUMFERENCE OF THE HYDRANT.
37) APPROVED FIRE HYDRANTS ARE TO BE CONSIDERED PART OF A FIRE PROTECTION SYSTEM AND SHALL NOT BE REMOVED OR TAMPERED WITH UNLESS APPROVED BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE. TAMPERING SHALL INCLUDE, BUT IS NOT LIMITED TO, PAINTING, MODIFYING, AND OBSTRUCTING ACCESS.
38) FIRE SPRINKLER RISER ROOMS SHALL BE PROVIDED WITH EXTERIOR ACCESS. NO INTERIOR ACCESS SHALL BE PROVIDED. THE EXTERIOR ACCESS DOOR SHALL FACE A DESIGNATED FIRE LANE, UNLESS OTHERWISE APPROVED BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE.
39) ANY FIRE HYDRANTS THAT HAVE NOT PASSED AN ACCEPTANCE TEST IN THE PRESENCE OF A WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE INSPECTOR OR TEMPORARILY INOPERATIVE SHOULD BE WRAPPED WITH A BLACK BAG.
40) THE BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM THE STREET TO WHICH IT IS ADDRESSED. FINAL NUMBERS MUST BE AT LEAST 4" IN HEIGHT AND OF CONTRASTING COLOR WITH THE BACKGROUND UPON WHICH THEY ARE PLACED.
41) APPROVAL OF THIS PLAN SUBMITTAL DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, CODES, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE LICENSED DESIGNER AND/OR PROFESSIONAL ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THE SUBMITTAL WHETHER OR NOT THE PLAN SUBMITTAL IS REVIEWED AND APPROVED FOR CODE COMPLIANCE BY THE WILLIAMSON COUNTY FIRE MARSHAL'S OFFICE.

NOTES:

1) NO AUTOMATIC FIRE SPRINKLERS ARE PROPOSED.
2) ALL FIRE LANES SHALL HAVE A LOAD BEARING CAPACITY OF 75,000 PSI
3) NO CONSTRUCTION SHALL PROGRESS BEYOND THE FOUNDATION PHASE UNTIL THE FIRE LANES AND FIRE HYDRANTS ARE INSTALLED AND OPERATIONAL. (LOCAL AMENDMENTS P.10, SEC. 501.4)
4) THE OVERALL MAXIMUM GRADE OF THE FIRE LANE SHALL NOT EXCEED 10%. (2021 IFC APPENDIX D)
5) NO OVERHEAD OBSTRUCTIONS ACROSS THE FIRE LANE SHALL BE LOWER THAN 13 FEET 6 INCHES. (2021 IFC APPENDIX D)
6) STRIPING - FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PAINTED LINES OF RED TRAFFIC PAIN 6 IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN 4 IN. WHITE LETTERS AT 25 FT. INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON BOTH THE VERTICAL AND HORIZONTAL FACES OF THE CURB.
7) SIGNS - SIGNS SHALL READ "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" AND SHALL BE 12 IN. WIDE AND 18 IN. SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH LETTERS AND BORDERS IN RED, USING NOT LESS THAN 2 IN. LETTERING. SIGNS SHALL BE PERMANENTLY AFFIXED TO A STATIONARY POST AND THE BOTTOM OF THE SIGN SHALL BE 6'-6" ABOVE FINISHED GRADE. SIGNS SHALL BE SPACED NOT MORE THAN 50 FT. APART. SIGNS MAY BE INSTALLED ON PERMANENT BUILDINGS OR WALLS OR AS APPROVED BY THE FIRE MARSHAL.

FIGURE D103.6 FIRE LANE SIGNS OF THE 2021 IFC
SEE TXDOT DETAIL SMD (SLIP-1) -08 (DAL) ON SHEET 14



FIRE HYDRANTS MUST HAVE STORZ CONNECTIONS ON 5" STEAMER (EITHER INTREGRAL OR ADAPTER)

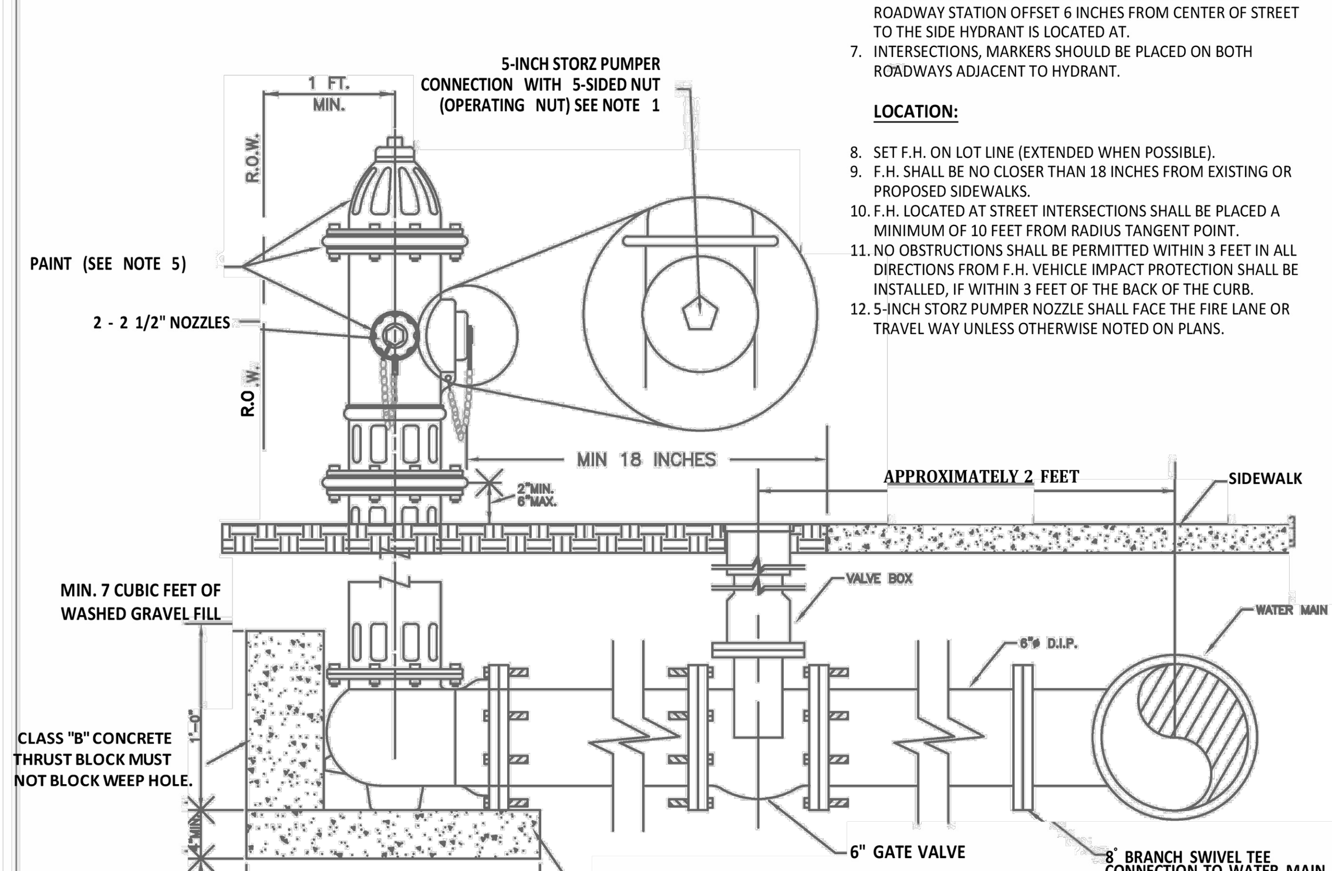
RATED FLOW	FIRE HYDRANT BONNET COLOR
1,500 G.P.M. +	LIGHT BLUE
1000 - 1499 G.P.M.	GREEN
500 - 999 G.P.M.	ORANGE
BELOW 500 G.P.M.	RED

NOTES:

1. FIRE HYDRANT BRAND AND MODEL SHALL BE APPROVED BY THE LOCAL WATER AUTHORITY DISTRICT. THE PRIMARY FEATURES REQUIRED INCLUDE: FACTORY INSTALLED INTEGRAL 5 INCH STORZ PUMPER NOZZLE: 1.5-INCH PENT OPERATING NUT ON NOZZLE CAP; OPEN LEFT; FACTORY PAINTED.
2. HYDRANTS SHALL BE ORDERED SILVER IN COLOR. HYDRANTS WILL NOT BE ACCEPTED IF PAINTED AFTER DELIVERY
3. ALL DUCTILE OR CAST IRON FITTINGS AND /OR PIPE SHALL BE POLYWRAPPED.
4. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL FITTINGS SHALL BE EQUIPPED WITH JOINT RESTRAINT "MEGALUG" OR APPROVED EQUAL ALL ANCHOR FITTING TO BE CONCRETE THRUST BLOCKED.
5. AFTER COMPLETION OF FIRE HYDRANT INSTALATION, A FIRE FLOW TEST SHALL BE CONDUCTED BY A THIRD PARTY COMPANY. BASED ON A FIRE FLOW TEST, THE FIRE HYDRANT BONNET SHALL BE PAINTED THE APPROVED COLOR CORRESTONING WITH THE APPROPRATE FLOW RATE.
6. BLUE, BI-DIRECTIONAL REFLECTIVE PAVEMENT MARKER, ULTIMATE WET NIGHT VISIBILITY SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATION AT THE CORRESPONDING ROADWAY STATION OFFSET 6 INCHES FROM CENTER OF STREET TO THE SIDE HYDRANT IS LOCATED AT.
7. INTERSECTIONS, MARKERS SHOULD BE PLACED ON BOTH ROADWAYS ADJACENT TO HYDRANT.

LOCATION:

8. SET F.H. ON LOT LINE (EXTENDED WHEN POSSIBLE).
9. F.H. SHALL BE NO CLOSER THAN 18 INCHES FROM EXISTING OR PROPOSED SIDEWALKS.
10. F.H. LOCATED AT STREET INTERSECTIONS SHALL BE PLACED A MINIMUM OF 10 FEET FROM RADIUS TANGENT POINT.
11. NO OBSTRUCTIONS SHALL BE PERMITTED WITHIN 3 FEET IN ALL DIRECTIONS FROM F.H. VEHICLE IMPACT PROTECTION SHALL BE INSTALLED, IF WITHIN 3 FEET OF THE BACK OF THE CURB.
12. 5-INCH STORZ PUMPER NOZZLE SHALL FACE THE FIRE LANE OR TRAVEL WAY UNLESS OTHERWISE NOTED ON PLANS.



N.T.S.

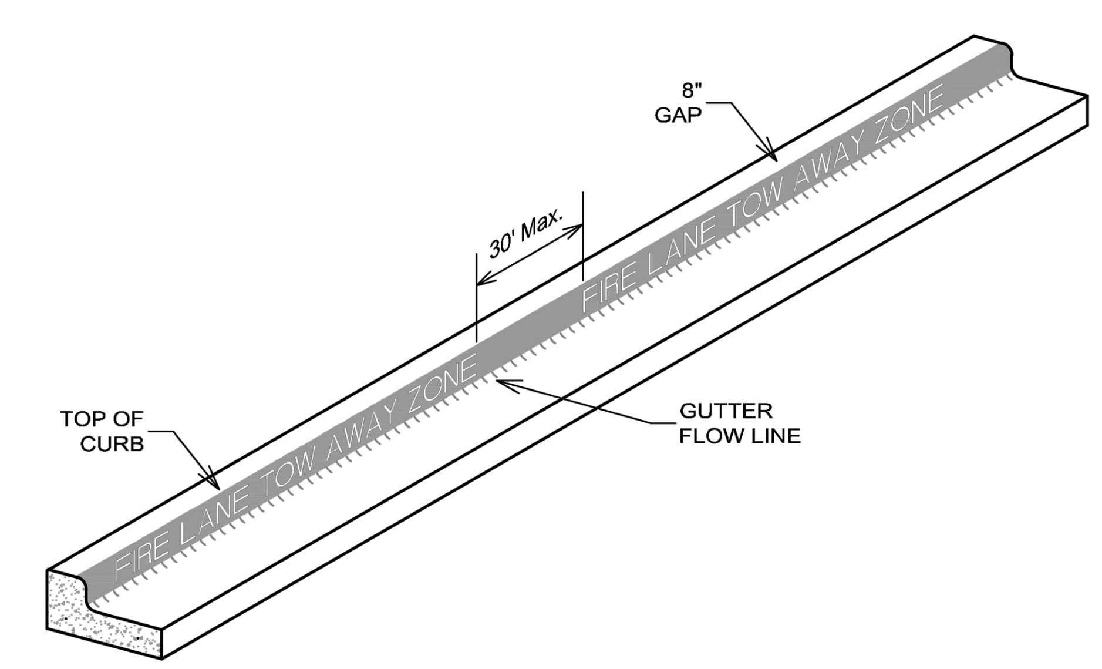
NOTE: STANDARD FIRE HYDRANT ASSEMBLY INCLUDES ALL COMPONENTS SHOWN HEREIN, EXCEPT WATER MAIN, INSTALLED COMPLETE AND IN-PLACE.

Williamson County Emergency Services District No. 4 — STANDARD FIRE HYDRANT ASSEMBLY

Williamson County Emergency Services District No. 4

Fire Lane Detail

NOTES:
FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "FIRE LANE TOW AWAY ZONE" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 30' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

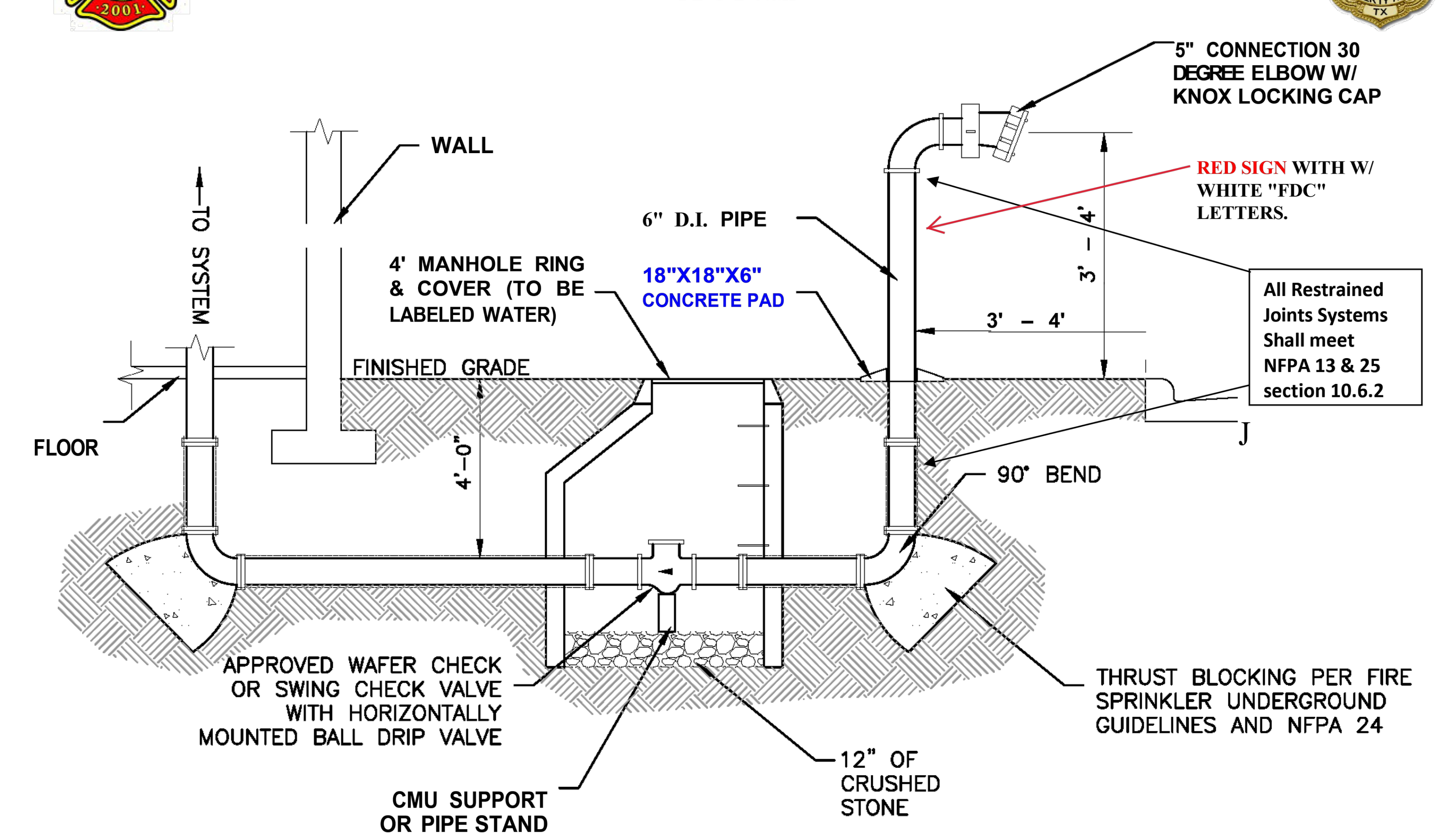


FIRE LANE STRIPING DETAIL
not to scale

FIRE LANE STRIPING DETAIL				
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	04 - 25 - 19	JJD	01	1 OF 1

Williamson County Emergency Services District No. 4

FDC Detail



FIRE DEPARTMENT CONNECTION
NOT TO SCALE

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

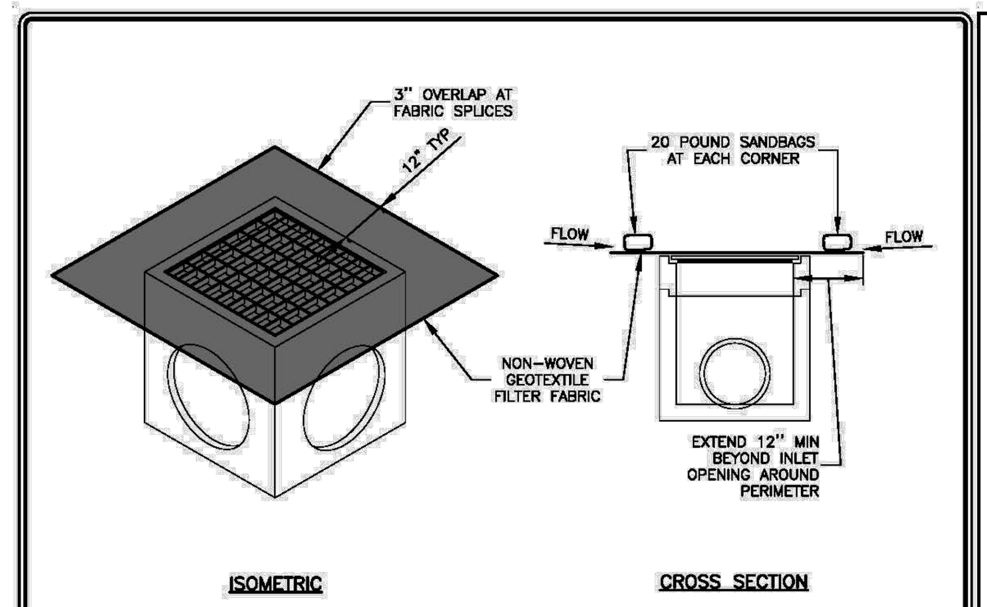
FM 3405 & RONALD REAGAN

FIRE PROTECTION PLAN

DATE 5/30/2025
DESIGNED BY RDP
CHECKED BY AHG

REVISIONS

ANTHONY H. GOODE 97263 LICENSED PROFESSIONAL ENGINEER



NOTES:

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

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS
APPROVED 03-25-11 DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

CITY OF ROUND ROCK — AREA INLET PROTECTION DETAIL — DRAWING NO: EC-15

ROUND ROCK, TEXAS PURPOSE. PASSION. PROSPERITY.

GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

TYPE OF STRUCTURE	REACH LENGTH	MAXIMUM DRAINAGE AREA	SLOPE
SILT FENCE	N/A	2 ACRES	0 – 10%
	200 FEET	2 ACRES	10 – 20%
	100 FEET	1 ACRE	20 – 30%
	50 FEET	1/2 ACRE	> 30%
TRIANGLE FILTER DIKE	100 FEET	1/2 ACRE	< 30% SLOPE
	50 FEET	1/4 ACRE	> 30% SLOPE
ROCK BERM *, **	500 FEET	< 5 ACRES	0 – 10%

* FOR ROCK BERM DESIGN WHERE PARAMETERS ARE OTHER THAN STATED, DRAINAGE AREA CALCULATIONS AND ROCK BERM DESIGN MUST BE SUBMITTED FOR REVIEW.

** HIGH SERVICE ROCK BERMS MAY BE REQUIRED IN AREAS OF ENVIRONMENTAL SIGNIFICANCE AS DETERMINED BY THE CITY OF GEORGETOWN.

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

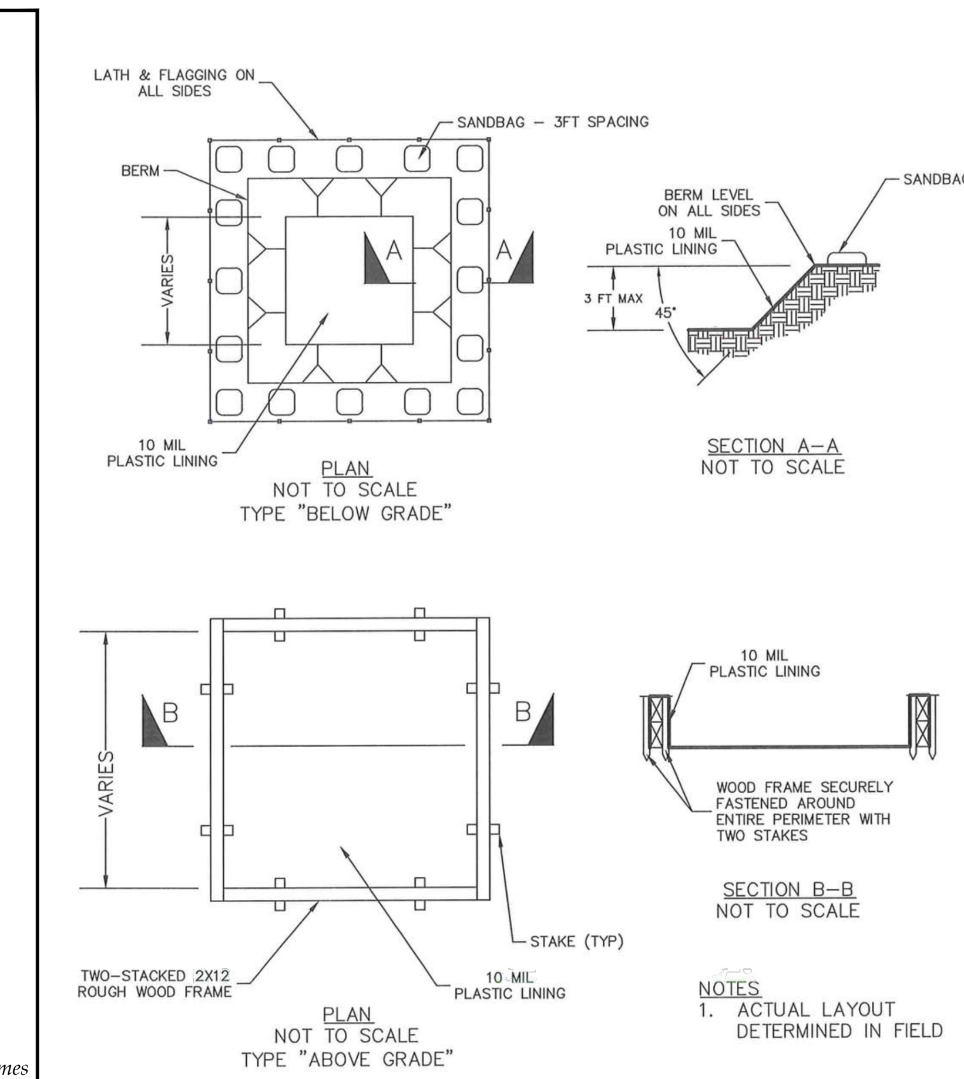
REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES — DRAWING NAME: EC01 — SCALE: NTS — DATE: 1/2003 — DRAWN BY: MRS — APPROVED BY: TRB

NOTE: THIS SECTION IS INTENDED TO ASSIST THOSE PERSONS PREPARING WATER POLLUTION ABATEMENT PLANS (WPAP) OR STORM WATER POLLUTION PREVENTION PLANS (SW3P) THAT COMPLY WITH FEDERAL, STATE AND/OR LOCAL STORM WATER REGULATIONS.

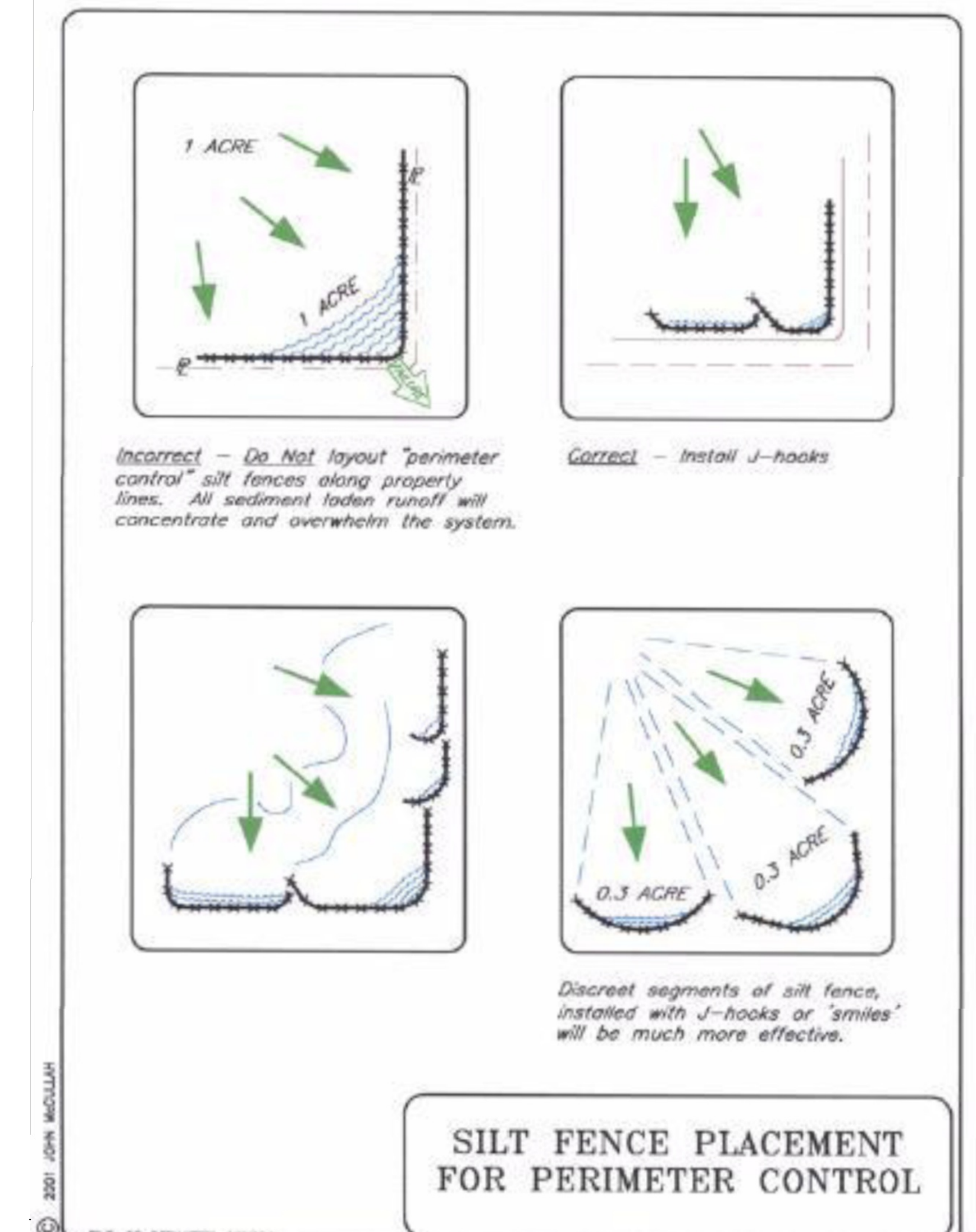
1. THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESTORATION.
2. ALL PROJECTS WITHIN THE RECHARGE ZONE OF THE EDWARD'S AQUIFER SHALL SUBMIT A BEST MANAGEMENT PRACTICES AND WATER POLLUTION AND ABATEMENT PLAN TO THE TNRCC FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS TO BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND WATER POLLUTION ABATEMENT PLAN. DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.
4. ALL PLANTING SHALL BE DONE BETWEEN MAY 1 AND SEPTEMBER 15 EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING. IF PLANTING IS AUTHORIZED TO BE DONE OUTSIDE THE DATES SPECIFIED, THE SEED SHALL BE PLANTED WITH THE ADDITION OF WINTER FESCUE (KENTUCKY 31) AT A RATE OF 100lb/ACRE. GRASS SHALL BE COMMON BERMUDA GRASS, HULLED, MINIMUM 82% PURE LIVE SEED. ALL GRASS SEED SHALL BE FREE FROM NOXIOUS WEED, GRADE "A" RECENT CROP, RECLEANED AND TREATED WITH APPROPRIATE FUNGICIDE AT TIME OF MIXING. SEED SHALL BE FURNISHED IN SEALED, STANDARD CONTAINERS WITH DEALER'S GUARANTEED ANALYSIS.
5. ALL DISTURBED AREAS TO BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN.
6. THE PLANTED AREA TO BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF FOUR (4) INCHES. THE IRRIGATION TO OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO MONTHS TO INSURE GERMINATION AND ESTABLISHMENT OF THE GRASS . RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER TO POSTPONE THE WATERING SCHEDULE ONE WEEK.
7. RESTORATION TO BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% *COVERAGE*, PROVIDED NO BARE SPOTS LARGER THAN 25 SQUARE FEET EXIST.
8. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL TO BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
9. THE CONTRACTOR TO HYDROMULCH OR SOD (AS SHOWN ON PLANS) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
10. EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINE.
11. TO AVOID SOIL COMPACTION, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIPLINE AREAS.
12. WHERE A FENCE IS CLOSER THAN FOUR (4) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT (8) FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE FENCING.
13. TREES TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
14. ANY ROOT EXPOSED BY CONSTRUCTION ACTIVITY TO BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
15. CONTRACTOR TO PRUNE VEGETATION TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.). ALL FINISHED PRUNING TO BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE "NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES").
16. THE CONTRACTOR IS TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING 1/4 INCH TO VERIFY THAT THEY HAVE NOT BEEN SIGNIFICANTLY DISTURBED. ANY ACCUMULATED SEDIMENT AFTER A SIGNIFICANT RAINFALL TO BE REMOVED AND PLACED IN THE OWNER DESIGNATED SPOIL DISPOSAL SITE. THE CONTRACTOR TO CONDUCT PERIODIC INSPECTIONS OF ALL EROSION/SEDIMENTATION CONTROLS AND TO MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO ASSURE CONTINUED EFFECTIVE OPERATION OF EACH DEVICE.
17. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT IMMEDIATELY ADJACENT TO A PROTECTED TREE, ERECT THE FENCE APPROXIMATELY TWO TO FOUR FEET (2'-4') BEHIND THE AREA IN QUESTION.
18. NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES TO BE STORED ON THE PROJECT SITE.
19. IF EROSION AND SEDIMENTATION CONTROL SYSTEMS ARE EXISTING FROM PRIOR CONTRACTS, OWNER'S REPRESENTATIVE AND THE CONTRACTOR TO EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEMS FOR DAMAGE PRIOR TO CONSTRUCTION. ANY DAMAGE TO PREEXISTING EROSION AND SEDIMENTATION CONTROLS NOTED TO BE REPAIRED AT OWNERS EXPENSE.
20. INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS ONTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM ACCIDENTAL SPILL TO BE REMOVED AND DISPOSED OF PROPERLY.

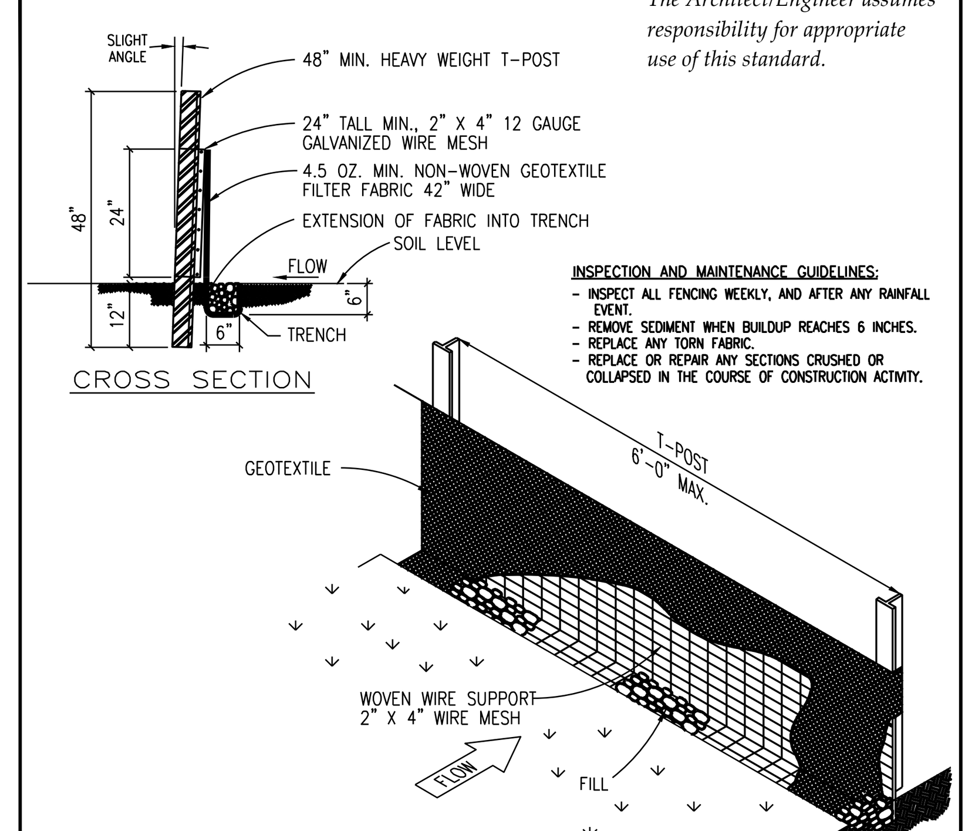
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — EROSION AND SEDIMENTATION AND TREE PROTECTION NOTES — DRAWING NAME: EC01A — SCALE: NTS — DATE: 1/2003



CONCRETE WASHOUT





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

INSPECTION AND MAINTENANCE GUIDELINES:

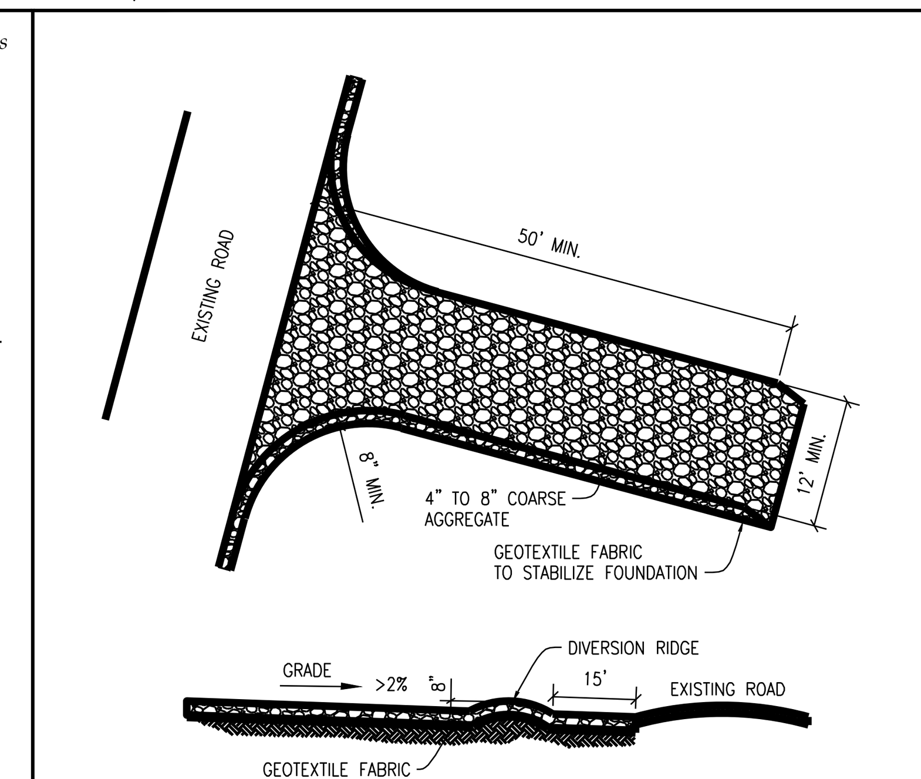
- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL EVENT.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
- REPLACE ANY TORN FABRIC.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.

INSTALLATION:

- LAYOUT THE SILT FENCE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS, PLANTS (INCLUDING GRASSES TALLER THAN 2") TO PROVIDE A SMOOTH FLOW APPROACH SURFACE. EXCAVATE 6" DEEP X 6" WIDE TRENCH ON UPSTREAM SIDE OF FACE PER PLANS.
- DRIVE THE HEAVY DUTY T-POST AT LEAST 12 INCHES INTO THE GROUND AND AT A SLIGHT ANGLE TOWARDS THE FLOW.
- ATTACH THE 2" X 4" 12 GAUGE WELDED WIRE MESH TO THE T-POST WITH 11 1/2 GAUGE GALVANIZED T-POST CLIPS. THE TOP OF THE WIRE TO BE 24" ABOVE GROUND LEVEL. THE WELDED WIRE MESH TO BE OVERLAPPED 6" AND TIED AT LEAST 6 TIMES WITH HOG RINGS.
- THE SILT FENCE TO BE INSTALLED WITH A SKIRT A MINIMUM OF 6" WIDE PLACED ON THE UPHILL SIDE OF THE FENCE INSIDE EXCAVATED TRENCH. THE FABRIC TO OVERLAP THE TOP OF THE WIRE BY 1".
- ANCHOR THE SILT FENCE BY BACKFILLING WITH EXCAVATED DIRT AND ROCKS (NOT LARGER THAN 2").
- GEOTEXTILE SPLICES SHOULD BE A MINIMUM OF 18" WIDE ATTACHED IN AT LEAST 6 PLACES. SPLICES IN CONCENTRATED FLOW AREAS WILL NOT BE ACCEPTED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — SILT FENCE DETAIL — DRAWING NAME: EC02 — SCALE: NTS — DATE: 1/2003 — DRAWN BY: MRS — APPROVED BY: TRB

Georgetown Utility Systems — Your Community Owned Utility



INSTALLATION:

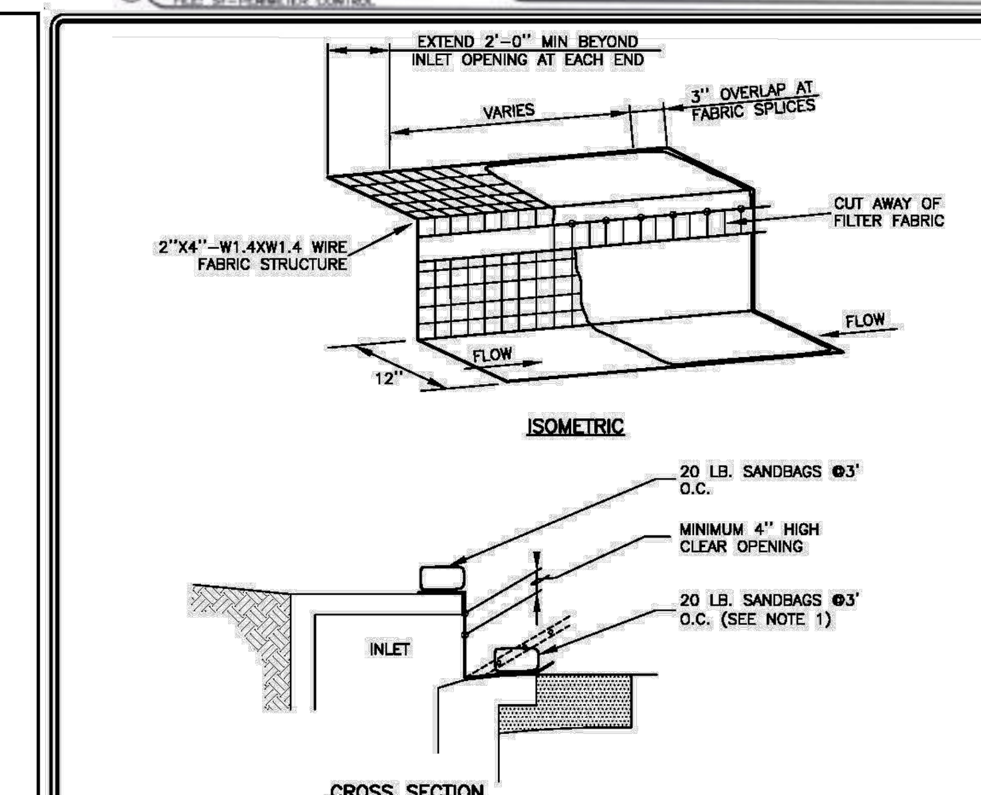
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

INSPECTIONS AND MAINTENANCE GUIDELINES:

- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
- WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

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

REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — STABILIZED CONSTRUCTION ENTRANCE — DRAWING NAME: EC06 — SCALE: NTS — DATE: 1/2003



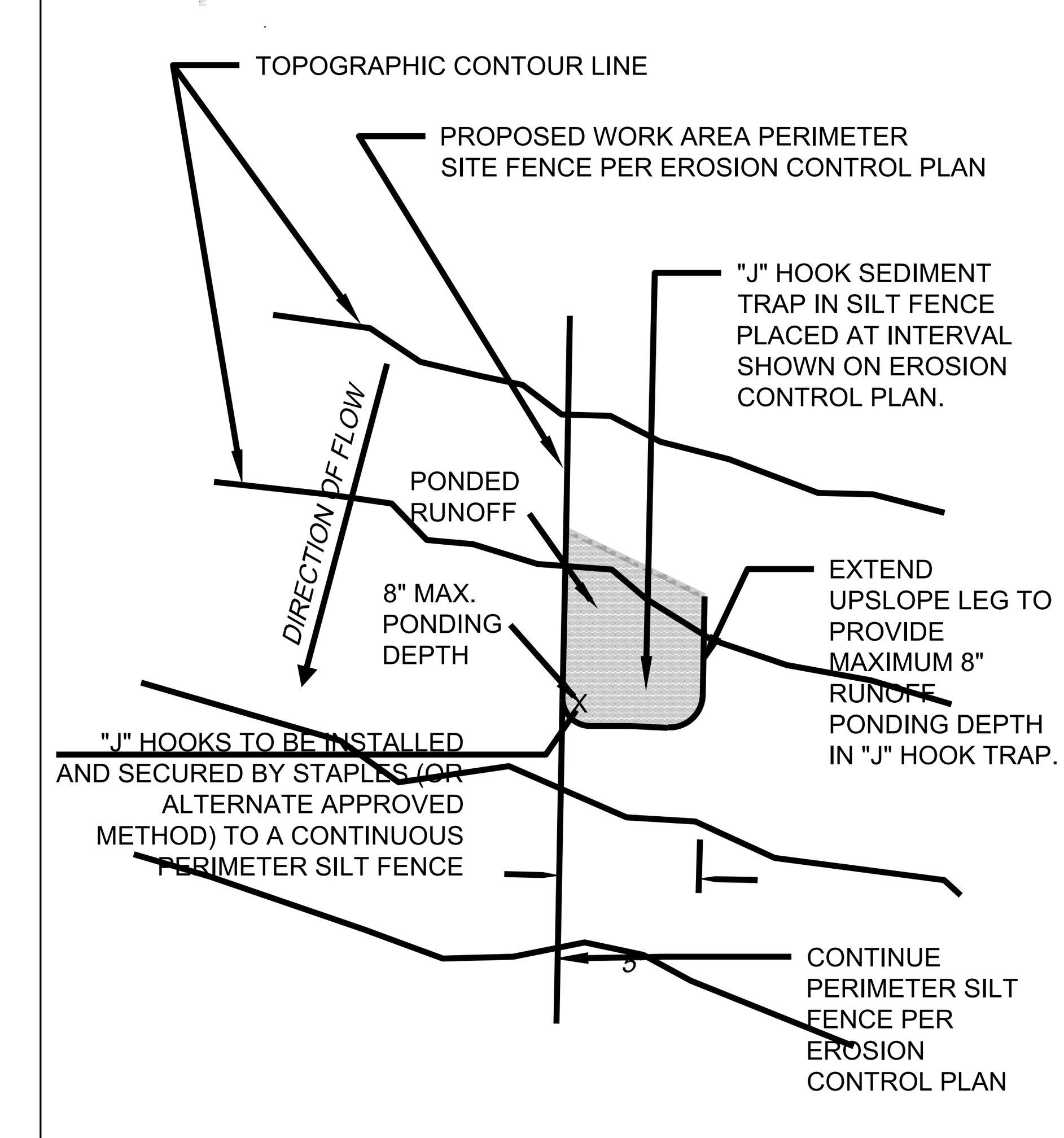
NOTES:

1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS
APPROVED 03-25-11 DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

CITY OF ROUND ROCK — CURB INLET PROTECTION DETAIL — DRAWING NO: EC-14

ROUND ROCK, TEXAS PURPOSE. PASSION. PROSPERITY.


TOPOGRAPHIC CONTOUR LINE

PROPOSED WORK AREA PERIMETER SITE FENCE PER EROSION CONTROL PLAN

"J" HOOK SEDIMENT TRAP IN SILT FENCE PLACED AT INTERVAL SHOWN ON EROSION CONTROL PLAN.

DIRECTION OF FLOW

PONDED RUNOFF

8" MAX. PONDING DEPTH

EXTEND UPSLOPE LEG TO PROVIDE MAXIMUM 8" RUNOFF PONDING DEPTH IN "J" HOOK TRAP.

"J" HOOKS TO BE INSTALLED AND SECURED BY STAPLES (OR ALTERNATE APPROVED METHOD) TO A CONTINUOUS PERIMETER SILT FENCE

CONTINUE PERIMETER SILT FENCE PER EROSION CONTROL PLAN

405 SILT FENCE "J" HOOK DETAIL
N.T.S.

GOODE FAITH ENGINEERING — STATE OF TEXAS — EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN

CONSTRUCTION DETAILS (1 OF 3)

DATE
5/30/2025

DESIGNED BY
RDP

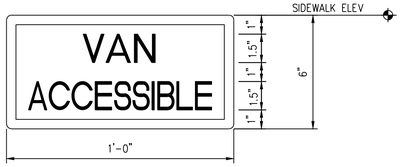
CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	BY	ENGINEERED	APPROVAL DATE

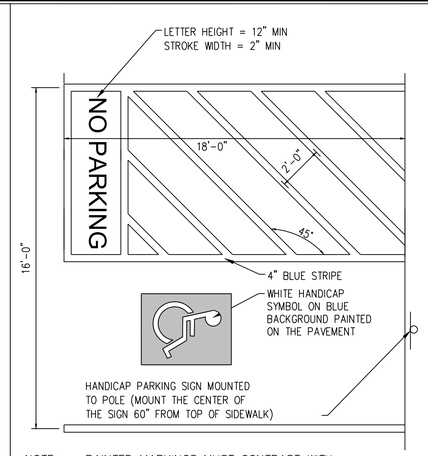
STATE OF TEXAS — ANTHONY H. GOODE — 97263 — LICENSED PROFESSIONAL ENGINEER — 6-4-25

14 OF 18



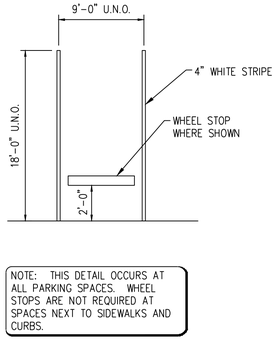
706 VAN ACCESSIBLE PARKING SIGN
SCALE: 3" = 1'

707 RESERVED PARKING SIGN
SCALE: 3" = 1'



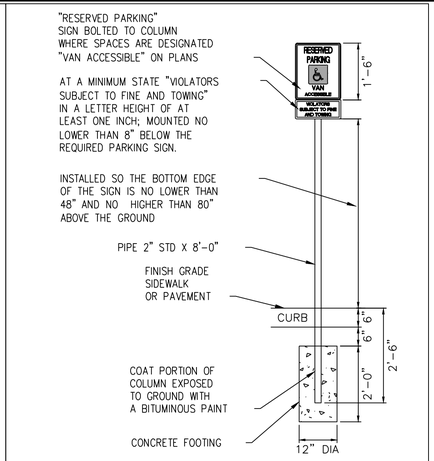
NOTE: PAINTED MARKINGS MUST CONTRAST WITH FINAL SURFACE MATERIAL

709 HANDICAP SPACE DETAIL
N. T. S.



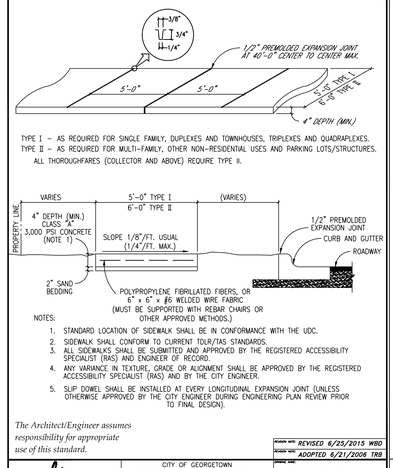
NOTE: THIS DETAIL OCCURS AT ALL PARKING SPACES. WHEEL STOPS ARE NOT REQUIRED AT SPACES NEXT TO SIDEWALKS AND CURBS.

710 TYPICAL PARKING STRIPE DETAIL
N. T. S.



711 HANDICAPPED PARKING SIGN DETAIL
SCALE: 1/2" = 1'

407 HEADWALL OUTLET STRUCTURE
N.T.S.

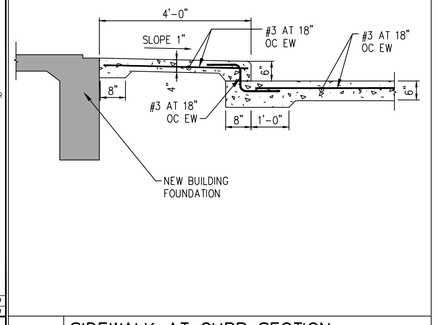


NOTES:
1. STANDARD LOCATION OF SIDEWALK SHALL BE IN CONFORMANCE WITH THE UDC.
2. SIDEWALK SHALL CONFORM TO CURRENT TDLR/TAS STANDARDS.
3. ALL SIDEWALKS SHALL BE SUBMITTED AND APPROVED BY THE REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND ENGINEER OF RECORD.
4. ANY VARIANCE IN TEXTURE, GRADE OR ALIGNMENT SHALL BE APPROVED BY THE REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND BY THE CITY ENGINEER.
5. SLIP DOWEL SHALL BE INSTALLED AT EVERY LONGITUDINAL EXPANSION JOINT (UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER DURING ENGINEERING PLAN REVIEW PRIOR TO FINAL DESIGN).

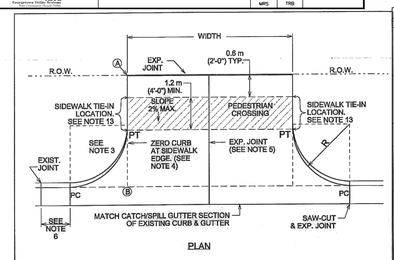
The Architect/Engineer assumes responsibility for appropriate use of this standard.

DESIGN NOTE	REVISED 6/23/2015 WBD
DESIGN NOTE	ADOPTED 6/21/2006 TRB

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SIDEWALK SECTION AND JOINT DETAIL
SD14
SCALE: N.T.S. | 7/2003

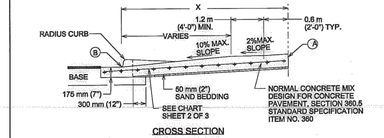


512 SIDEWALK AT CURB SECTION
SCALE: 1/2" = 1'



PLAN

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



CROSS SECTION

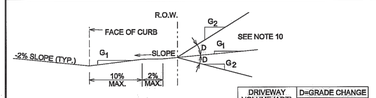
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
2/24/16
ADOPTED

TYPE II DRIVEWAY

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

STANDARD NO.
433S-2
1 OF 2

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS



ALLOWABLE GRADES

DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE STD.	MAX
>1600	0%	3%
500-1600	3%	6%
<500	6%	15%

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

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
2/24/16
ADOPTED

TYPE II DRIVEWAY

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

STANDARD NO.
433S-2
2 OF 2

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN

CONSTRUCTION DETAILS (2 OF 3)

DATE
5/30/2025

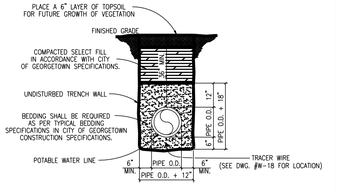
DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	DESIGNED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

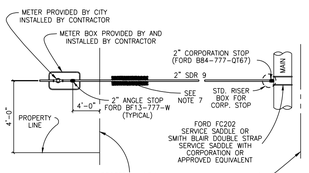
STATE OF TEXAS
ANTHONY H. GOODE
97283
LICENSED
PROFESSIONAL ENGINEER
8/12/25



TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

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

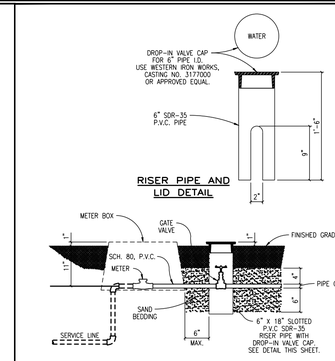
ADOPTED 6/21/2006			
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS		SHEET NO.	W02
TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS		SCALE	NTS
		DATE	1/2003
		DES.	MRS
		DRN.	TRB



NOTES:
1. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR-9. CLASS 200, SDR TUBING SHALL HAVE STAINLESS STEEL STIFFENERS.
2. ANGLE STOP SHALL BE 1" MINIMUM.
3. 1" ANGLE STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.
4. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" IN DIAMETER SHALL BE HANDLED ON AN INDIVIDUAL BASIS.
5. ANGLE STOPS 1 1/2" AND 2" IN SIZE SHALL BE PROVIDED WITH BOTH A LOCKING CAP AND METER FLANGE.
6. ANGLE STOPS SHALL BE INSTALLED 8" BELOW FINISHED GRADE AND MARKED WITH A 2" x 2" X 48" TREATED WOOD STAKE, PAINTED BLUE.
7. BEDDING MATERIAL AS PER CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.
8. CASING REQUIREMENTS FOR SERVICE LINES CROSSING ROADWAYS SEE DETAIL W-03 NOTE #7.
9. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
10. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.

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

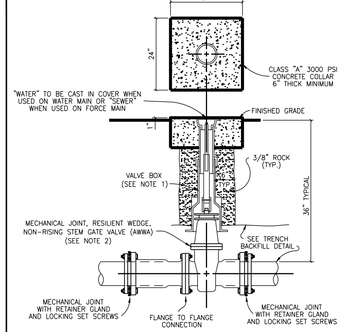
ADOPTED 01/23/2013			
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS		SHEET NO.	W04
SINGLE WATER SERVICE PLAN		SCALE	NTS
		DATE	1/2013
		DES.	AP
		DRN.	MT



NOTES:
1. GATE VALVE SHALL BE A HAMMOND IB845, CLASS 125, BRONZE GATE, SCREWED BONNET, NON-RISING STEM, SOLID WEDGE DISC WITH THREADED ENDS OR APPROVED EQUAL.
2. DROP-IN VALVE CAP SHALL BE CAST WITH THE WORD "WATER" ON TOP.
3. USE SCHEDULE 80, M.I.P. ADAPTER AS REQUIRED.

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

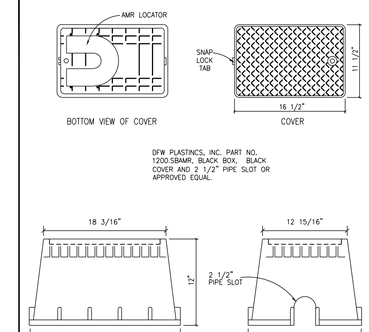
ADOPTED 6/21/2006			
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS		SHEET NO.	W20
CUSTOMER'S CUT-OFF		SCALE	NTS
		DATE	1/2003
		DES.	MRS
		DRN.	TRB



NOTES:
1. SEE VALVE SETTING DETAIL, DWG. #W-07.
2. ACCEPTABLE GATE VALVES ARE:
   A. MUELLER – 2360 SERIES
   B. CLOW

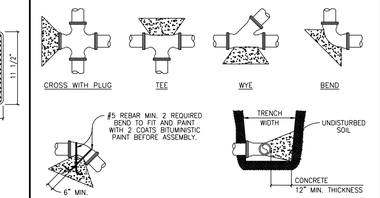
The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 6/21/2006			
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS		SHEET NO.	W21
INLINE VALVE INSTALLATION		SCALE	NTS
		DATE	1/2003
		DES.	MRS
		DRN.	TRB



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

ADOPTED 6/21/2006			
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS		SHEET NO.	W23
METER BOX (NON-TRAFFIC AREAS)		SCALE	NTS
		DATE	1/2003
		DES.	MRS
		DRN.	TRB



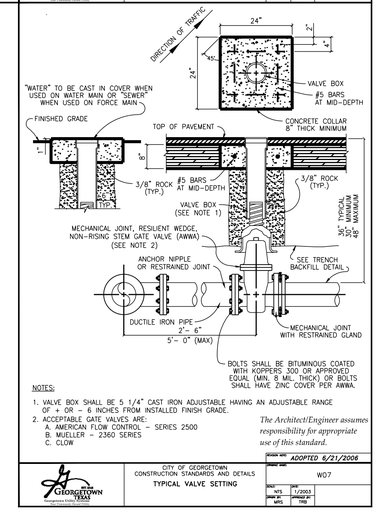
ALL THRUST BLOCKS SHALL BE FORMED. LAID FORMS SHALL BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO THE POURING OF CONCRETE AND SHALL ALSO BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO COVERING. TYPICAL LOCATIONS WHICH REQUIRE CONCRETE REACTION (THRUST) BLOCKS, FOR PRESSURE MAINS FOUR INCHES (4") AND GREATER, CONCRETE SHALL HAVE 2,500 P.S.I. MINIMUM STRENGTH AT TWENTY EIGHT (28) DAYS AND BEAR AGAINST UNDISTURBED STABLE SOILS. AREA OF CONTACT SHALL BE COVERNED BY PIPE SIZE, MINIMUM PRESSURE IN PIPE, AND BEARING CAPACITY OF SOIL. PROTECT FITTINGS, BOLTS, ETC. BY COVERING WITH VISQUEEN OR OTHER ACCEPTABLE MATERIAL. CONCRETE SHALL BE A MINIMUM OF TWELVE INCHES (12") THICK.

PIPE SIZE	THRUST BLOCK AREA REQUIRED	PIPE SIZE	THRUST BLOCK AREA REQUIRED	REMARKS
4"	2.0 SQ. FT.	18"	30.0 SQ. FT.	
6"	4.0 SQ. FT.	20"	37.0 SQ. FT.	
8"	6.6 SQ. FT.	24"	53.0 SQ. FT.	VALUES ARE FOR 90° BENDS, BASED ON 2000 P.S.F. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I. PLUS 33% SAFETY FACTOR FOR OTHER SOILS AND PRESSURES, THE AREA REQUIRED IS IN DIRECT PROPORTION.
10"	10.0 SQ. FT.	27"	80.0 SQ. FT.	
12"	14.0 SQ. FT.	30"	98.0 SQ. FT.	
14"	18.0 SQ. FT.	36"	127.0 SQ. FT.	
16"	24.0 SQ. FT.			

* THE ENGINEER OF RECORD SHALL CALCULATE THE SIZE OF THE DEADMAN REQUIRED AS WELL AS ANY INSTALLATION WHICH IS NOT COVERED BY THE ABOVE.

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

ADOPTED 6/21/2006			
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS		SHEET NO.	W11
TYPICAL THRUST BLOCKS FOR WATER AND FORCE MAIN		SCALE	NTS
		DATE	1/2003
		DES.	MRS
		DRN.	TRB



NOTES:
1. VALVE BOX SHALL BE 5 1/4" CAST IRON ADJUSTABLE HAVING AN ADJUSTABLE RANGE OF + OR – 6 INCHES FROM INSTALLED FINISH GRADE.
2. ACCEPTABLE GATE VALVES ARE:
   A. AMERICAN FLOW CONTROL – SERIES 2500
   B. MUELLER – 2360 SERIES
   C. CLOW

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

ADOPTED 6/21/2006			
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS		SHEET NO.	W07
TYPICAL VALVE SETTING		SCALE	NTS
		DATE	1/2003
		DES.	MRS
		DRN.	TRB

GOODE FAITH ENGINEERING
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN

CONSTRUCTION DETAILS (3 OF 3)

DATE
5/30/2025

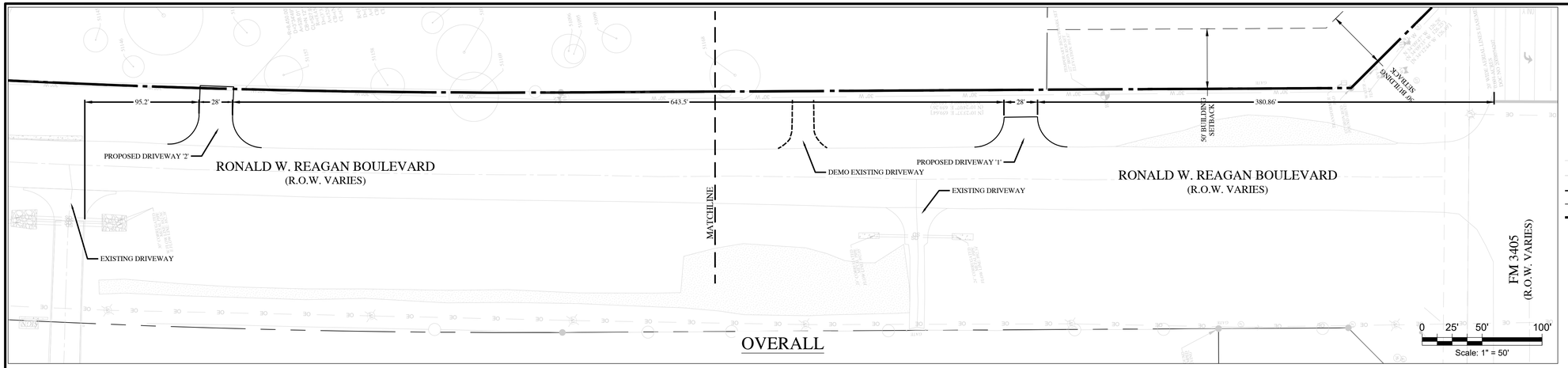
DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

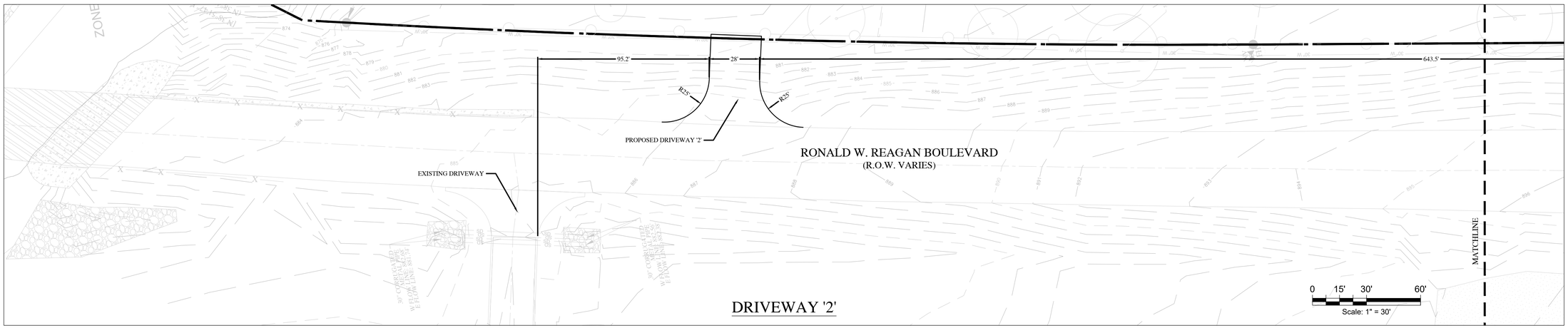
STATE OF TEXAS
ANTHONY H. GOODE
97283
LICENSED PROFESSIONAL ENGINEER



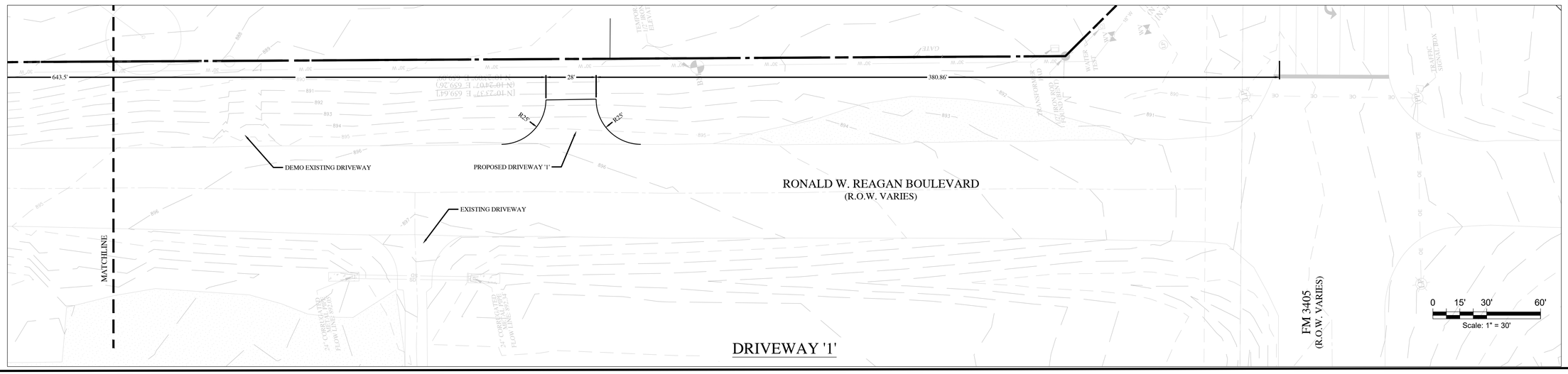
OVERALL

LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE
- LIMITS OF CONSTRUCTION



DRIVEWAY '2'



DRIVEWAY '1'

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN

RONALD REAGAN BLVD DRIVEWAYS (WILCO)

DATE
5/30/2025

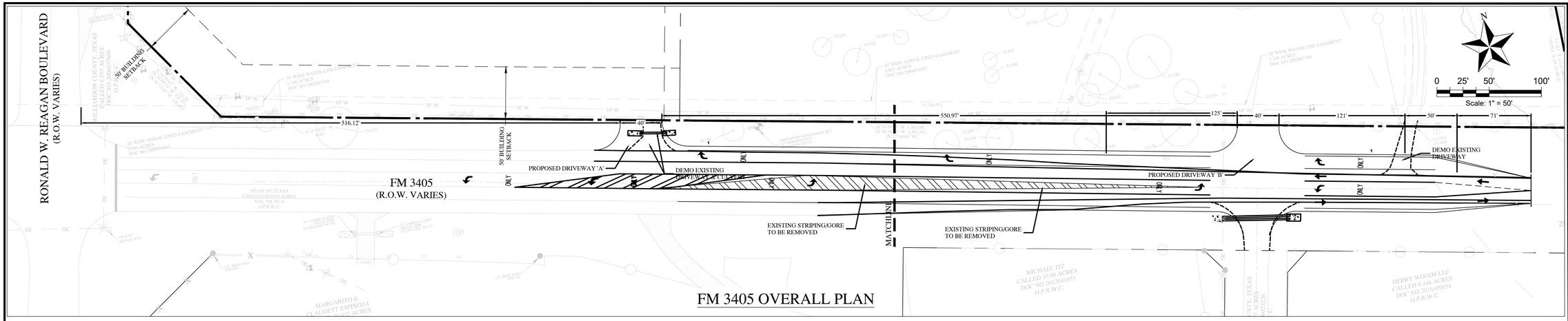
DESIGNED BY
RDP

CHECKED BY
AHG

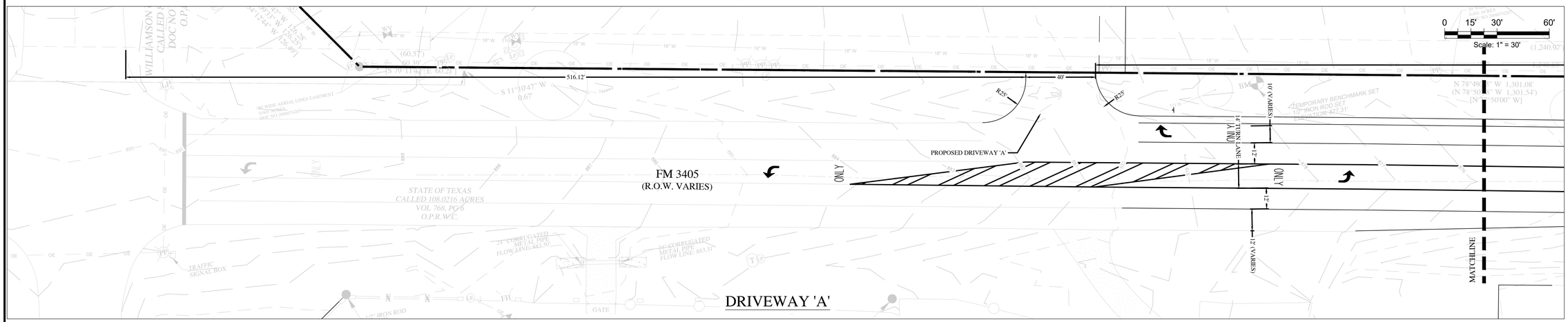
REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

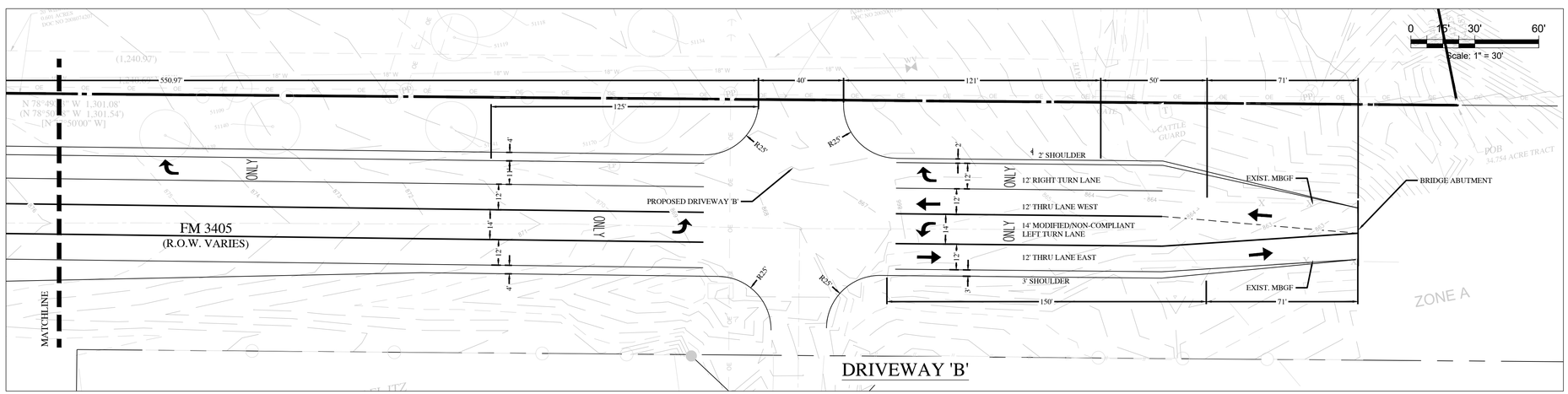
STATE OF TEXAS
ANTHONY H. GOODE
97283
LICENSED
PROFESSIONAL ENGINEER
8-12-25



FM 3405 OVERALL PLAN



DRIVEWAY 'A'



DRIVEWAY 'B'

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

FM 3405 & RONALD REAGAN

FM 3405 DRIVEWAYS & DECELERATION LANES (TXDOT)

DATE
5/30/2025

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97283
LICENSED
PROFESSIONAL ENGINEER

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

REAGAN HEIGHTS

BMP TYPE: One (1) Permanent Batch Detention System
BMP ADDRESS: 5996 FM 3405, Georgetown, Texas 78633
OWNER/DEVELOPER: 3405 Investments LLC
11409 Shoreview Overlook, Austin, Texas 78732
soefmaknojiya@yahoo.com
512-905-8228

The owner will be responsible for inspection, maintenance, and repair of the one (1) proposed Batch Detention Basin associated with the Reagan Heights project. This property is located in the Liberty Hill ETJ and defers water quality control to TCEQ's rules. Per TCEQ, Edwards Aquifer Rules, water quality controls required for commercial development shall be maintained by the property owner.

Maintenance Guidelines for Batch Detention Basins (See Section 3.5.20)

Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller and the valve at the outlet.
Responsibilities for both routine and non-routine maintenance tasks need to be clearly understood and enforced. If regular maintenance and inspections are not undertaken, the basin will not achieve its intended purposes.
There are many factors that may affect the basin's operation and that should be periodically checked. These factors can include mowing, control of pond vegetation, removal of accumulated bottom sediments, removal of debris from all inflow and outflow structures, unclogging of orifice perforations, and the upkeep of all physical structures that are within the detention pond area. One should conduct periodic inspections and after each significant storm. Remove floatables and correct erosion problems in the pond slopes and bottom. Pay particular attention to the outlet control perforations for signs of clogging. If the orifices are clogged, remove sediment and other debris. The generic aspects that must be considered in the maintenance plan for a detention facility are as follows:

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

Mowing. The basin, basin side-slopes, and embankment of the basin must be mowed to

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

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

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

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

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

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

Logic Controller. The Logic Controller should be inspected as part of the twice-yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close

switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

By signing below, the owner confirms understanding and provides consent as the party responsible for the maintenance of the permanent BMP on the property. Refer to the engineering plans for the exact location.

07/18/2025

Property Owner Date

This plan was prepared by Anthony Goode P.E. in coordination with the design and plan preparation for this development.

Engineer of Record Date

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

FOR

REAGAN HEIGHTS

PREPARED BY

GOODE FAITH ENGINEERING, LLC
ANTHONY GOODE, PE

July 2025

TABLE OF CONTENTS

1. SITE OPERATOR INFORMATION

STORMWATER POLLUTION PREVENTION PLAN

(T.P.D.E.S.GENERAL PERMIT-TXR150000)

SITE OPERATOR
(Responsible Party) _____

COVERAGE AREA _____

NOI APPLICATION DATE _____

AUTHORIZATION # _____

SITE OPERATOR _____

COVERAGE AREA _____

NOI APPLICATION DATE _____

AUTHORIZATION # _____

SITE OPERATOR _____

COVERAGE AREA _____

NOI APPLICATION DATE _____

AUTHORIZATION # _____

2. LOCATION MAP

REAGAN HEIGHTS

3. PLAN IMPLEMENTATION CHECKLIST

REAGAN HEIGHTS
TPDES – Storm Water Pollution Prevention Plan

1. Definition of Construction Site Operator – "The person(s) having operational control over construction plans and specifications to the extent necessary to meet the requirements and conditions of this general permit or … the person(s) having day to day operational control of those activities at the construction site which are necessary to ensure compliance with a storm water pollution prevention plan…" (TPDES General Permit (TXR150000), pg. 4)

2. All Notices of Intent (NOI), Notices of Termination (NOT), Storm Water Pollution Prevention Plans (SWPPP) reports, certification, or information either submitted to the Director, the operator of a large or medium municipal separate storm sewer system, or that this permit required and maintained by the permittee shall be signed by a responsible corporate officer, by a general partner or proprietor, by a principal executive public officer, or by a ranking elected public official.

3. At least two (2) days prior to start of construction, the Construction Site Operator must submit a Storm Water TPDES General Permit Notice of Intent (NOI) – TCEQ-20022, pg. 1 of 2 by Certified Mail-Return Receipt Requested to:

   Texas Commission on Environmental Quality
   Stormwater & General Permits Team; MC-228
   P.O. Box 13087
   Austin, Texas 78711-3087

   Note:
   TCEQ provides instructions for filling out the Notice of Intent (NOI) ~TCEQ-20022-Instructions. These instructions are included in the Notice of Intent Section of this Booklet.

4. An application fee of $325.00 payable to Texas Commission on Environmental Quality is to be attached to the second page of the Notice of Intent (NOI) – TCEQ-20022, pg. 2 of 2, and submitted separately by Certified Mail-Return Receipt to:

   By Regular Mail

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

   By Overnight/Express Mail

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

5. Submit signed copy of NOI – TCEQ-20022, pg. 1 of 2 by Certified Mail – Return Receipt to:
   TPDES Compliance
   Williamson County - Storm Water Management
   3151 SE Inner Loop Road, Suite B
   Georgetown, TX 78626

6. The effective date of provisional coverage starts two days from the date the completed NOI is postmarked for delivery to TCEQ. The provisional coverage is removed when the executive director finds the NOI complete, and the project is assigned an authorization number.

7. The responsible party shall post a signed copy of NOI – TCEQ-20022, pg. 1 of 2 and the SWPPP booklet in a protective covering at a 24 hour readily accessible location at the main entrance of the construction site.

8. The responsible party for the SWPPP as well as any additional site operator must sign the cover sheet within the SWPPP booklet.

9. The responsible party must implement the SWPPP prior to beginning of construction activities.

10. The responsible party shall use "Responsible Party Form" (Exhibit 5) to designate responsibility for pollution prevention measures.

11. The responsible party shall use "Inspection Report Form" to designate responsibility to conduct inspections and fill out Inspection Form.

12. The responsible party shall ensure the SWPPP provides adequate best management practices (as defined by this permit), covers appropriate areas under Responsible party's control, and all other operators on the site are notified of modifications to the SWPPP.

13. The responsible party shall in a timely fashion, sign and date, the SWPPP booklet with any modifications to design, construction, operation, maintenance, or significant change not previously addressed. Any inspection should be logged into the booklet and any controls found ineffective should be modified and noted on the SWPPP.

14. The responsible party should initiate the Notice of Change (NOC) to TCEQ and the MS4 operator within 14 days after discovery if incorrect information was submitted or if relevant facts were not included.

15. The responsible party should initiate a Notice of Termination (NOT) TCEQ-20023 to TCEQ and the MS4 operator effective at midnight of the postmarked date when and if:

    a. Final stabilization had been achieved for areas of responsibility
    b. Another permitted operator assumes control of the site
    c. All temporary structural controls have been removed, are scheduled for removal, or are transferred to another permitted operator.

16. The responsible party should pay special attention to Parts IV thru VII of the general permit TXR150000, which describe effluent limitations, reporting requirements, retention records, standard permit conditions, and fee structure.

17. The Responsible party for the SWPPP shall be aware of <u>all</u> terms and conditions of the TPDES TXR150000 general permit. The information provided in this checklist is for convenience purposes only and does not amend or limit any non-highlighted provision of the general permit. The responsible party should thoroughly read the general permit and be cognizant of their obligations as set forth in the general permit.

4. STORM WATER POLLUTION PREVENTION PLAN

REAGAN HEIGHTS
TPDES – Storm Water Pollution Prevention Plan

INTRODUCTION

This Storm Water Pollution Prevention Plan is prepared for TOP NOTCH BUILDERS per the Texas Pollution Discharge Elimination System (TPDES) which implements the federal National Pollutant Discharge Elimination System (NPDES) in the state of Texas.

SITE DESCRIPTION

Project Name: *REAGAN HEIGHTS*
Project Street Address: FM 3405 Georgetown, TX 78633
The site is bounded on the west by Ronald Reagan Blvd and to the south by FM 3405.
Nature of Construction Activity: *Site clearing, demolition, grading and trenching, construction of wastewater lines, water lines, stormwater lines and inlets, installation of drive aisles, parking, ossf, underground storage tanks, and utilities, construction of BMP, convenience store, and installation of fuel pumps/canopies.*

Potential Pollutant Sources:

a) *Soil erosion due to clearing of site for drainage and pavement*
b) *Oil, grease, fuel & hydraulic fluid contamination from construction vehicle drippings*
c) *Miscellaneous trash and litter from construction workers and material wrappings*
d) *Construction debris*
e) *Concrete truck washout*
f) *Hydrocarbons from asphalt paving operations*

Proposed Construction Start Date: *2025-October-1*
Proposed Construction End Date: *2026-January-1*

Sequence of Major Activities:

a) *Installation of erosion and sedimentation controls*
b) *Set-up temporary traffic controls.*
c) *Begin clearing and site demolition*
d) *Stock pile top soil.*
e) *Connect to public main: water*
f) *Install OSSF, UST*
g) *Construct drainage pond/stormwater features.*
h) *Install utilities, install fill, grade to subgrade*
i) *Install traffic control for pavement and utility connections*
j) *Install pavement for fire access to building*
k) *Begin building and vertical construction*
l) *Finish pavement and drainage infrastructure installation*
m) *Install landscape and irrigation, revegetation, and striping*
n) *Removal of temporary erosion and sedimentation controls*
o) *Site clean up*

REAGAN HEIGHTS
TPDES – Storm Water Pollution Prevention Plan

Total Site Area (Acres): *34.75*

Total Site Area to be Disturbed (Acres): +/- *15.41*

Pre-Construction Runoff Coefficient: 84

Post Construction Runoff Coefficient: 84

Soil Types: *Denton Silty Clay, 1 to 3 percent slopes, ~ 0.1% of site*
Crawford clay, 1 to 3 percent slopes, ~ 28.9% of site
Eckrant cobbly clay, 1 to 8 percent slopes, ~67% of site
Fairlie clay, 1 to 2 percent, ~ 4%

Industrial Activity Discharges: *None*

Receiving Water: *North Fork San Gabriel River - 1251*

Wetlands: *No – See Wetlands Map Section 5*

National Register of Historic Places: *None*

Edwards Aquifer Recharge or Contributing Zone: *Yes*

Water Pollution Abatement Plan (WPAP): *No*

1) EXHIBIT 1 – General Location Map
2) EXHIBIT 2
   a) Site Plan illustrating the SWPPP:
      i) Drainage patterns
      ii) Approximate post-grading slopes
      iii) Areas of soil disturbance
      iv) Location of all major structural and non-structural controls either planned or in place
      v) Locations of off-site material, waste, borrow, fill, or equipment storage
      vi) Surface waters (including wetlands) either adjacent or in close proximity
      vii) Storm water discharges to a surface water body
   b) Typical Details:
      i) Temporary Construction Entrance/Exit
      ii) Silt Fence
      iii) Rock Berm
      iv) Construction Staging Area
      v) Concrete washout pit

CONTROLS

The sequence of major work activities on the site will be divided into two phases: preparation and construction. Site preparation consists of installing temporary best management practices (BMPs). Site preparation will consist of clearing, grubbing, demolition, and trenching. This work, which is the initiation of all activity on the project, will disturb the largest amount of soil. Therefore, before any of this work can begin, the site contractor will be responsible for the installation and maintenance of control measures as located and illustrated on Exhibit 2. These measures are designed to prevent eroded soil from leaving the site.

Construction activities include installation of temporary BMPs and clearing. The construction contractor will be responsible for the installation of all control measures as located and illustrated on Exhibit 2. These controls are intended to prevent eroded soil, trash, and construction debris from leaving the site.

It is to be understood that modifications to the Storm Water Pollution Prevention Plan may have to be made in the field to adjust for field conditions and to provide the intended effect. All changes to the plan must be shown on Exhibit 2, dated, and signed by the responsible party.

1) EROSION AND SEDIMENT CONTROLS
   a) GOALS AND CRITERIA
      i) Erosion and sediment controls are designed to retain sediment on-site to the extent possible.
      ii) All control measures must be properly installed and maintained in accordance with manufacturer's specifications and with project specifications.
      iii) Sediment must be removed from sediment traps and basins when design capacity has been reduced by 50%.
      iv) If sediment escapes the construction site, the off-site accumulations of sediment must be removed at a frequency to minimize further negative effects, and whenever feasible, prior to the next storm event.
      v) Litter, construction debris, and construction chemicals exposed to storm water shall be prevented from becoming a pollutant source for storm water discharges.
      vi) Off-site material storage areas such as construction staging areas, soil stockpiles, and borrow areas used solely by the project are considered part of the project for Storm Water Pollution Prevention Plan purposes.

   b) STABILIZATION PRACTICES
      Stabilization practices may include but are not limited to: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of existing trees, and other similar measures.

      Interim on-site stabilization measures, which are continuous (ongoing), will include the following:

i) Soil disturbances shall be minimized by exposing only the smallest practical area of land required for the construction activity and for the shortest practical period of time.
ii) Trenching and associated backfilling for utilities and/or storm drainage piping shall be coordinated to minimize to the extent practical the time the area is disturbed.
iii) Maximum practical use will be made of natural vegetation including grass, weeds, trees, shrubs, etc. by leaving these materials in place until construction necessitates clearing the minimum practical area for continuance of construction.
iv) The minimum practical area required for the installation and construction of the utility and streets will be cleared of trees and ground cover.

Permanent on-site stabilization measures, which will be scheduled as detailed below, will include the following:

i) All disturbed soil associated with clearing will be stabilized per applicable project specifications.

Records of project milestone dates are required to be maintained and shall be recorded in Exhibit 3. Project milestones include the following:

(1) Dates when major grading activities begin and end.
(2) Dates when construction activities temporarily or permanently cease on all or a portion of the project.
(3) Dates when stabilization measures are initiated and when stabilization is complete.

c) STRUCTURAL CONTROL PRACTICES

On-site structural practices, which are continuous (on-going) until the site is permanently stabilized, may include the following:

i) Erection of silt fences, rock berms with silt fence, bagged gravel inlet filters, and sandbag controls as located and illustrated on Exhibit 2.
ii) Installation of concrete truck washout pit as located and illustrated on Exhibit 2.
iii) Installation of temporary construction entrance/exit as required and a construction staging area as located and illustrated on Exhibit 2.

These storm water pollution control features will slow the velocity of runoff thereby enhancing sedimentation and capture of contaminants that may accumulate in the storm water runoff exiting this construction site. There are no structures to divert storm water and no structures to store storm water on this project.

It is to be understood that modifications to the Storm Water Pollution Prevention Plan may have to be made in the field to adjust for field conditions and to provide the intended effect. All changes to the plan must be shown on Exhibit 2, dated, and signed by the responsible party or described and included in the Plan Modifications section of this Storm Water Pollution Prevention Plan.

2) POST-CONSTRUCTION STORM WATER MANAGEMENT
   a) This project does not require any TPDES post-construction storm water pollution controls or velocity dissipation devices.

3) OTHER CONTROLS
   Additional on-site practices, which are continuous (on-going) until the site is permanently stabilized, will include the following:
   a) Vehicular traffic leaving the construction site will exit through the temporary construction entrance/exit as located and illustrated on Exhibit 2. When soils have collected on the temporary construction entrance/exit to an extent, which reduces its intended effectiveness, the surface will be cleaned and reestablished for its designed or intended purpose.
   b) Mud/dirt inadvertently tracked off-site and onto public streets shall be removed immediately by hand or mechanical broom sweeping.
   c) Construction and waste materials shall be stored within a designated storage area in the construction equipment staging area as located and illustrated on Exhibit 2. Bulk materials such as sand, topsoil, etc. will be bordered on the down gradient sides with a silt fence as illustrated on Exhibit 2. A list of materials to be stored on-site should be recorded and regularly updated on the "On-Site Material List" provided in Exhibit 4.
   d) An area shall be designated as a construction equipment staging area as located on Exhibit 2. Construction equipment (except large slow-moving equipment) not removed from the site at night shall be stored in the containment area.
   e) Excavation spoils temporarily stored on-site, pending off-site disposal in accordance with applicable regulations, shall be bordered on the down gradient side by a silt fence as illustrated on Exhibit 2 and recorded on the "On-Site Material List" provided in Exhibit 4.
   f) The designated construction equipment staging area shall have a single entrance and will be bordered on the down gradient sides by a silt fence as illustrated on Exhibit 2.
   g) Sediment collected behind the silt fence will be periodically collected and placed as fill material within the property. Contaminated sediments will be disposed off-site in accordance to applicable regulations.
   h) The use of on-site temporary construction fuel storage tanks is limited to tank sizes which can only store unregulated quantities of fuel.
   i) Intentional release of vehicle or equipment fluid onto the ground is prohibited. Tainted soil resulting from accidental spills shall be removed and disposed of off-site in accordance with applicable regulations.
   j) Scheduled construction equipment and vehicle maintenance accomplished on-site shall be done within the construction equipment and vehicle staging area.
   k) A controlled area on-site as located and illustrated on Exhibit 2 shall be designated as a rinse-out pit for concrete trucks. Rinse-out pits shall be surrounded by a berm or hay bales to prevent runoff of contaminated water. The contractor will advise his concrete suppliers of the requirements to utilize the rinse-out pits for the intended purpose.

l) Additional rinse-out pits may be added as construction conditions require. The contractor will advise his concrete suppliers of the requirements to utilize the rinse-out pits for the intended purpose.
m) Construction waste materials, domestic garbage, etc. shall be periodically collected and disposed of off-site in accordance with applicable regulations.
n) Trash receptacles will be established at storage locations, in the vicinity of equipment storing and near the construction areas. Receptacles shall be emptied as required and disposed of off-site in accordance with applicable regulations.
o) Velocity dissipation devices, if necessary, shall be placed at discharge locations and along the length of any outfall channel to provide a non-erosive flow velocity from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected.

4) STATE AND LOCAL CONTROLS

The site is not located within the Edwards Aquifer Recharge Zone or Contributing Zone.

The site is not located on Native American Tribal lands.

Except as noted herein, there are no other known applicable state, tribal, or local storm water pollution prevention control requirements for construction projects at this location.

All activities during construction shall comply with state and/or local sanitary sewer, septic system, and waste disposal regulations.

Trees, limbs, leaves, brush, and vegetation from clearing operations shall be burned on-site in accordance with applicable permit requirements or removed from the site and disposed off-site in accordance with applicable regulations. Excavation spoils which will not be reused on this development project shall be disposed off-site at an approved location in accordance with applicable regulations.

MAINTENANCE

Structural controls shall be inspected as stipulated in this plan. Structural units shall be maintained to perform the function as intended. When a structure deteriorates to a condition so that its performance is compromised, the structure shall be repaired or replaced to full function as specified prior to the next storm event or as necessary.

Particular attention should be paid to the sedimentation areas behind the rock berm outlets, bagged gravel inlet filters, and silt fences. Sedimentation, including construction debris, tree trimming, trash, municipal type garbage, etc. will be removed and the structure restored to its original dimensions when the sediment has accumulated to six inches or more. Contaminated sediment removed from the containment areas (vehicle maintenance, concrete wash out pits, etc.) shall be disposed of off-site in accordance with appropriate regulations.

Exhibit 5 lists the various major components of this pollution prevention plan and identifies the party responsible for its function, maintenance, and inspections.

INSPECTIONS

Designated and qualified person(s) provided by the permittee shall inspect Pollution Control Measures every fourteen (14) calendar days and within twenty-four (24) hours after a storm event greater than 0.5 inches of rainfall. An inspection report that summarizes the scope of the inspection, date of inspection, major observations, and actions taken as a result of the inspection shall be recorded and maintained as part of Storm water TPDES data for a period of three years after the date of inspection.

As a minimum, the inspector shall observe:

i) significant disturbed areas for evidence of erosion
ii) storage areas for evidence of leakage from the exposed stored materials
iii) structural controls (rock berm, silt fences, etc.) for evidence of failure or excess silting (over six inches deep)
iv) vehicle exit point for evidence of off-site sediment tracking
v) vehicle storage areas for signs of leaking equipment or spills
vi) concrete truck rinse-out pit for signs of potential failure
vii) general site cleanliness

Deficiencies noted during the inspection will be corrected and documented within seven (7) calendar days following the inspection or before the next anticipated storm event if practicable.

Exhibit 5 lists the various major components of this pollution prevention plan and identifies the party responsible for its function, maintenance, and inspections.

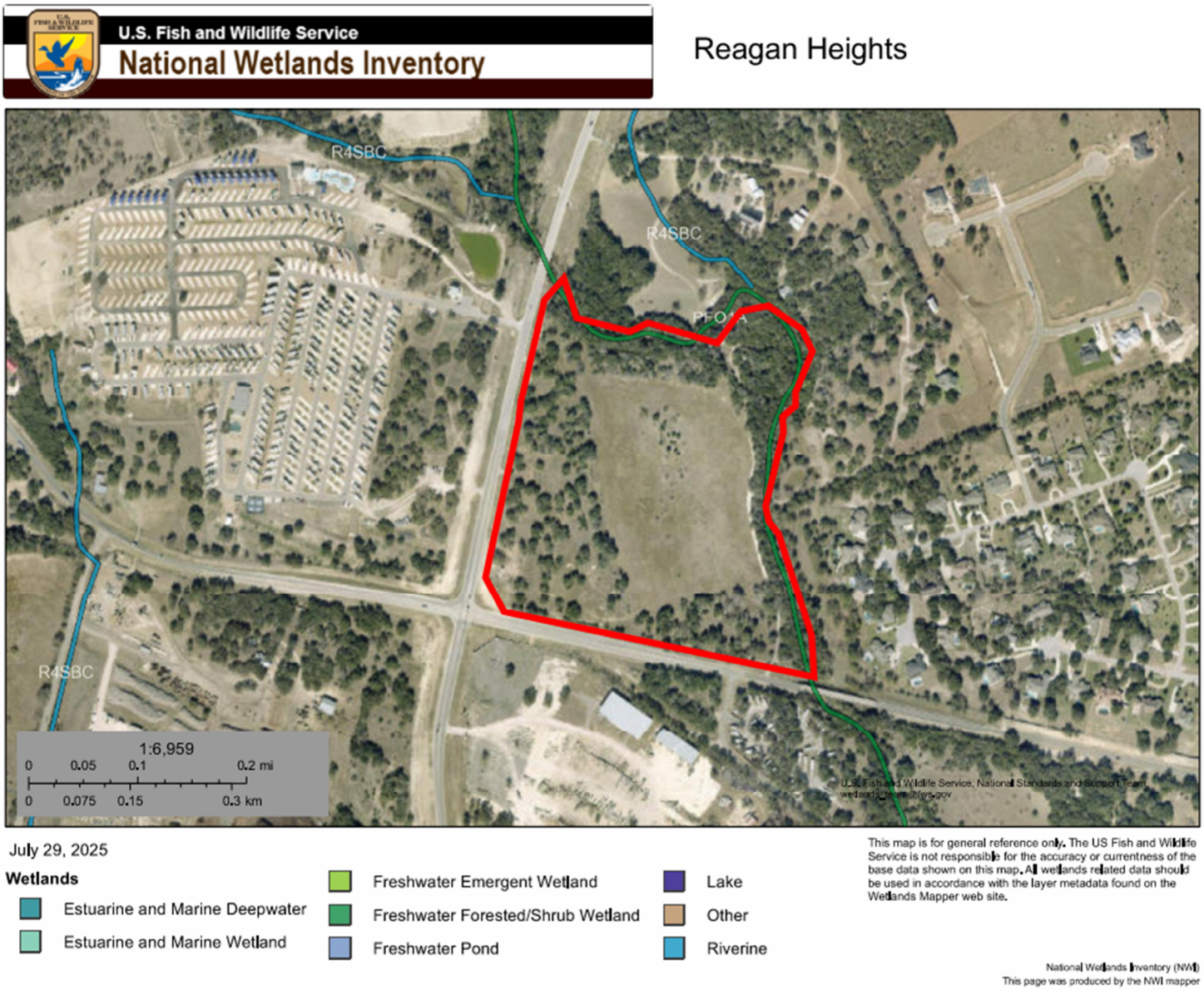
NON-STORM WATER DISCHARGES

Storm water discharges from this construction site may be intermittently mixed with non-storm water discharges. The following non-storm water discharges from this site authorized under this general permit include:

i) discharges from firefighting activities
ii) fire hydrant flushing
iii) vehicle, external building, and pavement wash water where detergents and soaps are not used and where spills of toxic or hazardous materials have not occurred
iv) water used to control dust
v) potable water sources including waterline line flushing
vi) air conditioning condensate
vii) uncontaminated ground water or spring water

The above non-storm water components would exit the site via the storm water drainage paths and would be subject to the same filtering and sedimentation provided by the vegetative drainage channels and structural controls used for storm water runoff. Other non-storm water discharges are not anticipated from the construction of this project.

5. WETLANDS MAP



6. PROJECT MILESTONE DATES

REAGAN HEIGHTS
TPDES – Storm Water Pollution Prevention Plan

Dates when major site grading activities begin:

Construction Activity	Date

Dates when construction activities temporarily or permanently cease on all or a portion of the project:

Construction Activity	Date

Dates when stabilization measures are initiated:

Stabilization Activity	Date

7. ON-SITE MATERIALS LIST

REAGAN HEIGHTS
TPDES – Storm Water Pollution Prevention Plan

List construction and waste materials to be stored on-site. This list is to be kept current and updated. (Examples: topsoil, gravel, sand, base, excess material to be hauled off, demolition or construction waste, bulk chemicals, fuel, lubricants, etc.)

8. RESPONSIBLE PARTY FORM

REAGAN HEIGHTS
TPDES – Storm Water Pollution Prevention Plan

	Pollution Prevention Measure	Responsible party Name and Phone Number							
General	Revegetation								
	Erosion/Sedimentation Controls								
	Vehicle Exits								
	Material Areas								
	Equipment Areas								
	Concrete Rinse								
	Construction Debris								
	Trash Receptacles								
Infrastructure	Site Clearing								
	Utility Clearing								
	Site Grading								
	Utility Construction								
	Drainage Construction								
	Asphalt Base								
	Asphalt Surface								
	Site Cleanup								

Identify responsible parties and indicate responsible party for each pollution prevention item listed above by marking an X under the Responsible Party Name.

9. INSPECTION REPORT

REAGAN HEIGHTS
TPDES - Storm Water Pollution Prevention Plan

Pollution Prevention Measure		Inspected	Corrective Action	
			Description	Date Completed
Silt Fence	Inspections			
	Fencing			
	Sediment Removal			
	Torn Fabric			
	Crushed/Collapsed Fencing			
Rock Berm	Inspections			
	Remove sediment and Debris			
	Repair any loose wire sheathing			
	Reshaping			
	Replaced			
Bagged Gravel Entrance/Exit Filters	Inspections			
	Replaced/Reshaped			
	Silt Removed			
Construction	Inspections			
	Additional top Dressing			
	Repair/Cleanout			
	Sediment removed immediately			

Inspector's Name _____ Inspector's Signature _____

Name of Owner/Operator _____ Date _____

Note: Inspector is to attach a brief statement of his qualifications to this report.

10. SPILL RESPONSE ACTIONS

Potential Pollutants

The following potential pollutants can be reasonably expected at construction sites: construction debris, litter, chemical wastes, construction materials, sediment, dust, waste materials, petroleum products, sand, concrete truck wash out water, erosive flow velocity, crushed rock, discarded equipment, acid, sanitary wastes, curing compounds, lime, fly ash, cement, biological materials, and other similar pollutants. Any additional or unique potential pollutants will be addressed on the project's site map. Potential pollutants can be reasonably associated with the following typical point sources: fuel tanks, construction equipment, parked vehicles, waste containers, vehicle traffic, pumps, drainage swales, channels, exposed soil, construction entrances, stored construction materials, construction personnel, temporary buildings, demolished structures, concrete trucks, sanitary facilities, and other similar point sources. Any additional or unique point sources will be addressed on the project's site map.

Spills Cleanup and Management

The following practices will be followed for spill prevention and cleanup:

-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.

- Materials and equipment necessary for spill cleanup should be kept on site in anticipation of expected spills. Equipment and materials will most likely include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.

- When spills or other accidental exposure of the substances described above occur, the following steps will be taken by the operator:

o To the maximum extent practicable, the spill or leak will be stopped.

o Once the leaking material has been stopped, the spill must be contained to minimize the affected area.

o If the spill poses an immediate danger to the public, emergency response personnel will be called. All operators on site will be notified of the spill immediately.

o The engineer inspector will determine whether the spill is of a reportable quantity and will coordinate appropriate activities as determined by the manufacturers' recommended methods for spill cleanup or material safety data sheet.

REAGAN HEIGHTS

Spill Reporting

As soon as practicable, but not later than 24 hours after the discovery of an emissions event, the owner or operator of a regulated entity shall determine if the event is a reportable emissions event and notify all appropriate local pollution control agencies with jurisdiction. Spills of toxic or hazardous material of a reportable quantity should be reported to the appropriate State or Local government agency. The reportable quantities for hazardous substances for spills or discharges shall be the quantity designated as the Final Reportable Quantity (RQ) in Table 302.4 in Title 40 "Environmental Protection" of the Code of Federal Regulations §302.4.

Please refer to the emergency phone numbers listed:

- EPA Region 6 Emergency Response 24-Hour Hotline (214) 665-2222

- National Response Center 24-Hour Hotline (800) 424-8802

- Texas Environmental Release 24-Hour Hotline (800) 832-8224

- TCEQ Region 11, Austin Headquarters (512)-339-2929

- TCEQ Spill Response Link- www.tceq.texas.gov/response/spills

Texas Administrative Code for Reportable Quantities

TITLE 30	ENVIRONMENTAL QUALITY
PART 1	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CHAPTER 327	SPILL PREVENTION AND CONTROL
RULE §327.4	

(a) Hazardous substances. The reportable quantities for hazardous substances shall be:
(1) for spills or discharges onto land--the quantity designated as the Final Reportable Quantity (RQ) in Table 302.4 in 40 CFR §302.4; or
(2) for spills or discharges into waters in the state--the quantity designated as the Final RQ in Table 302.4 in 40 CFR §302.4, except where the Final RQ is greater than 100 pounds in which case the RQ shall be 100 pounds.

(b) Oil, petroleum product, and used oil.
(1) The RQ for crude oil and oil other than that defined as petroleum product or used oil shall be:
(A) for spills or discharges onto land--210 gallons (five barrels); or
(B) for spills or discharges directly into water in the state--quantity sufficient to create a sheen.
(2) The RQ for petroleum product and used oil shall be:
(A) except as noted in subparagraph (B) of this paragraph, for spills or discharges onto land--25 gallons;
(B) for spills or discharges to land from PST exempted facilities--210 gallons (five barrels); or
(C) for spills or discharges directly into water in the state--quantity sufficient to create a sheen.

(c) Industrial solid waste or other substances. The RQ for spills or discharges into water in the shall be 100 pounds.

REAGAN HEIGHTS

Information for the Initial Notification

When making a telephone report of a spill or pollution complaint, it will be helpful if the following information at hand:

- The date and time of the spill or release.
- The identity or chemical name of any material released or spilled, as well as whether the substance is extremely hazardous.
- An estimate of the quantity of material released or spilled and the time or duration of the event.
- The exact location of the spill, including the name of waters involved or threatened, and any other media affected by the release or spill.
- The extent of actual and potential water pollution.
- The source of the release or spill.
- The name, address, and phone number of the party in charge of, or responsible for, the facility, vessel, or activity associated with the release or spill. If that party is not at the site, also have the name and phone number of the party at the site who is in charge of operations.
- The steps being taken or proposed to contain and clean up the released or spilled material and any precautions taken to minimize impacts, including evacuation.
- The extent of injuries, if any.
- Any known or anticipated health risks associated with the incident and, where appropriate, advice regarding medical attention necessary for persons exposed.
- Possible hazards to the environment (air, soil, water, wildlife, etc.). This assessment may include references to accepted chemical databases, material safety data sheets, and health advisories. The TCEQ may request estimated or measured concentrations of the contaminant for the state's hazard assessment.
- The identities of any government or private-sector representatives responding at the scene.

11. PLAN MODIFICATIONS
(IF NECESSARY)

12. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
TDPES GENERAL PERMIT (TXR150000)
CONSTRUCTION SITE NOTICE
PART II D.1 & D.2

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

Site-Specific TPDES Authorization Number: TXR15 _____

Primary Operator Name: 3405 INVESTMENTS LLC

Contact Name and Phone Number: SOEF MAKNOJIYA

512-905-8228

Project Description:

Physical Location/Description 5996 FM 3405

Georgetown, TX 78633

Estimated Start Date October 1, 2025

Projected End Date or Date Disturbed Soils Will Be Stabilized January 1, 2026

Location of Stormwater Pollution Prevention Plan (SWP3): _____

13. NOTICE OF INTENT(NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER TPDES GENERAL PERMIT (TXR150000)

TCEQ Office Use Only
Permit No:
CN:
RN:

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

IMPORTANT INFORMATION

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

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

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

ePERMITS

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

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

APPLICATION FEE AND PAYMENT

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

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

Provide your payment information for verification of payment:

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

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

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

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

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

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN606251056

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

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

3405 INVESTMENTS LLC

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

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Soef Maknojiya

Suffix: Title: Manager Credentials:

Phone Number: 512-905-8228

E-mail: soefmaknojiya@yahoo.com

Mailing Address: 11917 Oak Knoll Dr Ste D

City, State, and Zip Code: Austin, TX 78759

Mailing Information if outside USA: Territory:

Click here to enter text

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

d) Indicate the type of customer:

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

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

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

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

☒ 0-20
☐ 21-100
☐ 101-250
☐ 251-500
☐ 501 or higher

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

State Franchise Tax ID Number: 32090012017

Federal Tax ID: 93-1612339.

Texas Secretary of State Charter (filing) Number: 0805072621

DUNS Number (if known):

SECTION 2. APPLICATION CONTACT

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

☐ Yes, go to Section 3
☒ No, complete this section

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Anthony Goode Suffix: Click here to enter text

Title: President Credential: P.E.

Organization Name: Goode Faith Engineering LLC

Phone Number: 972-822-1682 Fax Number: Click here to enter text

E-mail: anthony@goodefaitheng.com

Mailing Address: 1620 La Jaita Drive Suite 300

Internal Routing (Mail Code, Etc.): Click here to enter text

City, State, and Zip Code: Cedar Park, TX 78613

Mailing information if outside USA:

Territory: Click here to enter text

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

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

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

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

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

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

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

e) Latitude: *30.706171* Longitude: *-97.849238*

f) Site Address/Location

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

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

Section A:

Street Number and Name: 5996 FM 3405

City, State, and Zip Code: Georgetown, TX 78633

Section B:

Location Description: _____

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

Zip Code where the site is located: _____

SECTION 4. GENERAL CHARACTERISTICS

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

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

☒ No

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

☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? 1542

d) What is the Secondary SIC Code(s), if applicable? 5541

e) What is the total number of acres to be disturbed? +/- 15.68

f) Is the project part of a larger common plan of development or sale?

☒ Yes

☐ No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? October 1, 2025

h) What is the estimated end date of the project? January 1, 2026

i) Will concrete truck washout be performed at the site? ☒ Yes ☐ No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? Un-named Creek

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1251 North Fork San Gabriel River

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

☐ Yes ☒ No

If Yes, provide the name of the MS4 operator: Click here to enter text

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

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

☒ Yes, complete the certification below.

☐ No, go to Section 5

I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. ☒ Yes

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). ☒ Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. ☒ Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☒ Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). ☒ Yes

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: _____

Operator Signatory Title: _____

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document and can provide documentation in proof of such authorization upon request.

Signature (use blue ink):_____Date: _____

REAGAN HEIGHTS

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

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

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

If using ePay:

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

RENEWAL

☐ If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

☒ Customer Number (CN) issued by TCEQ Central Registry

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

☒ Name and title of responsible authority signing the application.

☒ Phone number and e-mail address

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

☒ Type of operator (entity type). Is applicant an independent operator?

☒ Number of employees.

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

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

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

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

☒ Site/project name and construction activity description

☒ County

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

☒ Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

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

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

☒ Primary SIC Code that best describes the construction activity being conducted at the site. www.osha.gov/oshstats/sicser.html

☒ Estimated starting and ending dates of the project.

☒ Confirmation of concrete truck washout.

☒ Acres disturbed is provided and qualifies for coverage through a NOI.

☒ Common plan of development or sale.

☒ Receiving water body or water bodies.

☒ Segment number or numbers.

☐ MS4 operator.

☒ Edwards Aquifer rule.

CERTIFICATION

☒ Certification statements have been checked indicating Yes.

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

REAGAN HEIGHTS

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

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:
TCEQ
Stormwater Processing Center (MC228)
P.O. Box 13087
Austin, Texas 78711-3087

By Overnight or Express Mail:
TCEQ
Stormwater Processing Center (MC228)
12100 Park 35 Circle
Austin, TX

Application Fee:

The application fee of $325 is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit. Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Mailed Payments:

Use the attached General Permit Payment Submittal Form. The application fee is submitted to a different address than the NOI. Read the General Permit Payment Submittal Form for further instructions, including the address to send the payment.

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

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

TCEQ Contact List:

Application – status and form questions:	512-239-3700, swpermit@tceq.texas.gov
Technical questions:	512-239-4671, swgp@tceq.texas.gov
Environmental Law Division:	512-239-0600
Records Management - obtain copies of forms:	512-239-0900
Reports from databases (as available):	512-239-DATA (3282)
Cashier's office:	512-239-0357 or 512-239-0187

Notice of Intent Process:

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

- **Administrative Review**: Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(es) on the form must be verified with the US Postal service as receiving regular mail delivery. Do not give an overnight/express mailing address.

- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

  or

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

General Permit (Your Permit)

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

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

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

Change in Operator

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

TCEQ Central Registry Core Data Form

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

For existing customers and sites, you can find the Customer Number and Regulated Entity Number by entering the following web address into your internet browser: http://www15.tceq.texas.gov/crpub/ or you can contact the TCEQ Stormwater Processing Center at 512-239-3700 for assistance. On the website, you can search by your permit number, the Regulated Entity (RN) number, or the Customer Number (CN). If you do not know these numbers, you can select "Advanced Search" to search by permittee name, site address, etc.

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

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

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

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**.

If the applicant is an existing TCEQ customer, the Customer Number is available at the following website: http://www15.tceq.texas.gov/crpub/. If the applicant is not an existing TCEQ customer, leave the space for CN blank.

b) Legal Name of Applicant

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

c) Contact Information for the Applicant (Responsible Authority)

Provide information for the person signing the application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: https://tools.usps.com/go/ZipLookupAction!input.action.

The phone number should provide contact to the applicant.

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

d) Type of Customer (Entity Type)

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

Individual

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

Partnership

A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). If the customer is a 'General Partnership' or 'Joint Venture' filed in the county (not filed with TX SOS), the legal name of each partner forming the 'General Partnership' or 'Joint Venture' must be provided. Each 'legal entity' must apply as a co-applicant.

Trust or Estate

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

Sole Proprietorship (DBA)

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

1. be under the person's name
2. have its own name (doing business as or DBA)
3. have any number of employees.

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

Corporation

A customer that meets all of these conditions:

1. is a legally incorporated entity under the laws of any state or country
2. is recognized as a corporation by the Texas Secretary of State
3. has proper operating authority to operate in Texas

The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

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

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

Other

This may include a utility district, water district, tribal government, college district, council of governments, or river authority. Provide the specific type of government.

e) Independent Entity

Check if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

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

g) Customer Business Tax and Filing Numbers

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

State Franchise Tax ID Number

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

Federal Tax ID

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

TX SOS Charter (filing) Number

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

DUNS Number

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

Section 2. APPLICATION CONTACT

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

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

a) Regulated Entity Number (RN)

The RN is issued by TCEQ's Central Registry to sites where an activity is regulated by TCEQ. This is not a permit number, registration number, or license number. Search TCEQ's Central Registry to see if the site has an assigned RN at http://www15.tceq.texas.gov/crpub/. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, an RN may already be assigned for the larger site. Use the RN assigned for the larger site.

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

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

b) Name of the Project or Site

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

c) Description of Activity Regulated

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

d) County

Provide the name of the county where the site or project is located. If the site or project is located in more than one county, provide the county names as secondary.

e) Latitude and Longitude

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

f) Site Address/Location

If a site has an address that includes a street number and street name, enter the complete address for the site in *Section A*. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street number and street name, provide a complete written location description in *Section B*. For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and zip code of the site location.

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

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

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

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

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility; and a gathering, transmission, or distribution

pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

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

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser: http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30 or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

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

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single-Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses

- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction
- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Environmental Assistance Section at 800-447-2827 for assistance.

e) Total Number of Acres Disturbed

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

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

f) Common Plan of Development

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

For more information on what a common plan of development is, refer to the definition of "Common Plan of Development" in the section of the general permit or enter the following link into your internet browser: www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage enter the following link into your internet browser: www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick ". If you have any further questions about the Common Plan of Development you can contact the TCEQ Stormwater Team at 512-239-4671 or the TCEQ Small Business and Environmental Assistance at 800-447-2827.

g) Estimated Start Date of the Project

This is the date that any construction activity or construction support activity is initiated at the site. If renewing the permit provide the original start date of when construction activity for this project began.

h) Estimated End Date of the Project

This is the date that any construction activity or construction support activity will end and final stabilization will be achieved at the site.

i) Will concrete truck washout be performed at the site?

Indicate if you expect that operators of concrete trucks will washout concrete trucks at the construction site.

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

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

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

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

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

You may also find the segment number in TCEQ publication GI-316 by entering the following link into your internet browser: www.tceq.texas.gov/publications/gi/gi-316 or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

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

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

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

l) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a

copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

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

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser: www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site-specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin.

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

Section 5. NOI CERTIFICATION

Note: Failure to indicate Yes to all of the certification items may result in denial of coverage under the general permit.

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

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. Electronic applications submitted through ePermits have immediate provisional coverage. You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site by entering the following link into an internet browser: www.tceq.texas.gov/goto/construction or you may contact the TCEQ Stormwater processing Center at 512-239-3700 for assistance.

b) Certification of Legal Name

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

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has

been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Section 6. APPLICANT CERTIFICATION SIGNATURE

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

If you are a corporation:

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

If you are a municipality or other government entity:

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

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

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the

corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

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

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice - president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the

corporation: or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second - quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post - closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

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

14. NOTICE OF TERMINATION (NOT) FOR AUTHORIZATIONS UNDER TPDES GENERAL PERMIT (TXR150000)

TCEQ Office Use Only
Permit No:
CN:
RN:
Region:

Notice of Termination (NOT) for Authorizations under TPDES General Permit TXR150000

IMPORTANT INFORMATION:

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

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

ePermits: This form is available on our online permitting system.
Sign up for online permitting at: https://www3.tceq.texas.gov/steers/

What is the permit number to be terminated?

TXR15 enter permit number here **TXRCW** enter permit number here

Section 1. OPERATOR (Permittee)

a) What is the Customer Number (CN) issued to this entity?
CN606251056

b) What is the Legal Name of the current permittee?
3405 INVESTMENTS LLC

c) Provide the contact information for the Operator (Responsible Authority).
Prefix (Mr. Ms. or Miss): Mr.
First and Last Name: Soef Maknojiya
Suffix: enter Title: Manager Credentials:
Phone Number: 512-905-8228
Email: soefmaknojiya@yahoo.com

Mailing Address: 11917 Oak Knoll Dr Ste D
City,State, and Zip Code: Austin, TX 78759
Country Mailing Information, if outside USA: enter country mailing info here

Section 2. APPLICATION CONTACT

This is the person TCEQ will contact if additional information is needed regarding this application.

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

☐ Yes, go to Section 3.

☒ No, complete section below

Prefix (Mr. Ms. or Miss): Mr.

First and Last Name: Anthony Goode Suffix: enter suffix here

Title: President Credentials: P.E.

Phone Number: 972-822-1682 Fax Number: enter fax number here

Email: anthony@goodefaitheng.com

Mailing Address: 1620 La Jaita Drive Suite 300

City, State, and Zip Code: Cedar Park, TX 78613

Country Mailing Information, if outside USA: enter country mailing info here

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

a) TCEQ issued RE Reference Number (RN): RN enter regulated entity number here

b) Name of project or site as known by the local community: REAGAN HEIGHTS

c) County, or counties if more than 1: Williamson County

d) Latitude: 30.706171 Longitude: -97.849238

e) Site Address/Location:

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete Section 3A.

If the site does not have a physical address, provide a location description in Section 3B. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section 3A: Physical Address of Project or Site:

Street Number and Name: 5996 FM 3405

City, State, and Zip Code: Georgetown, TX 78633

Section 3B: Site Location Description:

Location description:

City where the site is located or, if not in a city, what is the nearest city: Zip Code where the site is located:

Section 4. REASON FORTERMINATION

Check the reason for termination:

☐ Final stabilization has been achieved on all portions of the site that are the responsibility of the Operator and all silt fences and other temporary erosion controls have been removed or scheduled for removal as defined in the SWP3.

☐ Another permitted Operator has assumed control over all areas of the site that have not been finally stabilized, and temporary erosion controls that have been identified in the SWP3 have been transferred to the new Operator.

☐ The discharge is now authorized under an alternate TPDES permit.

☐ The activity never began at this site that is regulated under the general permit.

Section 5. CERTIFICATION

Signatory Name: enter signatory name here

Signatory Title: enter signatory title here

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document and can provide documentation in proof of such authorization upon request.

Signature (use blue ink):_____Date: _____

REAGAN HEIGHTS

Instructions for Notice of Termination (NOT) for Authorizations under TPDES General Permit TXR150000

GENERAL INFORMATION

Where to Send the Notice of Termination (NOT):

BY REGULAR U.S. MAIL:
Texas Commission on Environmental Quality
Stormwater Processing Center (MC -228)
P.O. Box 13087
Austin, Texas 78711 - 3087

BY OVERNIGHT/EXPRESS MAIL:
Texas Commission on Environmental Quality
Stormwater Processing Center (MC -228)
12100 Park 35 Circle
Austin, TX 78753

TCEQ Contact List:

Application status and form questions:	512 -239 -3700, swpermit@tceq.texas.gov
Technical questions:	512 -239 -4671, swgp@tceq.texas.gov
Environmental Law Division:	512-239-0600
Records Management - obtain copies of forms:	512-239-0900
Reports from databases (as available):	512-239-DATA (3282)
Cashier's office:	512-239-0357 or 512-239-0187

Notice of Termination Process:

A Notice of Termination is **effective on the date postmarked for delivery to TCEQ.**

When your NOT is received by the program, the form will be processed as follows:

1) Administrative Review: The form will be reviewed to confirm the following:
   - the permit number is provided.
   - the permit is active and has been approved;
   - the entity terminating the permit is the current permittee;
   - the site information matches the original permit record; and
   - the form has the required original signature with title and date.

2) Notice of Deficiency: If an item is incomplete or not verifiable as indicated above, a phone call will be made to the applicant to clear the deficiency. A letter will not be sent to the permittee if unable to process the form.

3) Confirmation of Termination: A Notice of Termination Confirmation letter will be mailed to the operator.

Change in Operator:

An authorization under the general permit is not transferable. If the operator of the regulated entity changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted not later than 10 days prior to the change in Operator status.

INSTRUCTIONS FOR FILLING OUT THE FORM

The majority of permit information related to the current operator and regulated entity are available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

Section 1. Operator (Current Permittee):

a) Customer Number (CN)
TCEQ's Central Registry assigns each customer a number that begins with CN, followed by nine digits. This is not a permit number, registration number, or license number. The Customer Number, for the current permittee, is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

b) Legal Name of Operator
The operator must be the same entity as previously submitted on the original Notice of Intent for the permit number provided. The current operator name, as provided on the current authorization, is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

c) Contact Information for the Operator (Responsible Authority)
Provide information for person signing the NOT application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. Update the address if different than previously submitted for the Notice of Intent or Notice of Change. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: https://tools.usps.com/go/ZipLookupAction!input.action.

The phone number should provide contact to the operator.

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

Section 2. Application Contact:

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

Section 3. Regulated Entity (RE) Information on Project or Site:

a) Regulated Entity Reference Number (RN)
A number issued by TCEQ's Central Registry to sites where an activity regulated by TCEQ. This is not a permit number, registration number, or license number. The Regulated Entity Reference Number is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

b) Name of the Project or Site
Provide the name of the site as known by the public in the area where the site is located.

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

d) Latitude and Longitude
Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. The latitude and longitude as provided on the current authorization is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

e) Site/Project (RE) Physical Address/Location Information
The physical address/location information, as provided on the current authorization, is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

Section 3A. If a site has an address that includes a street number and street name, enter the complete address for the site. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate the site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

Section 3B. If a site does not have an address that includes a street number and street name, provide a complete written location description. For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and Zip Code of the facility location.

Section 4. Reason for Termination:

The Notice of Termination form is only for use to terminate the authorization (permit). The Permittee must indicate the specific reason for terminating by checking one of the options. If the reason is not listed, then provide an attachment that explains the reason for termination.

Please read your general permit carefully to determine when to terminate your permit. Permits will not be reactivated after submitting a termination form. The termination is effective on the date postmarked for delivery to TCEQ.

Section 5. Certification:

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

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

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

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

30 Texas Administrative Code §305.44. Signatories to Applications

(a) All applications shall be signed as follows.

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

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

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

15.TEXAS COMMISSION ON ENVIRONMENTAL

QUALITY TDPES GENERAL PERMIT

(TXR150000)

REAGAN HEIGHTS

General Permit to Discharge Under the Texas Pollutant Discharge Elimination System

Stormwater Discharges Associated with Construction Activities

TXR150000

Effective March 5, 2023

printed on recycled paper

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Texas Commission on Environmental Quality

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

GENERAL PERMIT TO DISCHARGE UNDER THE

TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM

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

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

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

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

EFFECTIVE DATE: March 5, 2023

ISSUED DATE: February 27, 2023

For the Commission

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

I Soef Maknojiya,
Print Name

Manager,
Title - Owner/President/Other

of 3405 Investments LLC,
Corporation/Partnership/Entity Name

have authorized Anthony Goode
Print Name of Agent/Engineer

of Goode Faith Engineering LLC
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature — Date: 07/18/2025

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Soef Makhnejiya 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 18 day of July, 2025.

NOTARY PUBLIC

Neelam Makhnejia

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 12/10/2025

NEELAM MAKHNEJIA
Notary Public, State of Texas
Comm. Expires 12-10-2025
Notary ID 133484674

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Reagan Heights
Regulated Entity Location: 5996 FM 3405, Georgetown, Texas 78633
Name of Customer: 3405 Investments LLC
Contact Person: Soef Maknojiya Phone: 512-905-8228
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	34.754 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: 07/18/2025

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

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

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**3. Regulated Entity Reference Number** *(if issued)*
CN 606251056		**RN**

SECTION II: Customer Information

4. General Customer Information	**5. Effective Date for Customer Information Updates** (mm/dd/yyyy)	07/30/2025

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

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

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)*	*If new Customer, enter previous Customer below:*
3405 Investments LLC	

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0805072621	32090012017	93-1612339	

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

12. Number of Employees	**13. Independently Owned and Operated?**
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher	☒ **Yes** ☐ **No**

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

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

15. Mailing Address:	11917 OAK KNOLL DR STE D						
	City	AUSTIN	**State**	TX	**ZIP**	78759	**ZIP + 4**	3848

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 905-8228		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name *(Enter name of the site where the regulated action is taking place.)*

REAGAN HEIGHTS

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	5996 FM 3405							
	City	GEORGETOWN	**State**	TX	**ZIP**	78633	**ZIP + 4**	
24. County	WILLIAMSON							

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:	

26. Nearest City	**State**	**Nearest ZIP Code**

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:			**28. Longitude (W) In Decimal:**		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	42	22.22	97	50	57.26

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
1542	5541	236220	447110

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

Commercial Development

34. Mailing Address:	**11917 OAK KNOLL DR STE D**							
	City	**AUSTIN**	**State**	**TX**	**ZIP**	**78759**	**ZIP + 4**	**3848**
35. E-Mail Address:	**soefmaknojiya@yahoo.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 905-8228		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	ANTHONY GOODE	**41. Title:**	P.E.

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(972 **)** 822-1682		**( ) -**	anthony@goodefaitheng.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:	GOODE FAITH ENGINEERING	**Job Title:**	PRESIDENT
Name *(In Print):*	ANTHONY GOODE P.E.	**Phone:**	**(** 972 **)** 822- **1682**
Signature:		**Date:**	8/4/2025