CONTRIBUTING ZONE PLAN MODIFICATION

DPS Leander 2000 Leander, Williamson County, TEXAS

Prepared For:

DPS Leander 2000, LLC

5100 W US HWY 290, BLDG 2, STE 200 Austin, TX 78735

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.

6800 Burleson Rd, Bldg 312, Suite 150 Austin, TX 78744 (512) 616-9942

Firm No. 928 KHA Project No. 061283819

SEPTEMBER 2025



TABLE OF CONTENTS

EDWARDS AQUIFER APPLICATION COVER PAGE	SECTION 1
EDWARDS AQUIFER APPLICATION COVER PAGE	TCEQ-20705
Modification of a Previously Approved Contributing Zone Plan	SECTION 2
Original Approval Letter and Approved Modification Letter	sAttachment A
Narrative of Proposed Modification	Attachment B
Current Site Plan of the Approved Project	Attachment C
Contributing Zone Plan Application	SECTION 3
CONTRIBUTING ZONE PLAN APPLICATION	TCEQ-10257
Road Map	Attachment A
USGS Quadrangle Map	Attachment B
Project Narrative	Attachment C
Factors Affecting Surface Water Quality	Attachment D
Volume and Character of Stormwater	Attachment E
Suitability Letter from Authorized Agent	Attachment F (N/A)
Alternative Secondary Containment Methods	Attachment G (N/A)
AST Containment Structure Drawings	Attachment H (N/A)
20% or Less Impervious Cover Waiver	Attachment I (N/A)
BMPs for Upgradient Stormwater	Attachment J
BMPs for On-site Stormwater	Attachment K
BMPs for Surface Streams	Attachment L (N/A)
Construction Plans	Attachment M
Inspection, Maintenance, Repair and Retrofit Plan	Attachment N
Pilot-Scale Field Testing Plan	
Measures for Minimizing Surface Stream Contamination	Attachment P (N/A)
TEMPORARY STORMWATER SECTION	SECTION 4
TEMPORARY STORMWATER SECTION	
Spill Response Actions	
Potential Source of Contamination	
Sequence of Major Activities	Attachment C
Temporary Best Management Practices and Measures	
Request to Temporarily Seal a Feature	
Structural Practices	
Drainage Area Map	
Temporary Sediment Pond(s) Plans and Calculations	
Inspection and Maintenance for BMPs	
Schedule of Interim and permanent Soil Stabilization	



ADDITIONAL FORMS....SECTION 5

OWNER AUTHORIZATION	TCEQ-21019
AGENT AUTHORIZATION FORM	TCEQ-0599
APPLICATION FEE FORM	TCEQ-0574
CORE DATA FORM	TCEQ-10400



SECTION 1:

EDWARDS AQUIFER APPLICATION COVER PAGE

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. <u>Edwards Aquifer applications</u> 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: DPS Leander 2000					2. Regulated Entity No.:112096987			
3. Customer Name: DPS Leander 2000, LL		, LLC		4. Cı	ıstom	er No.:		
5. Project Type: (Please circle/check one)	New	Modi	Modification Extension		Exception			
6. Plan Type: (Please circle/check one)	WPAP CZP	SCS	UST	AST	ST EXP EXT		Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential	Non-1	Non-residential 8. Si			8. Sit	e (acres):	5.71
9. Application Fee:	5000	10. P	10. Permanent BMP(s):			s):	3 Batch Detent	ion Ponds
11. SCS (Linear Ft.):	N/A	12. A	12. AST/UST (No. Tanks):			ıks):	N/A	
13. County:	Williamson	14. W	14. Watershed:				Brushy Creek	

Application Distribution

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

http://www.tceg.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:	County: Hays		Williamson		
Original (1 req.)	_	_	<u>X</u>		
Region (1 req.)	_	_	<u>X</u>		
County(ies)			<u>X</u>		
Groundwater Conservation District(s)	Edwards Aquifer AuthorityBarton Springs/ Edwards AquiferHays TrinityPlum Creek	Barton Springs/ Edwards Aquifer	NA		
City(ies) Jurisdiction	AustinBudaDripping SpringsKyleMountain CitySan MarcosWimberleyWoodcreek	AustinBee CavePflugervilleRollingwoodRound RockSunset ValleyWest Lake Hills	AustinCedar ParkFlorenceGeorgetownJerrell X_LeanderLiberty HillPflugervilleRound Rock		

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	_	_		_	_
Region (1 req.)	_				_
County(ies)	_	_		_	
Groundwater Conservation District(s)	Edwards Aquifer Authority Trinity-Glen Rose	Edwards Aquifer Authority	Kinney	EAA Medina	EAA Uvalde
City(ies) Jurisdiction	Castle HillsFair Oaks RanchHelotesHill Country VillageHollywood ParkSan Antonio (SAWS)Shavano Park	Bulverde Fair Oaks Ranch Garden Ridge New Braunfels Schertz	NA	San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.		
Ryan McKay		
Print Name of Customer/Authorized Agent		
Themen	09/09/2025	
Signature of Customer/Authorized Agent	Date	

FOR TCEQ INTERNAL USE ONLY				
Date(s)Reviewed:	Date Administratively Complete:			
Received From:		Correct N	Number of Copies:	
Received By:		Distribut	ion 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	Payable to TCEQ (Y/N):	
Core Data Form Complete (Y/N):		Check:	Signed (Y/N):	
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):	



SECTION 2:

MODIFICATION OF A PREVIOUSLY APPROVED CONTRIBUTING ZONE PLAN

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Ryan McKay

Date: <u>09/16/2025</u>

Signature of Customer/Agent:

Project Information

1.	Current Regulated Entity Name: <u>The Enclave at Crystall Falls</u>
	Original Regulated Entity Name: <u>The Enclave at Crystall Falls</u>
	Assigned Regulated Entity Number(s) (RN): 112096987
	Edwards Aquifer Protection Program ID Number(s): <u>11004262</u>
	☐ The applicant has not changed and the Customer Number (CN) is:
	The applicant or Regulated Entity has changed. A new Core Data Form has been provided.
2.	Attachment A: Original Approval Letter and Approved Modification Letters. A copy of the original approval letter and copies of any modification approval letters are attached.

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

1 of 3

 Any physical or operational modification of any best management practices or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures; Any change in the nature or character of the regulated activity from that which was originally approved; A change that would significantly impact the ability to prevent pollution of the Edwards Aquifer and hydrologically connected surface water; or Any development of land previously identified in a contributing zone plan as undeveloped. 					
plan has been modified m	difications (select plan type being ore than once, copy the appropriathe information for each additional	te table below, as			
CZP Modification	Approved Project Proposed Modifica				
Summary					
Acres	<u>19.54</u>	<u>19.54</u>			
Type of Development	Mixed Use	Mixed Use			
Number of Residential	<u>1</u>	<u>1</u>			
Lots					
Impervious Cover (acres)	<u>11.29</u>	<u>10.82</u>			
Impervious Cover (%)	<u>57.78</u>	<u>55.37</u>			
Permanent BMPs	3 - batch detention	3 - batch detention			
Other	<u>N/A</u>	<u>N/A</u>			
AST Modification	Approved Project	Proposed Modification			
Summary					
Number of ASTs	<u>N/A</u>	<u>N/A</u>			
Other	<u>N/A</u>	<u>N/A</u>			

Other <u>N/A</u> <u>N/A</u>

N/A

Approved Project

Proposed Modification

N/A

UST Modification

Number of USTs

Summary

^{5.} Attachment B: Narrative of Proposed Modification. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved,

	approved plan.
6.	Attachment C: Current Site Plan of the Approved Project. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere. The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired. The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved. The approved construction has commenced and has been completed. Attachment C illustrates that, thus far, the site was constructed as approved. The approved construction has commenced and has not been completed. Attachment C illustrates that, thus far, the site was constructed as approved. The approved construction has commenced and has not been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
7.	Acreage has not been added to or removed from the approved plan. Acreage has been added to or removed from the approved plan and is discussed in Attachment B: Narrative of Proposed Modification.
8.	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. The copies must be submitted to the appropriate regional office.

including previous modifications, and how this proposed modification will change the



ATTACHMENT A: Original Approval Letter and Approved Modification Letters

Brook Paup, *Chairwoman*Bobby Janecka, *Commissioner*Catarina R. Gonzales, *Commissioner*Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 7, 2025

Ms. Lin Lynn Yuan RCG Hutto Gateway Fund LLC 11770 Jollyville Road Austin, Texas 78759

Re: Approval of a Contributing Zone Plan (CZP)

The Enclave at Crystall Falls; Located northwest of east Crystal Falls Parkway; Leander,

Williamson County, Texas

Edwards Aquifer Protection Program ID: 11004262, Regulated Entity No. RN112096987

Dear Ms. Yuan:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Goode Faith Engineering LLC on behalf of the applicant, RCG Hutto Gateway Fund LLC on December 10, 2024. Final review of the application was completed after additional material was received on February 26, 2025.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213. The permanent best management practices (BMPs) and measures represented in the application were prepared by a Texas licensed professional engineer (PE). All construction plans and design information were sealed, signed, and dated by a Texas licensed PE. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are **approved**, subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this contributing zone plan or modification to a plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

PROJECT DESCRIPTION

The proposed mixed used project will have an area of approximately 19.54 acres. The project will include clearing, grading, demolition and replacement of existing impervious cover, construction of office condominiums, an office warehouse, two-family homes as well as associated parking spaces, drive aisles, and utilities. There is 1.19 acres of pre-rule impervious cover on-site. The impervious cover will be 11.29 acres (57.78- percent). Project wastewater will be disposed of by conveyance to the existing Brushy Creek Water Recycling Plant.

Ms. Lin Lynn Yuan Page 2 March 7, 2025

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, three batch detention basins, designed using the TCEQ technical guidance, *RG-348*, *Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices*, will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 8,791 pounds of TSS generated from the 11.29 acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The permanent BMPS shall be operational prior to occupancy or use of the proposed project. Inspection, maintenance, repair, and retrofit of the permanent BMPs shall be in accordance with the approved application.

STANDARD CONDITIONS

- 1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.
- 2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

- 3. The plan holder of any approved contributing zone plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.
- 4. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.
- 5. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

- 6. The application must indicate the placement of permanent aboveground storage tanks facilities for static hydrocarbons and hazardous substances with cumulative storage capacity of 500 gallons or more. Subsequent permanent storage tanks on this project site require a modification to be submitted and approved prior to installation.
- 7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
- 8. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.
- 9. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction

Ms. Lin Lynn Yuan Page 3 March 7, 2025

- activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
- 10. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

- 11. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE **must certify** in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.
- 12. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer. TCEQ form, Change in Responsibility for Maintenance on Permanent BMPs and Measures (TCEQ-10263), may be used.

The holder of the approved contributing zone plan is responsible for compliance with Chapter §213 subchapter B and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 subchapter B and is subject to administrative rule or orders and penalties as provided under §213.25 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved contributing zone plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Ms. Neri B. Valdez of the Edwards Aquifer Protection Program at 210-403-4087 or the regional office at 512-339-2929.

Sincerely,

Monica Reyes

Monica Reyes, Section Manager Edwards Aquifer Protection Program Texas Commission on Environmental Quality

MR/nbv

cc: Mr. Anthony Goode, P.E., Goode Faith Engineering LLC



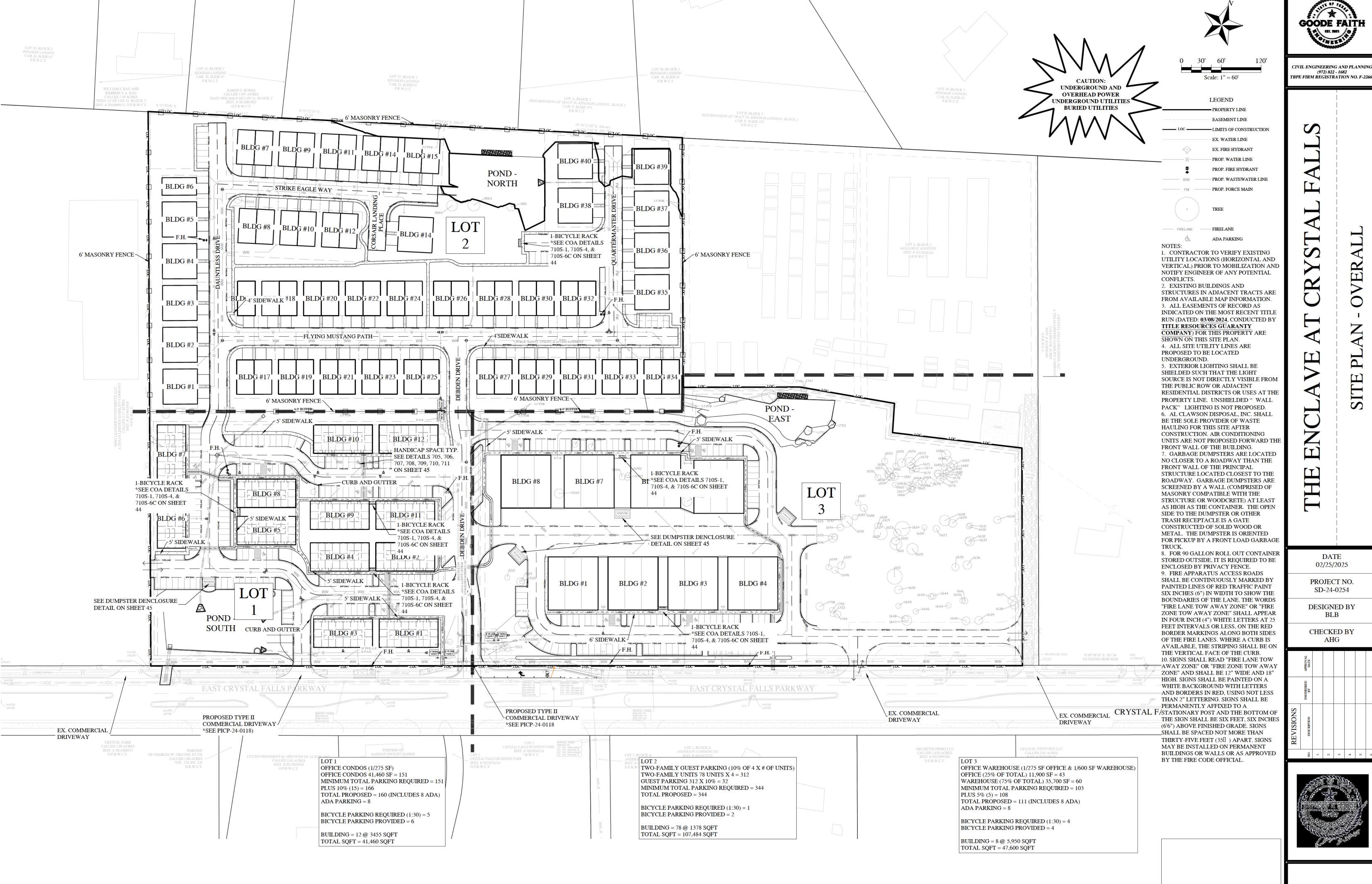
ATTACHMENT B: Narrative of Proposed Modification

The DPS Leander 2000 project proposes modifications to the approved 19.54-acre The Enclave at Crystal Falls CZP located at 10953, 10959, 10965, & 10981 E Crystal Falls Pkwy in Leander, Williamson County, Texas. The current mixed-use development proposes 78 two-family units, several commercial buildings, associated parking and utility improvements, and three proposed permanent BMP's which are batch detention ponds.

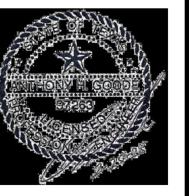
The 5.71-acre DPS Leander 2000 tract proposes modifications to 3.30 acres of impervious cover of the original approved CZP for The Enclave at Crystal Falls. A commercial development consisting of one building, utility, storm, and parking improvements is to be constructed on this 5.71-acre tract. The proposed impervious cover is 2.83 acres, resulting in 0.47-acres less than what is approved for this site. This project does propose a change in the PS and PE 1 drainage areas. The change in impervious cover flowing to pond east and pond south is within the limits of the previously approved design.



ATTACHMENT C: Current Site Plan of the Approved Project









SECTION 3: CONTRIBUTING ZONE PLAN APPLICATION

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: Ryan McKay

Date: 09/16/2025

Signature of Customer/Agent:

Regulated Entity Name: DPS Leander 2000

Project Information

1. County: Williamson

2. Stream Basin: Brazos River Basin

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

4. Customer (Applicant):

Contact Person: <u>Lin Lynn Yuan</u> Entity: <u>DPS Leander 2000, LLC</u>

Mailing Address: 5100 W US Hwy, Bdlg 2, Ste 200

 City, State: Austin, Tx
 Zip: 78735

 Telephone: 512-657-4986
 Fax: _____

Email Address: eolivier@d2000.com

Э.	Agent/Representative (ii arry):
	Contact Person: Ryan McKay Entity: Kimley-Horn Mailing Address: 6800 Burleson Rd, Building 312, Suite 150 City, State: Austin, Texas Zip: 78744 Telephone: 512 518 4875 Fax: Email Address: ryan.mckay@kimley-horn.com
6.	Project Location:
	 ☐ The project site is located inside the city limits of Leander. ☐ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of ☐ The project site is not located within any city's limits or ETJ.
7.	The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.
	The project site is legally described as Lot 3, Block A, The Enclave at Crystal Falls.
8.	Attachment A - Road Map. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.
9.	Attachment B - USGS Quadrangle Map. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:
	✓ Project site boundaries.✓ USGS Quadrangle Name(s).
10.	Attachment C - Project Narrative. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:
	 ✓ Area of the site ✓ Offsite areas ✓ Impervious cover ✓ Permanent BMP(s) ✓ Proposed site use ✓ Site history ✓ Previous development ✓ Area(s) to be demolished
11.	Existing project site conditions are noted below:
	 □ Existing commercial site □ Existing industrial site □ Existing residential site

 Existing paved and/or unpaved roads Undeveloped (Cleared) Undeveloped (Undisturbed/Not cleared) Other:
12. The type of project is:
Residential: # of Lots: Residential: # of Living Unit Equivalents: Commercial Industrial Other:
13. Total project area (size of site): <u>5.71</u> Acres
Total disturbed area: 4.99 Acres
14. Estimated projected population: <u>N/A</u>
15. The amount and type of impervious cover expected after construction is complete is shown

Table 1 - Impervious Cover

below:

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	12,400	÷ 43,560 =	0.28
Parking	110,967	÷ 43,560 =	2.55
Other paved surfaces	0	÷ 43,560 =	0
Total Impervious Cover	123,367	÷ 43,560 =	2.83

Total Impervious Cover $2.83 \div$ Total Acreage $5.71 \times 100 = 49.56\%$ Impervious Cover

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

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

For Road Projects Only

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

$^{\wedge}$	N I / A
\perp XI	NI/A
\sim \sim	1 1// 1

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 = Ft² ÷ 43,560 Ft²/Acre = acres.
21. Pavement Area:
Length of pavement area: feet. Width of pavement area: feet. L x W = Ft² ÷ 43,560 Ft²/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	e disposed of by:		
On-Site Sewage	e Facility (OSSF/Septic Tar	nk):	
will be used licensing authe land is the require relating to Each lot in the size. The sy	t F - Suitability Letter from the treat and dispose of the thority's (authorized agent but hority's (authorized agent but hority's (authorized agent but hority's for on-site sewage On-site Sewage Facilities. This project/development by the thority stem will be designed by and installed by a licensed	he wastewater from this nt) written approval is at vate sewage facilities and facilities as specified und is at least one (1) acre (4 a licensed professional e	site. The appropriate tached. It states that will meet or exceed der 30 TAC Chapter 285 3,560 square feet) in engineer or registered
The sewage collect	ion System (Sewer Lines): tion system will convey th The treatment facility is:		y of Leander (name)
Existing. Proposed.			
☐ N/A			
Permanent Ab Gallons	ooveground Stor	rage Tanks(AST	s) ≥ 500
Complete questions 2 greater than or equal	7 - 33 if this project incluc to 500 gallons.	des the installation of AS	T(s) with volume(s)
27. Tanks and substan	ce stored:		
Table 2 - Tanks and	l Substance Storage		
AST Number	Size (Gallons)	Substance to be Stored	Tank Material
1			
2			
3			
4			
5			
		Tot	al x 1.5 = Gallons
	placed within a containm) times the storage capaci		•

5 of 11

•	rstem, the containm umulative storage c		d to capture one and ns.	d one-half (1 1/2)
for providir		nment are proposed	nt Methods. Alternd. Specifications sho	
29. Inside dimension	ons and capacity of	containment structu	ure(s):	
Table 3 - Second	dary Containment	·		
Length (L)(Ft.)	Width(W)(Ft.)	Height (H)(Ft.)	$L \times W \times H = (Ft3)$	Gallons
	L	L	To	otal: 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:				
☐ Internal☐ ☐ Tanks cl☐ Piping c			vall and floor thickn collection of any spi	
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.			•	
	vent of a spill, any s 24 hours of the spill		ved from the contai operly.	nment structure

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. \boxtimes The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = <u>30</u> '.
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 Map 48491C0460F, dated December 20, 2019.
36. The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. A drainage plan showing all paths of drainage from the site to surface streams.
38. $igotimes$ The drainage patterns and approximate slopes anticipated after major grading activities.
39. X Areas of soil disturbance and areas which will not be disturbed.
40. \(\simega\) Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
41. \boxtimes Locations where soil stabilization practices are expected to occur.
42. Surface waters (including wetlands).
⊠ N/A
43. Locations where stormwater discharges to surface water.
igtherightharpoons 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.
$oxed{\boxtimes}$ Permanent aboveground storage tank facilities will not be located on this site.
46. \(\sum \) 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.

	family residential developments, schools, impervious cover is used at the site. This recorded in the county deed records, with increases above 20% or land use changes the property boundaries required by 30 T	uirement for other permanent BMPs for multi- or small business sites where 20% or less exemption from permanent BMPs must be a a notice that if the percent impervious cover the exemption for the whole site as described in AC §213.4(g) (relating to Application Processing he property owner must notify the appropriate
	multi-family residential developm or less impervious cover. A reque BMPs and measures is attached. The site will be used for multi-fam business sites but has more than 2	vious Cover Waiver. The site will be used for ents, schools, or small business sites and has 20% at to waive the requirements for other permanent ily residential developments, schools, or small 20% impervious cover. family residential developments, schools, or small
52.	Attachment J - BMPs for Upgradient	Stormwater.
	surface water, groundwater, or st and flows across the site is attach No surface water, groundwater or and flows across the site, and an example of the surface water. Permanent BMPs or measures are	stormwater originates upgradient from the site explanation is attached. not required to prevent pollution of surface er that originates upgradient from the site and
53.	Attachment K - BMPs for On-site Stor	mwater.
	surface water or groundwater that pollution caused by contaminated Permanent BMPs or measures are or groundwater that originates or	asures that will be used to prevent pollution of t originates on-site or flows off the site, including stormwater runoff from the site is attached. not required to prevent pollution of surface water -site or flows off the site, including pollution ter runoff, and an explanation is attached.
54.	Attachment L - BMPs for Surface Streethat prevent pollutants from entering	ams. A description of the BMPs and measures surface streams is attached.
	⊠ N/A	
55.	proposed permanent BMPs and meas supervision of a Texas Licensed Profes	Construction plans and design calculations for the ures have been prepared by or under the direct ssional Engineer, and are signed, sealed, and posed permanent BMPs and measures are

	attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.
	N/A
56. 🔀	Attachment N - Inspection, Maintenance, Repair and Retrofit Plan. A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:
	 ☑ Prepared and certified by the engineer designing the permanent BMPs and measures ☑ Signed by the owner or responsible party ☑ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
	Contains a discussion of record keeping procedures
	N/A
57. 🗌	Attachment O - Pilot-Scale Field Testing Plan. Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.
\boxtimes	N/A
58. <u> </u>	Attachment P - Measures for Minimizing Surface Stream Contamination. A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation. N/A
	oonsibility for Maintenance of Permanent BMPs and sures after Construction is Complete.
59.	The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
60. 🖂	A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

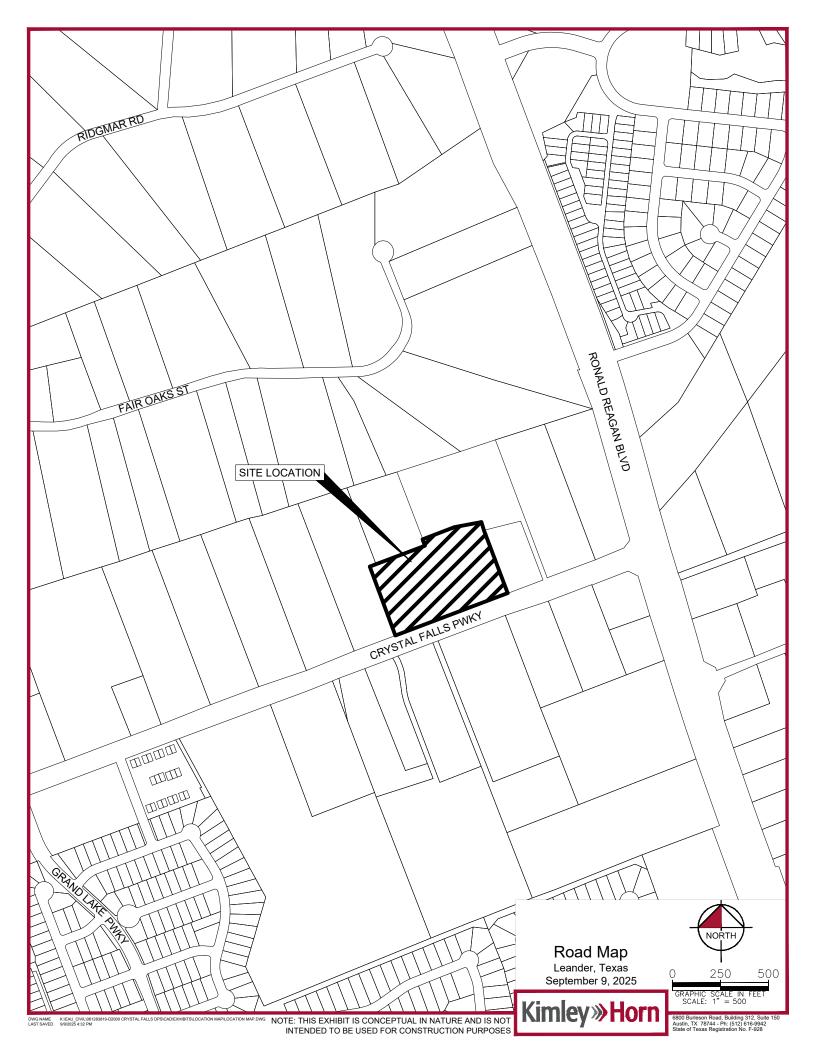
or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

Administrative Information

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



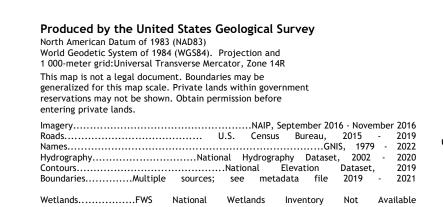
ATTACHMENT A: Road map





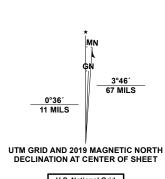
ATTACHMENT B: USGS Quadrangle Map





30.5000°

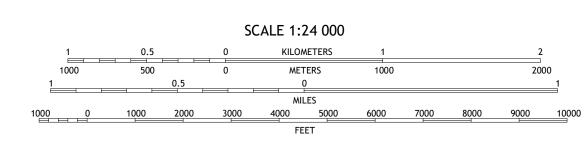
-97.8750°



PU

Grid Zone Designation

11



CONTOUR INTERVAL 10 FEET NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

13





619^{000m}E

AUSTIN

-97.7500° 30.5000°



ATTACHMENT C: PROJECT NARRATIVE

The DPS Leander 2000 project proposes improvements on a 5.71-acre tract of The Enclave at Crystal Falls commercial development located at 10981 E Crystal Falls Parkway, Leander, Texas. This tract is currently being used for single family residential. The development proposed with this site plan application is for the construction of a commercial office building, associated parking, and utility improvements.

No portion of the site is located within the Federal Emergency Management Agency's 100-year floodplain according to Flood Insurance Rate Map number 48491C0460F, dated December 20, 2019, for Williamson County, Texas and incorporated areas. The site is located within the Edwards Aquifer Contributing Zone according to the Texas Commission on Environmental Quality (TCEQ). There are no critical water quality zones or water quality transition zones on-site. There are no critical environmental features located on-site according to an ERI performed for the property.

The site is within the Brazos River Basin. There are three (3) existing Water Quality Best Management Practice (BMP) for the original CZP of The Enclave at Crystal Falls. The east and south batch detention ponds proposed with the Enclave at Crystal Falls CZP will be used by this project to address the water quality requirements for the ultimate area disturbed by this commercial development.

The proposed impervious cover for this project is 2.83-acres, the existing house and pavement is proposed to be demolished by the approved CZP and is still proposed for demolition with this modification.



ATTACHMENT D: Factors Affecting Surface Water Quality

No Industrial associated activity discharges are expected for this proposed commercial development site. Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance form clearing and grubbing and cut / fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence and construction entrances will prevent sediment form leaving the sire. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule.

During construction, surface water quality may also be affected by a spill of hydrocarbons or other hazardous substances used in construction. The most likely instances of a spill of hydrocarbons or hazardous substances are:

- a) Refueling construction equipment.
- b) Oil and grease from the asphalt pavement and vehicle traffic.
- c) Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
- d) Normal silt build-up
- e) Unscheduled or emergency repairs, such as hydraulic fluid leaks.
- f) Trash with becomes loose from subdivision residents.
- g) Fertilizers used in the landscaping around the apartment buildings.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day. After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes the building foundations, street pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. The permanent BMP proposed with the New Hope – West Phase commercial development will help mitigate these occurrences.



ATTACHMENT E: VOLUME AND CHARACTER OF STORMWATER

EXISTING HYDROLOGIC CONDITIONS ANALYSIS

The drainage analysis of the existing site conditions was performed with Rational Method using Atlas 14 rainfall data. The existing drainage areas consider the conditions that will be present after the ponds proposed by the Enclave at Crystal Falls have been built and the existing structures have been demolished. The site has four existing on-site drainage area which outfalls at four points of analysis. There is an exitsing high point located at the center of the property that directs water to each of the property boundaries. The northeast drainage area (EX-DA1) flows from the center of the site towards the northern property edge (POA-1) to the pond east as proposed with the approved site plan and CZP for the Enclave at Crystal Falls. The remaining drainage areas (EX-DA2, EX-DA3, and EX-DA4) flow away from the center of the site to 3 separate property boundaries and are captured by the storm-sewer system proposed with the Enclave at Crystal Falls. All three points of analysis (POA-2, POA-3, and POA-4) discharge at pond south.

The approach taken for the existing conditions of this site is to maintain the design peak flows to assure the downstream storm infrastructure can adequately convey the runoff and that the major point of confluence is not adversely affected. Table 4.1 below summarizes the existing drainage areas and the runoff produced for each storm event.

EXISTING CONDITIONS PEAK FLOWS AT POA DRAINAGE AREA **IMPERVIOUS** BASE **IMPERVIOUS** WEIGHTED TC 02 010 025 0100 (MIN) (CFS) (AC.) COVER CN (CFS) EX-DA1 3.00 0.0% 80.00 15.00 4.13 9.68 14.99 80 98 7.12 FX-DA2 0.54 0.0% 80.00 0.81 1 90 2 94 80 98 126 1.40 0.12 0.0% 80.00 5.0 0.24 0.57 0.88 EX-DA3 80 98 0.42 EX-DA4 2.04 0.0% a۸ 98 80.00 16.6 2.68 4.62 6.28 9.73

Table 4.1 Existing Drainage Areas Summary

PROPOSED HYDROLOGIC CONDITIONS ANALYSIS

The drainage analysis of the existing site conditions was performed with the Rational Method using Atlas 14 rainfall data. The proposed drainage areas consider the additional impervious cover added in the proposed development. The proposed drainage areas generally follow the same drainage paths as existing conditions. The existing and proposed drainage areas were analyzed at their respective points of analysis. In all analyzed storm events, 2-year, 10-year, 25-year and 100-year, no point of analysis increased in peak run-off in the developed condition.

The time of concentrations were calculated for sheet flow, shallow concentrated flow, and channel flow. Rainfall data taken from the Atlas 14 Rainfall depth revisions and IDF Curves Memorandum were used to define the 2, 10, 25, and 100-year rainfall events.

Proposed drainage areas correspond to their respective existing drainage areas by number. For example, PR-DA1 is outfalling to the same point-of-analysis (POA-1) as EX-DA1.



Table 4.2 Proposed Drainage Areas Summary

PROPOSED COND	DITIONS							PEAK FLOV	VS AT POA	
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	BASE CN	IMPERVIOUS CN	WEIGHTED CN	TC (MIN)	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
PR-DA1	1.74	0.50	80	98	85.17	5	4.82	8.16	10.88	16.41
PR-DA2	0.13	0.00	80	98	80	5	0.26	0.45	0.61	0.91
PR-DA3	3.19	2.26	80	98	92.75	5	12.29	20.49	26.90	39.72
PR-DA4	0.65	0.02	80	98	80.55	5	1.37	2.36	3.20	4.94



ATTACHMENT F: Suitability Letter From Authorized Agent

An authorized suitability letter from Williamson County is not applicable to this project because no OSSFs are proposed.



ATTACHMENT G: Alternative Secondary Containment Methods

This attachment is not applicable. No alternative secondary containment methods will be utilized.



ATTACHMENT H: AST Containment Structure Drawings

This attachment is not applicable. No ASTs will be utilized.



ATTACHMENT I: 20% or Less Impervious Cover Waiver

This attachment is not applicable.



ATTACHMENT J: BMPs FOR UPGRADIENT STORMWATER

There is a small section of up-gradient stormwater which is proposed to drain through the proposed site to the existing pond east as proposed by The Enclave at Crystal Falls CZP. This project does not propose any changes to the area and will have no impact on the flow of the upgradient stormwater. Please refer to the existing/proposed drainage area maps provided at the end of this report under the appropriate tab for your reference.



ATTACHMENT K: BMPs for On-site Stormwater

All stormwater runoff from impervious areas will be collected by an underground storm sewer system and discharge to the batch detention ponds proposed with the Enclave at Crystal Falls CZP. Temporary BMPs such as a silt fence, concrete washout, stabilized construction entrance, and inlet protection will be utilized. The permanent batch detention pond BMP proposed with the Enclave Crystal Falls CZP proposes restoration and revegetation of disturbed areas. The construction plans provided in attachment M include our erosion control plan (sheet 6) which depicts our temporary BMPs, and the pond reference sheets (20-22) include the pond design and TSS removal calculations.



ATTACHMENT L: BMPs for Surface Streams

There are no existing surface streams on site.



ATTACHMENT M: Construction Plans

Construction plans, details, specifications, calculations, and construction notes are provided in at the end of this report under the appropriate tab

DPS LEANDER 2000

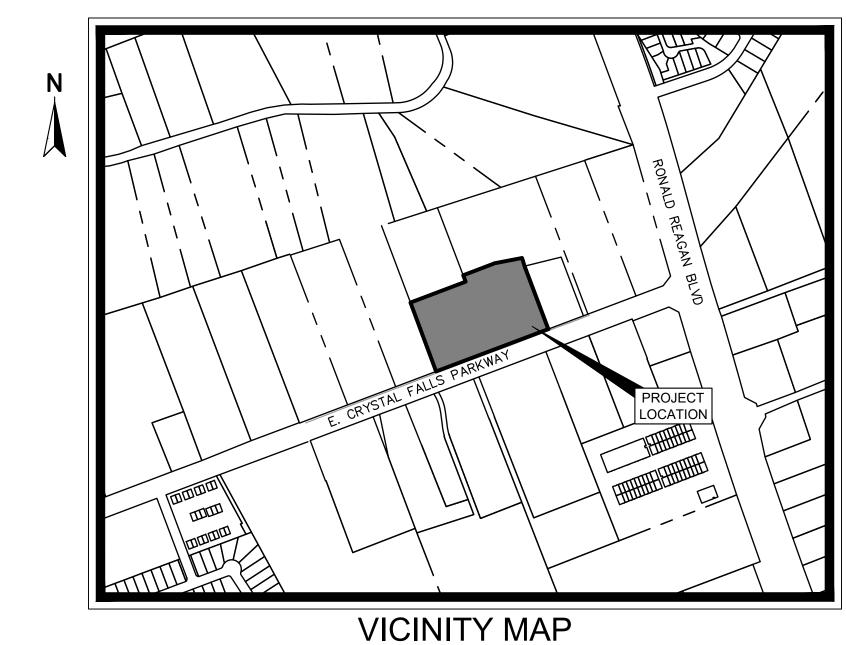
SITE DEVELOPMENT PLANS

SD-25-0360

GENERAL PLAN NOTES:

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF LEANDER MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- 2. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48491C0460F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF LEANDER UTILITIES, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
- 4. THERE ARE NO NATURAL SLOPES ON THIS SITE IN EXCESS OF 15%.
- 5. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.
- 6. NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
- 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
- 8. AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
- THIS SITE IS IN THE LOCATED EDWARDS AQUIFER CONTRIBUTING ZONE.
- 10. APPROVAL OF THESE PLANS BY THE CITY OF LEANDER INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

LEGAL DESCRIPTION:



SEPTEMBER 2025

CITY OF REVISE (R) VOID (V) LEANDER **SIGNATURE** DESCRIPTION APPROVAL ADD (A) SHEET NO.'S DATE

ATTN: LIN LYNN YUAN

AUSTIN, TX 78735

TCEQ PERMIT:

ZONING: GC-2-A

ACREAGE: 5.71 ACRES

PROPOSED USE: OFFICE

BUILDING: 0.26 ACRES

SUBMITTAL DATE: 09/02/2025

FUTURE LAND USE: NEIGHBORHOOD CENTER

PROPOSED INCENTIVES: SET BACK - 100% MASONRY INCENTIVE

REVISIONS/CORRECTIONS

EASEMENTS: PUBLIC WATERLINE EASEMENT DOC NO. ___

11770 JOLLYVILLE ROAD AUSTIN, TX 78759

DEVELOPER NAME AND ADDRESS: DPS LEANDER 2000, LLC

5100 W US HWY 290, BLDG 2, STE 200

ZONING CASE NO.: PUD ORDINANCE NO. 22-086-00, PLAN NUMBER Z-22-0007

PREVIOUS RELATED SITE DEVELOPMENT CASE NO.: PICP-24-0118, SD-24-0254

ROBIN M. GRIFFIN, AICP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES EMILY TRUMAN, P.E., CFM, CITY ENGINEER DATE MARK TUMMONS, CPRP, DIRECTOR OF PARKS AND RECREATION DATE CHIEF JOSHUA DAVIS, FIRE MARSHAL

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

SHEET INDEX

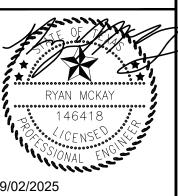
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT
3	GENERAL NOTES
4	KIMLEY-HORN GENERAL NOTES
5	EXISTING CONDITIONS AND DEMO PLAN
6	EROSION CONTROL PLAN
7	OVERALL SITE PLAN
8	PAVING PLAN
9	GRADING PLAN
10	EXISTING DRAINAGE AREA MAP
11	PROPOSED DRAINAGE AREA MAP
12	OVERALL STORM PLAN
13	OVERALL UTILITY PLAN
14	FIRE PROTECTION PLAN
15	SITE DETAILS (SHEET 1 OF 2)
16	SITE DETAILS (SHEET 2 OF 2)
17	EROSION CONTROL DETAILS
18	UTILITY DETAILS
19	STORM DRAIN DETAILS
20	POND REFERENCE SHEETS (1 OF 3)
21	POND REFERENCE SHEETS (2 OF 3)
22	POND REFERENCE SHEETS (3 OF 3)
23	LANDSCAPE PLAN (1 OF 6)
24	LANDSCAPE PLAN (2 OF 6)
25	LANDSCAPE PLAN (3 OF 6)
26	LANDSCAPE PLAN (4 OF 6)
27	LANDSCAPE PLAN (5 OF 6)
28	LANDSCAPE PLAN (6 OF 6)

 $\frac{\text{TRAFFIC CONTROL PLAN NOTES:}}{\text{THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY}$ WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW. THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL

PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHER WISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.

NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT. PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY





OVER

SHEET NUMBER

SD-25-0360

DESIGNERS:

ARCHITECT BARRY BUBIS, ARCHITECTS, INC

5301 SOUTHWEST PKWY, BUILDING 2, SUITE 100

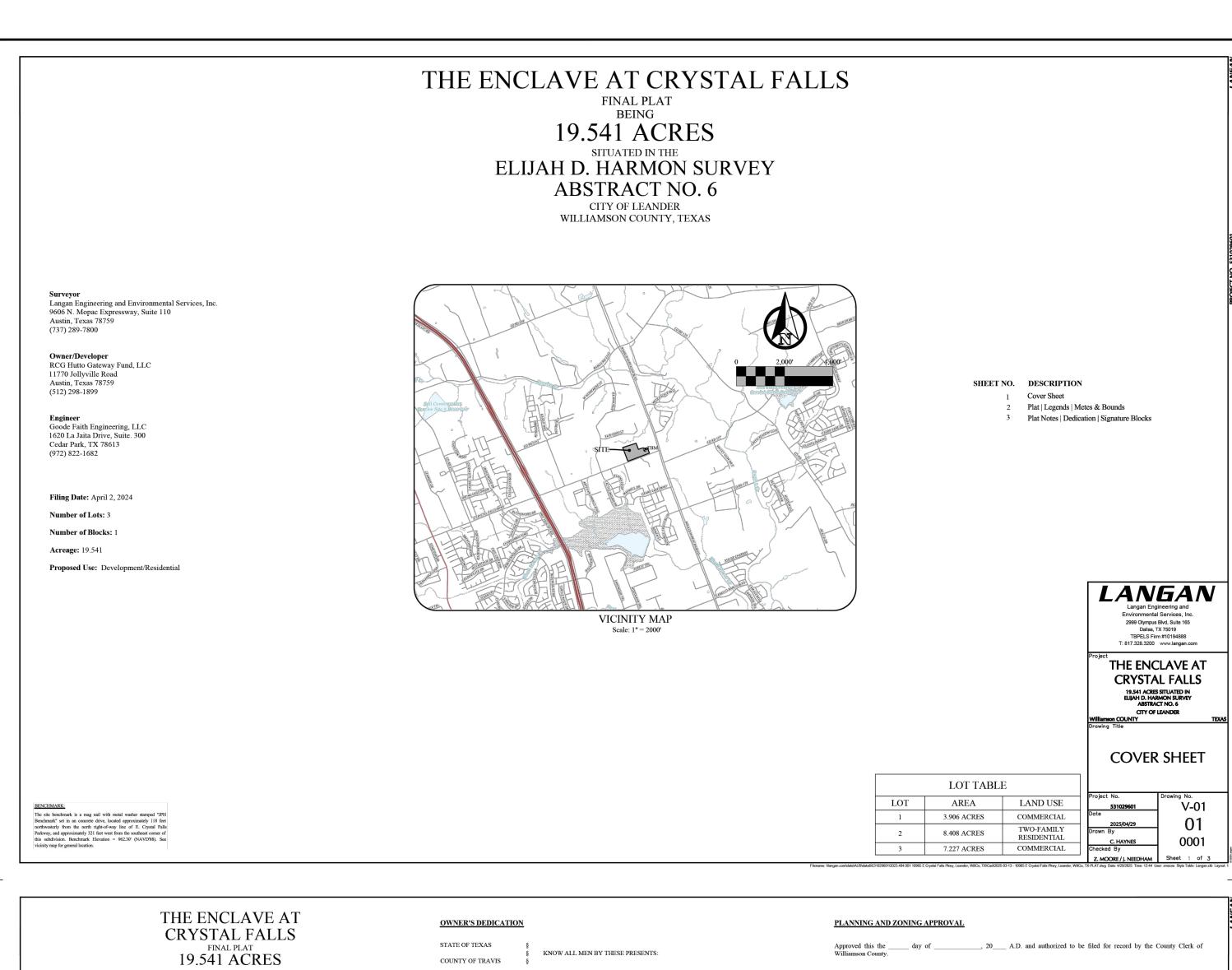
AUSTIN, TEXAS 78735 (512) 910-8216

SURVEYOR
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC 9606 N. MOPAC EXPRESSWAY, SUITE 110 AUSTIN, TEXAS 78759 (737) 289-78000



CERTIFICATE OF REGISTRATION #928

VERIFY PRESENCE AND EXACT _____ LOCATION OF ALL UTILITIES



RCG HUTTO GATEWAY FUND, LLC

Notary Public in and for the State of Texas

LIEN HOLDER'S DEDICATION

Notary Public in and for the State of Texas

Notary Public printed name

STATE OF

KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS:

ELIJAH D. HARMON SURVEY

ABSTRACT NO. 6

CITY OF LEANDER WILLIAMSON COUNTY, TEXAS

4. No buildings, fences, landscaping or other structures are permitted within drainage easements shown except as approved by the City of Leander Public Works

9. Building setbacks not shown hereon shall comply with the most current zoning ordinance of the City of Leander. Additional residential garage setbacks may be

10. Sidewalks shall be installed on both sides of E Crystal Falls Blvd and the subdivision side of E Crystal Falls Blvd. Those sidewalks not abutting a residential,

14. All drive lanes, fire lanes, and driveways within this subdivision shall provide for reciprocal access for ingress and egress to all other lots within the subdivision

15. At the time of site development permit, the applicant will provide a payment to the City in lieu of a traffic impact analysis (TIA), unless a TIA for the entire

16. No driveway shall be constructed closer than 50' or 60% of parcel frontage, whichever is less, to the ROW of an intersecting local or collector street or 100' or 60% of parcel frontage, whichever is less, to the ROW of an intersecting arterial street.

The POA bylaws are recorded in the Official Public Records of Williamson County, Texas under document numbers 2025018445, 2025018810, and 2025018446, O.P.R.W.C.T.

20. The Property Owners Association and Home Owners Association shall own and maintains drainage and water quality improvements contained in open channels,

22. A perpetual public safety and public service easement is hereby dedicated for the purpose of providing public safety services, police, fire and medical services, utility meter reading, code enforcement, building inspections, solid waste collection, public school transportation, any other public services and enforcing the city ordinances; and giving the City and it's authorized officers and designees uninhibited ingress and egress over, across and through such streets, roadways, and rights-of-way for then purpose of providing public safety services, police, fire and medical services, and enforcing the penal code and city ordinances. The Home

Owners Association shall maintain at all times with the City Secretary the current gate code or key for all gates regulating access to and from the subdivision.

21. This property is affected by Release of Deed Restrictions and Easement recorded under Instrument Number 2024073213, O.P.R.W.C.T.

KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS:

that this plat conforms with the applicable ordinances of the City of Leander, Texas.

That I, Anthony Goode, am authorized under the laws of the State of Texas to practice the profession of engineering, and do hereby state

That I, Michael Jack Needham, am authorized under the laws of the State of Texas to practice the profession of land surveying and

hereby state that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with all City of Leander Ordinance and Codes, and that all existing easements of record as found on the Title Policy provided by Title Resources Guaranty Company, GF No. 2241761-BAL issued

A FINAL SURVEY DOCUMENT.

"RELEASED FOR REVIEW ON APRIL 29, 2025.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS

commercial or industrial lot (including sidewalks along street frontages of lots proposed for schools, churches, park lots, detention lots, drainage lots, landscape lots, or similar lots), sidewalks on arterial streets to which access is prohibited, sidewalks on double frontage lots on the side which access is prohibited, and all

7. In addition to the easements shown hereon, a ten (10') foot wide public utility easement is dedicated along and adjacent to all right-of-way, a two and a half (2.5') STATE OF TEXAS foot wide public utility easement is dedicated along all side lot lines.

8. No portion of this tract is within the boundaries of the 100 year flood plain as shown on the Flood Insurance Rate Map panel number 48491C0460F for COUNTY OF

2. No lot in this subdivision shall be occupied until connected to the City of Leander water distribution and wastewater collection facilities. 3. A Building Permit is required from the City of Leander prior to construction of any building or site improvements on any lot in this subdivision.

5. Property Owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Leander.

1. This subdivision is wholly contained within the current corporate limits of the City of Leander, Texas.

6. All easements on private property shall be maintained by the property owner or his or her assigns.

the sidewalks on safe school routes shall be installed when the adjoining street is constructed.

development indicates that average daily trips are estimated below 2,000.

17. The Property Owners Association (POA) shall own and maintain the following lots: Lot 2

19. The POA shall mow and maintain landscaping in the open channels, detention and water quality areas.

23. Recommendations of the Level 2 traffic study are as follows and subject to change with future development: Pro-rata share of signal timing improvements at Crystal Falls Parkway and Raider Way. Pro-rata share of a NB right turn lane at Crystal Falls Parkway and Grand Lake Parkway.

Pro-rata share of a SB right turn lane at Crystal Falls Parkway and Ridgmar Road.

12. This plat conforms to the Preliminary Plat approved by the Planning and Zoning Commission on 02/05/2024.

13. Approval of this final plat does not constitute the approval of variances or waivers to ordinance requirements.

All utility lines must be located underground.

detention and water quality areas.

SURVEYOR'S CERTIFICATION

COUNTY OF WILLIAMSON §

August 23, 2022 have been shown or noted heron.

STATE OF TEXAS

Michael Jack Needham

Registered Professional

Land Surveyor, No. 5183

jneedham@langan.com Date: _____

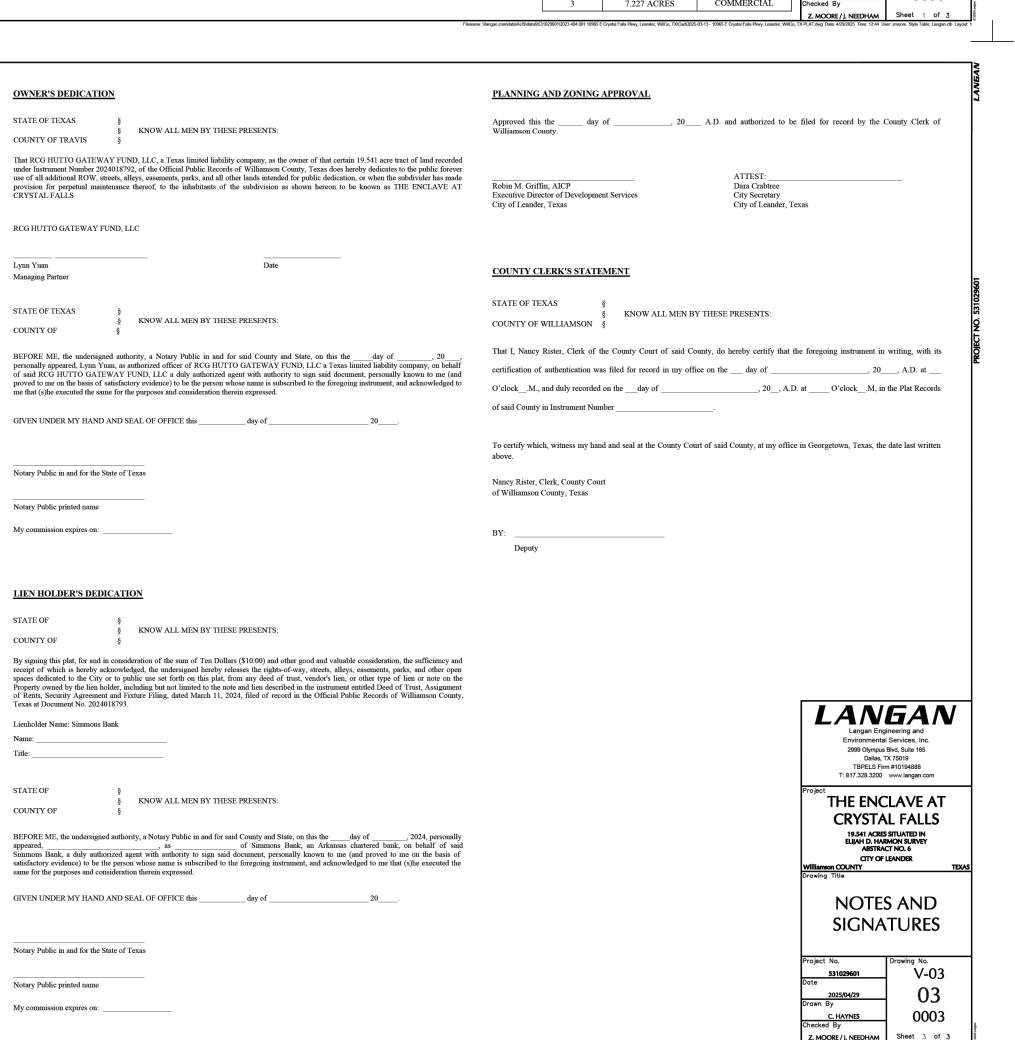
STATE OF TEXAS

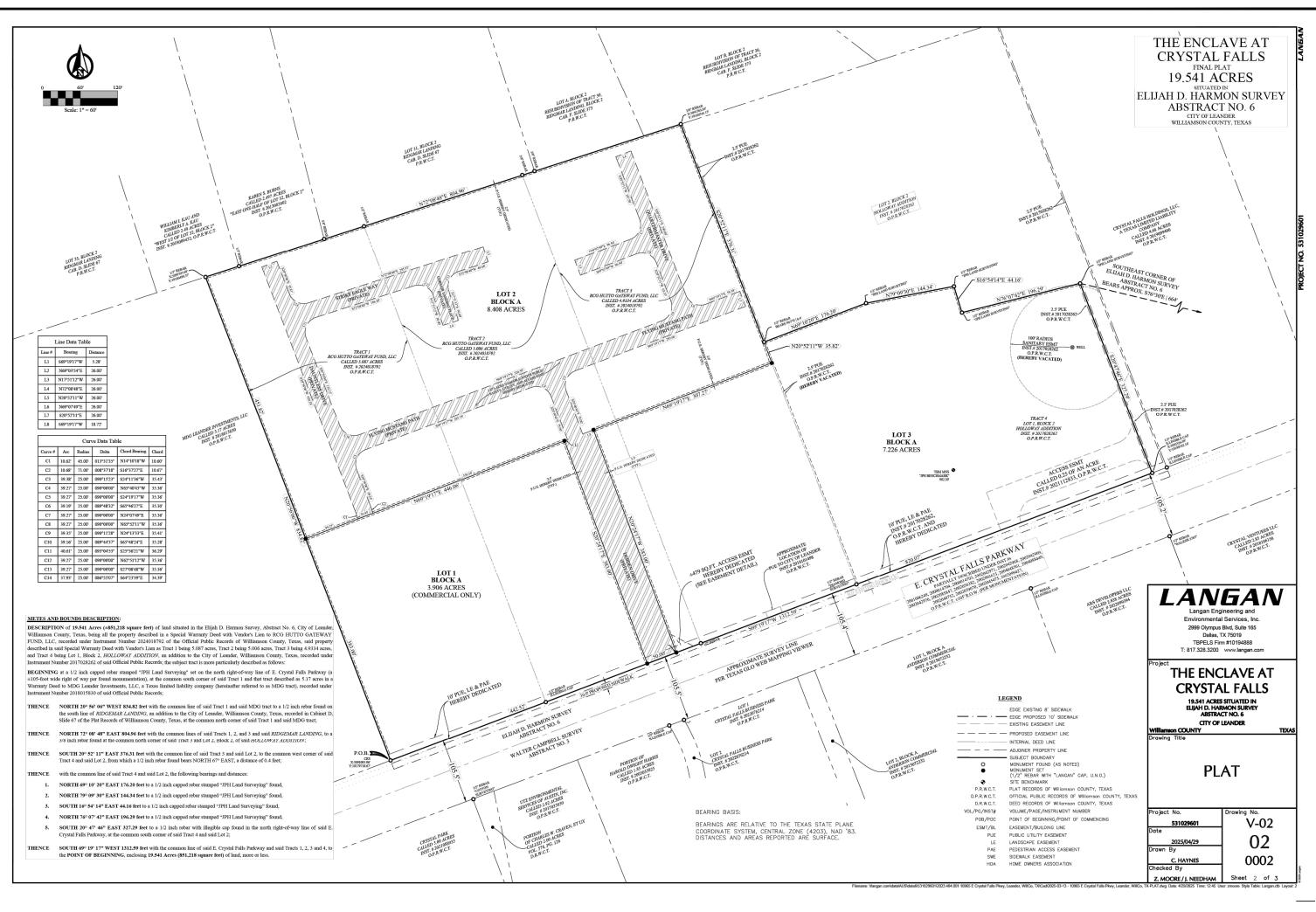
ENGINEER'S CERTIFICATION

COUNTY OF WILLIAMSON §

Signature and Seal of Licensed Engineer

PLAT NOTES





SHEET NUMBER 2 OF 28

TRAFFIC CONTROL BOXES, METERS, CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR

24. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE

26. A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR

25. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE THE FIRST COURSE OF BASE. NO TRENCHING COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE

PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.

BORED ACROSS THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY.

INSTALLATION OF DRY UTILITIES.

TRAFFIC TO ALL STREETS.

SHEET NUMBER

ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) 8 CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF 19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED

OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.

PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

26.CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.

DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY.

27.CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES

CONSTRUCTION PERMITS FROSION CONTROL PLANS SWPPP AND INSPECTION REPORTS

30.REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.

WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS

FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.

INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.

47.SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.

THE START OF CONSTRUCTION. AND THEN THE IMPLEMENTATION OF THE PLAN.

LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.

EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.

CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.

AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000".

CONSTRUCTION AS FIELD CONDITIONS CHANGE.

APPROVED DETAILS.

49.LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.

GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.

THE COST IS INCIDENTAL TO THE PAY ITEM.

TO WORK SETBACKS FROM POWER LINES

CONSTRUCTION.

BUILDING FOOTPRINT.

SUBSEQUENT ADDENDA

NO COST TO THE OWNER.

PROCEDURES AND PROGRAMS

TO BE RELOCATED DURING CONSTRUCTION.

DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.

44.THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

STORAGE, AND STAGING OPERATIONS AND LOCATIONS

ACTUAL FINISHED GRADES AT THE TIME OF PAVING.

45.SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

20.BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY

21.CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER

22.THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO

24.ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR

COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.

LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING

GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED

25.ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE

28.ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC....) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.

THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE

PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE

BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES

FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC.....) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY

33.CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL

SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR

32.ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING

MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD

36.DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO

ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.

OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.

39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC

LANDSCAPING, AND IRRIGATION SYSTEMS, ETC TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.

BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO

38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT

43.THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL

46.THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS

TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY

48.CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF

CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER,

50.ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM

51.TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED

OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.

55.CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM

THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS,

3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START

4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE

5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION

7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER

2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS

CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING

6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP

B. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.

10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND

MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT

TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.

SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY

LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S

29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE

31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (KH) BY THE

BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE

BY THE TCEQ AND EPA (E.G. NOI). BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP. 6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION. 7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK.

DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, . KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE 2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN. WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND

> PROCESS FOR THE REMOVAL OF THEIR FACILITIES. 3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR. 4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND

> IMPLEMENTING THE DEMOLITION PLAN- a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER. . ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER, c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.

5 CONTRACTOR SHALL CONTACT THE OWNER TO VERIEV WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED. REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE. 6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE DETERMINE THE APPLICABLE REGULATIONS. RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS. AND COMPLY . KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE

SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED. 8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS THAT ARE ALSO TO BE REMOVED.

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS

d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.

INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF 34.ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING ANY DISCREPANCIES. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY. 3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT 35.IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED 4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE.

5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY. 37.ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN 7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT SIDEWALK TOPSOIL MULCH STONE LANDSCAPING RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL

LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE 3. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT 40.ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER. 9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING 41.THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE

10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL 42.CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE 11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO 12.BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.

13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO. 14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL. 15. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.

16.NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED. 17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF. 18. REFER TO DIMENSION CONTROL PLAN, AND PLAT FOR HORIZONTAL DIMENSIONS. 19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL

ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO 52.CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH 20.CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS 53.THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY 54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING.

21.ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING

22.IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK 56.THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS. 23.THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. CONTRACTOR 8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION IN THE BUILDING PAD. 24.DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED

BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING. IF NONE IS CURRENTLY EXISTING. 25.CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER 12. ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE 5-FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION

26.THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER. 27.CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS NEEDED FOR GRADING OPERATIONS AND TO ACCOMMODATE PROPOSED GRADE, INCLUDING THE UNKNOWN UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL REFER TO THE GENERAL NOTES "OVERALL" SECTION THESE PLANS FOR ADDITIONAL INFORMATION

28.EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER. 29. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK. 30.TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE

11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT. AND COMPLY CFS WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. 12 CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH FLUSH CONNECTION. CITY 13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS. 14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT. 15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT 16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS. 17. ALL JOINTS SHALL EXTEND THROUGH THE CURB 18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET. 19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK. 20.ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT DTL 21.FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS 22.UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY. ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SC THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.

23.CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED. 24.BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND ELEC FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS. ACCESSIBLE PARKING SPACES. ACCESS AISLES. AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION EVCE 25.CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EVCS EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE EX. COMPLIANCE ISSUES. F-F

. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND

SPECIFICATIONS. 2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER 3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. 4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION KH

OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER. 5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN LAT AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION 6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS 7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE.

CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS. 8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT. 9. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL

10. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED. 11.IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT. 12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.

13.EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS. 14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS. 15. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET. 16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN. PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.

17. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT 2. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS 3. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE

TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT. 4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATERTIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION. 5. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR AT LEAST 20-FEET FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL SS IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.

6. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIGHT

7. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT IT REMAINS FULL TO ITS DESIGN WATER LEVEL, AND IS NOT LOWERED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES.

WATER AND WASTEWATER . ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND

2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. 3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.

5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS. 6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS. 7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS

4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE

APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES. 9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS 10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, TCEQ, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS. 11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES

PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT. 14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING 15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED

13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF

SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED 16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. 17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED

18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

RYAN MCKAY

SHEET NUMBER

THE NOTED DATE.

© COPYRIGHT 2017 KIMLEY-HORN AND ASSOCIATES, INC., ALL RIGHTS RESERVED

CUBIC FEET PER SECOND

CITY. TOWN, OR OTHER APPLICABLE LOCAL GOVERNMENT JURISDICTION

CURB INLET

CENTERLINE

CENTERLINE

CONCRETE

CUBIC YARD

DEMOLITION

DROP INLET

DOMESTIC

END CURVE

ELEVATION

ELEVATION

EASEMENT

EXISTING

FACE TO FACE

FIRE HYDRANT

FACE OF CURB

GRATE INLET

IRRIGATION

LINEAR FEET

LANDSCAPE

MANHOLE

NTS

ROW

STA

STD

TCEQ

MINUTE / MINIMUM

NOT TO SCALE

POINT OF CURVATURE

PROPOSED GRADE LINE

POINT OF REVERSE CURVATURE

POINT OF VERTICAL INFLECTION

REINFORCED CONCRETE PIPE

SANITARY SEWER MANHOLE

POUNDS PER SQUARE INCH

POINT OF INFLECTION

POINT OF TANGENCY

POLYVINYL CHLORIDE

ON CENTER

PROPOSED

PAVEMENT

RIGHT OF WAY

SQUARE FEET

STATION

STANDARD

SQUARE YARD

TOP OF CURB

TOP OF WALL

VERTICAL CURVE

WATER EASEMEN

TYPICAL

WATER

WYE INLET

WASTEWATER

SANITARY SEWER

OFFSFT

LATERAL

FLOW LINE

FFFT

FINISHED GROUND

HYDRAULIC GRADE LINE

KIMLEY-HORN AND ASSOCIATES, INC

MATCH EXISTING ELEVATION

NOTICE OF INTENT, REF. TCEQ GENERAL PERMIT

NOTICE OF TERMINATION, REF. TCEQ GENERAL PERMIT

OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

PORTLAND CEMENT CONCRETE / POINT OF COMPOUND CURVATURE

ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS

TEXAS COMMISSION OF ENVIRONMENTAL QUALITY

TEXAS DEPARTMENT OF TRANSPORTATION

TXMUTCD TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES

END CURB RETURN

EXISTING GROUND

ELECTRICAL / ELECTRICITY

END VERTICAL CURVE ELEVATION

END VERTICAL CURVE STATION

UNITES STATES ENVIRONMENTAL PROTECTION AGENCY

DETAIL

EACH

DRAINAGE EASEMENT

DECOMPOSED GRANITE

CONC

DEMO

INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER

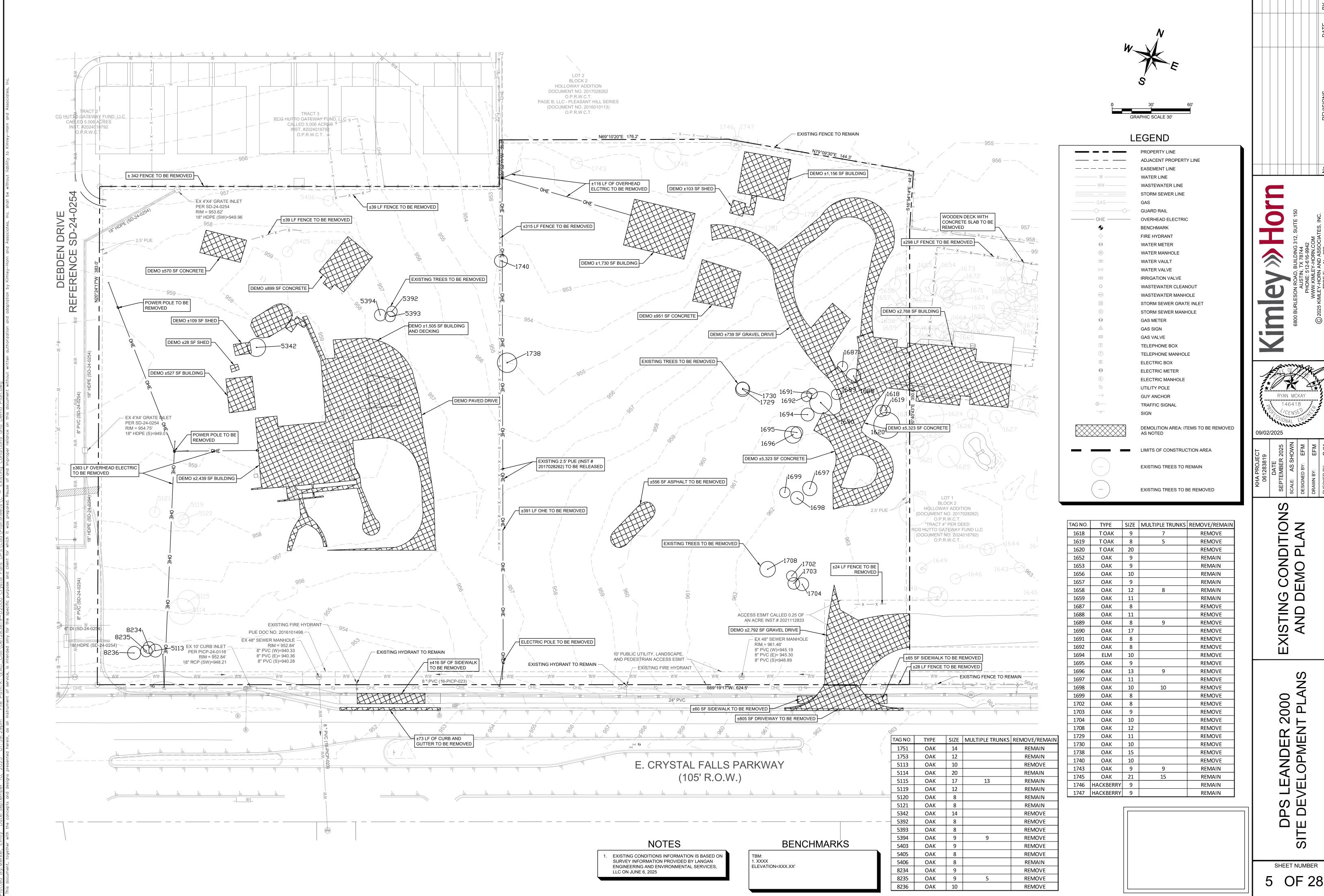
THESE PLAN AND GENERAL NOTES REFER TO:

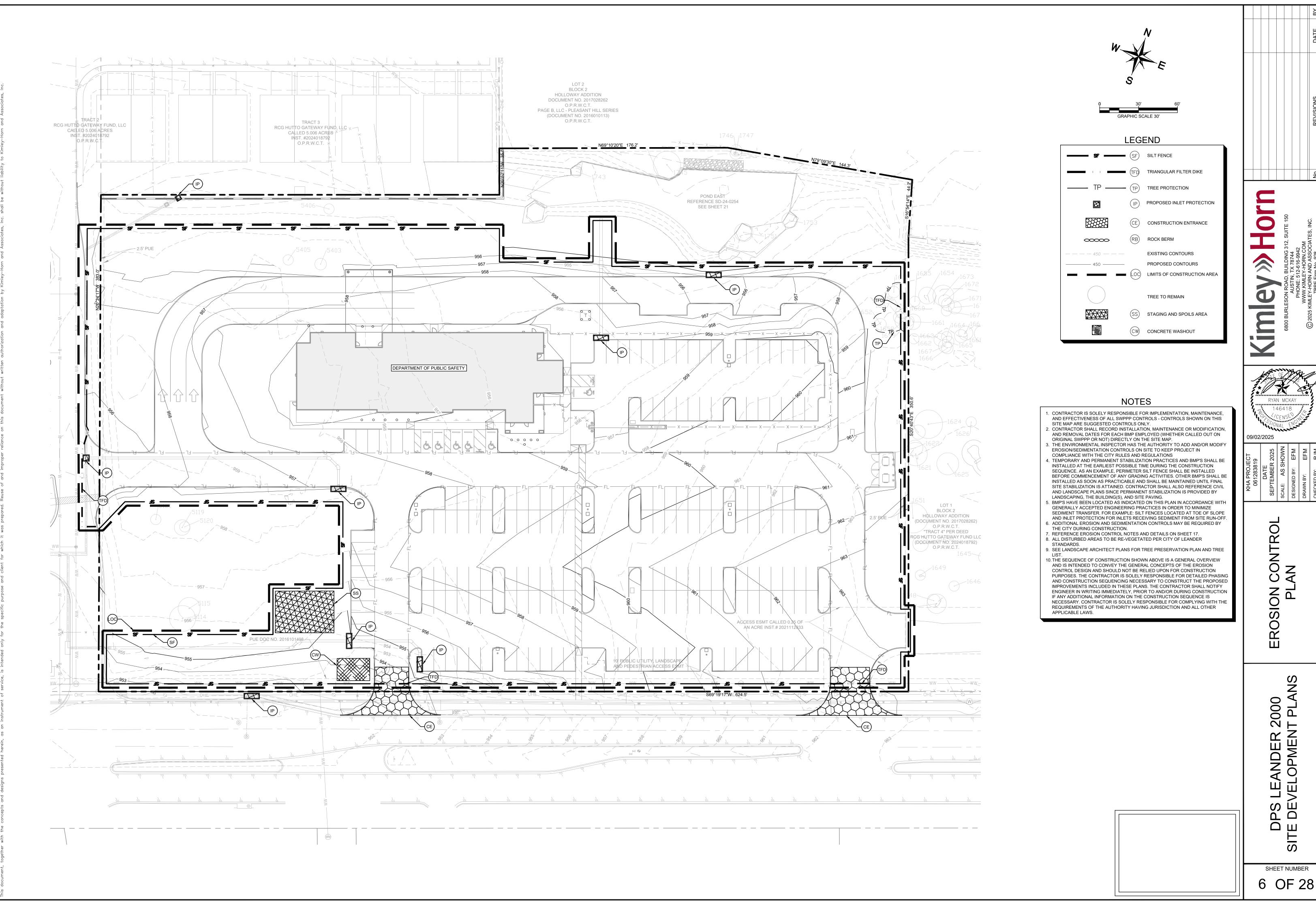
GEOTECHNICAL ENGINEERING REPORT

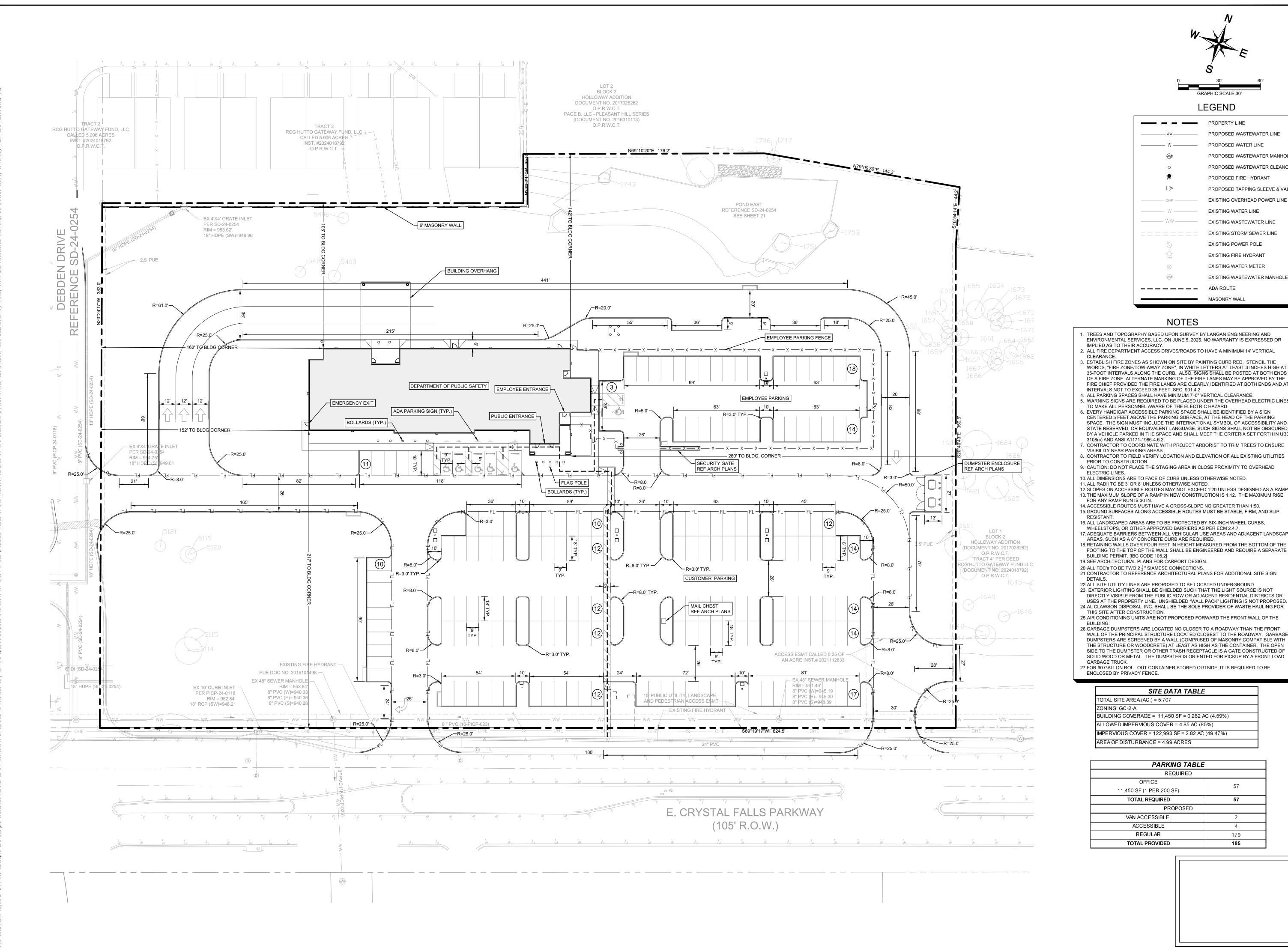
(FIRM) INTERTEK PSI

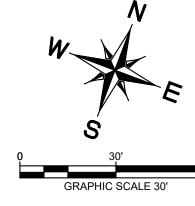
(DATE) August 11, 2025

(PROJECT NO.) 03032000









LEGEND

	LOLIND
	PROPERTY LINE
ww	PROPOSED WASTEWATER LINE
W	PROPOSED WATER LINE
(W)	PROPOSED WASTEWATER MANHOLE
0	PROPOSED WASTEWATER CLEANOU
 	PROPOSED FIRE HYDRANT
1≯	PROPOSED TAPPING SLEEVE & VALV
OHP	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
\Diamond	EXISTING POWER POLE
-\$-	EXISTING FIRE HYDRANT
\otimes	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE
	ADA ROUTE
	MASONRY WALL

NOTES

- . TREES AND TOPOGRAPHY BASED UPON SURVEY BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC. ON JUNE 5, 2025. NO WARRANTY IS EXPRESSED OR
- 2. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL
- 3. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT
- 4. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
- CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC 3108(c) AND ANSI A1171-1986-4.6.2.
- VISIBILITY NEAR PARKING AREAS. 8. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES
- PRIOR TO CONSTRUCTION.
- 9. CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD 10. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 12. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP 13. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE
- FOR ANY RAMP RUN IS 30 IN.
- 14. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. 15. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP
- 16. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS,
- WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7. 17. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE
- AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. 18. RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE
- BUILDING PERMIT. [IBC CODE 105.2] 19. SEE ARCHITECTURAL PLANS FOR CARPORT DESIGN. 20.ALL FDC's TO BE TWO $2\frac{1}{2}$ " SIAMESE CONNECTIONS.
- 21.CONTRACTOR TO REFERENCE ARCHITECTURAL PLANS FOR ADDITIONAL SITE SIGN
- 22.ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND. 23. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
- 25.AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE
- 26.GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF
- 27.FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.

SITE DATA TABLE

TOTAL SITE AREA (AC.) = 5.707 BUILDING COVERAGE = 11,450 SF = 0.262 AC (4.59%) ALLOWED IMPERVIOUS COVER = 4.85 AC (85%) IMPERVIOUS COVER = 122,993 SF = 2.82 AC (49.47%)

PARKING TABLE	
REQUIRED	
OFFICE	57
11,450 SF (1 PER 200 SF)	57
TOTAL REQUIRED	57

PARNING TABLE	
REQUIRED	
OFFICE	57
11,450 SF (1 PER 200 SF)	57
TOTAL REQUIRED	57
PROPOSED	
VAN ACCESSIBLE	2
ACCESSIBLE	4
REGULAR	179
TOTAL PROVIDED	185

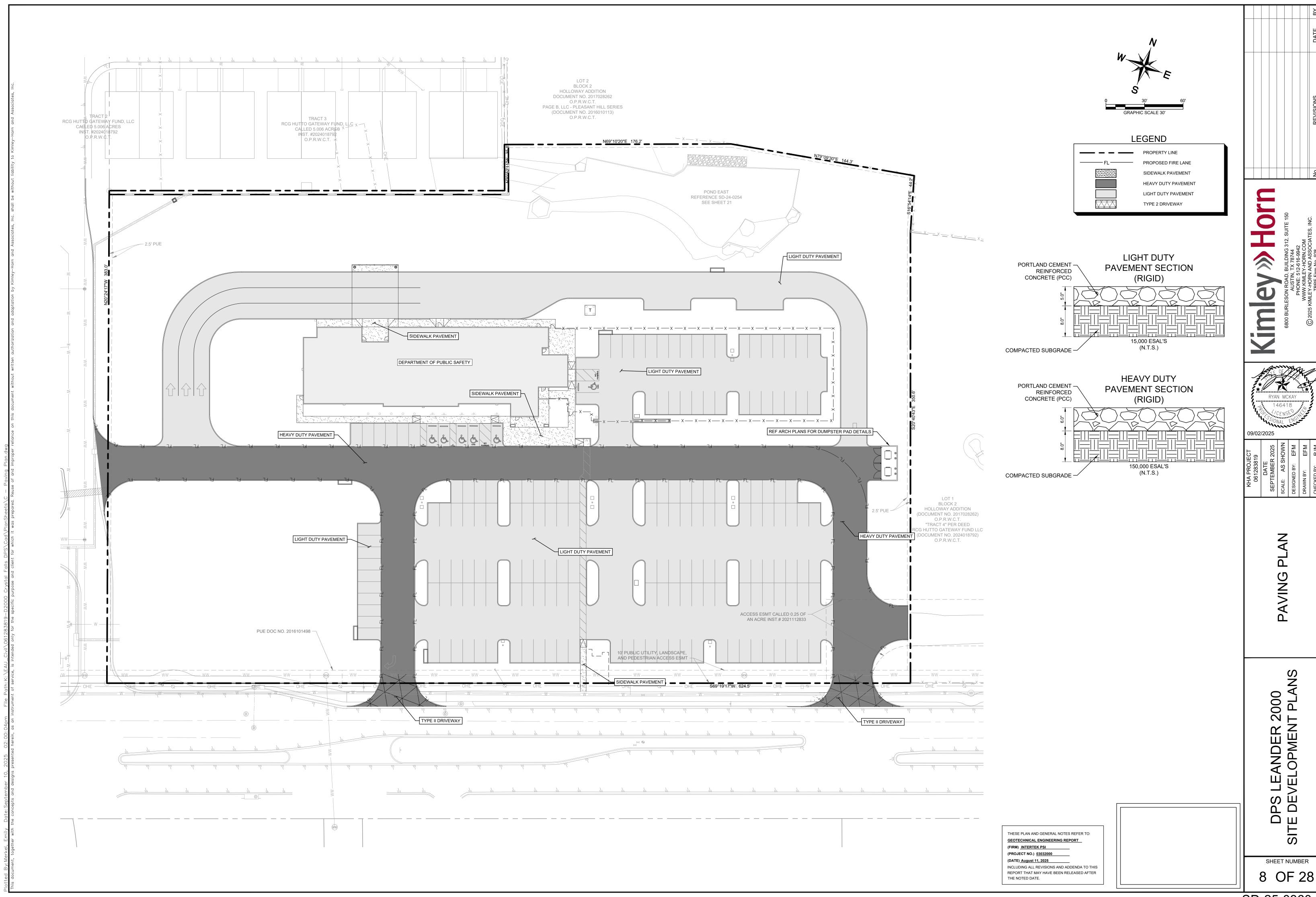
7 OF 28

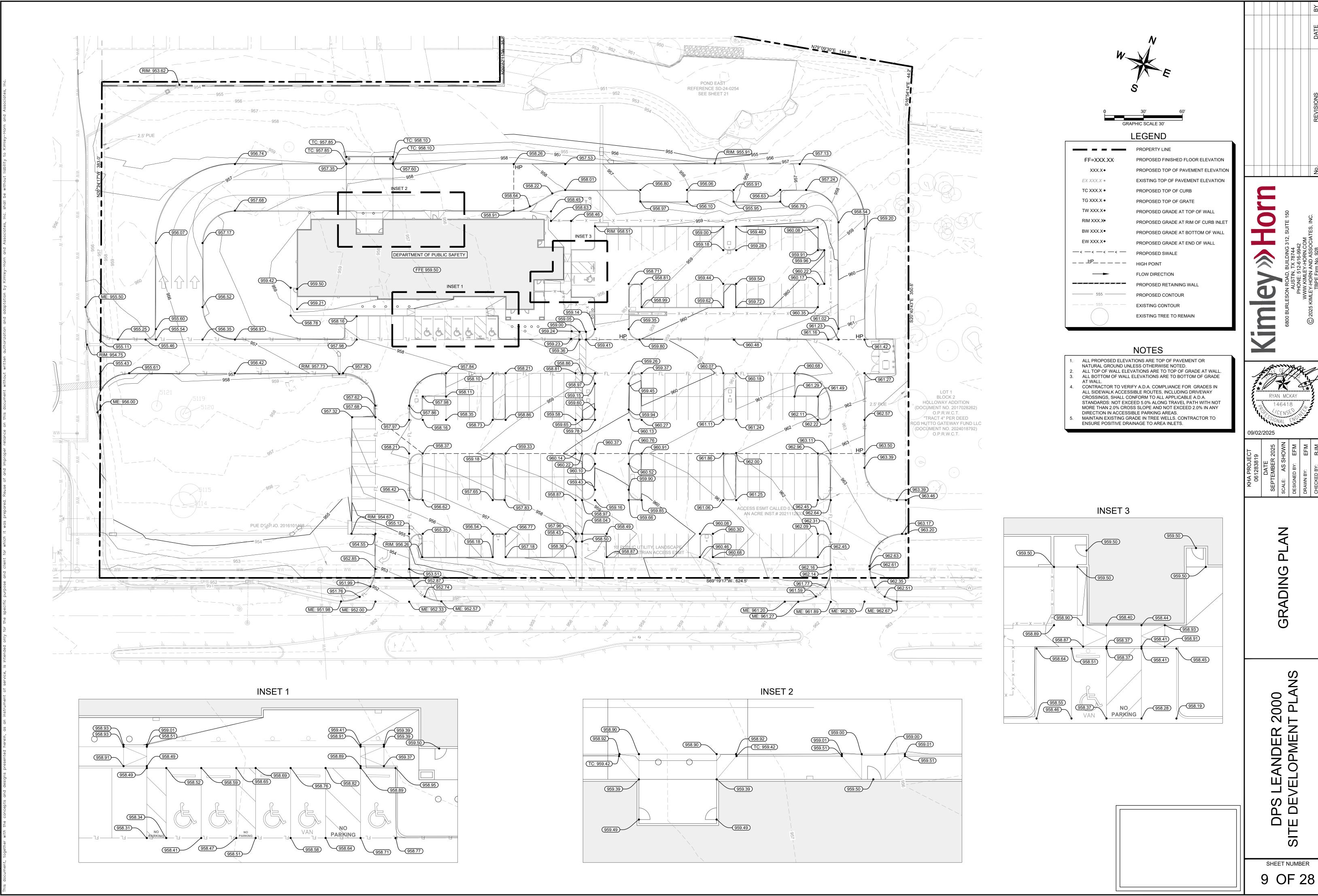
SHEET NUMBER

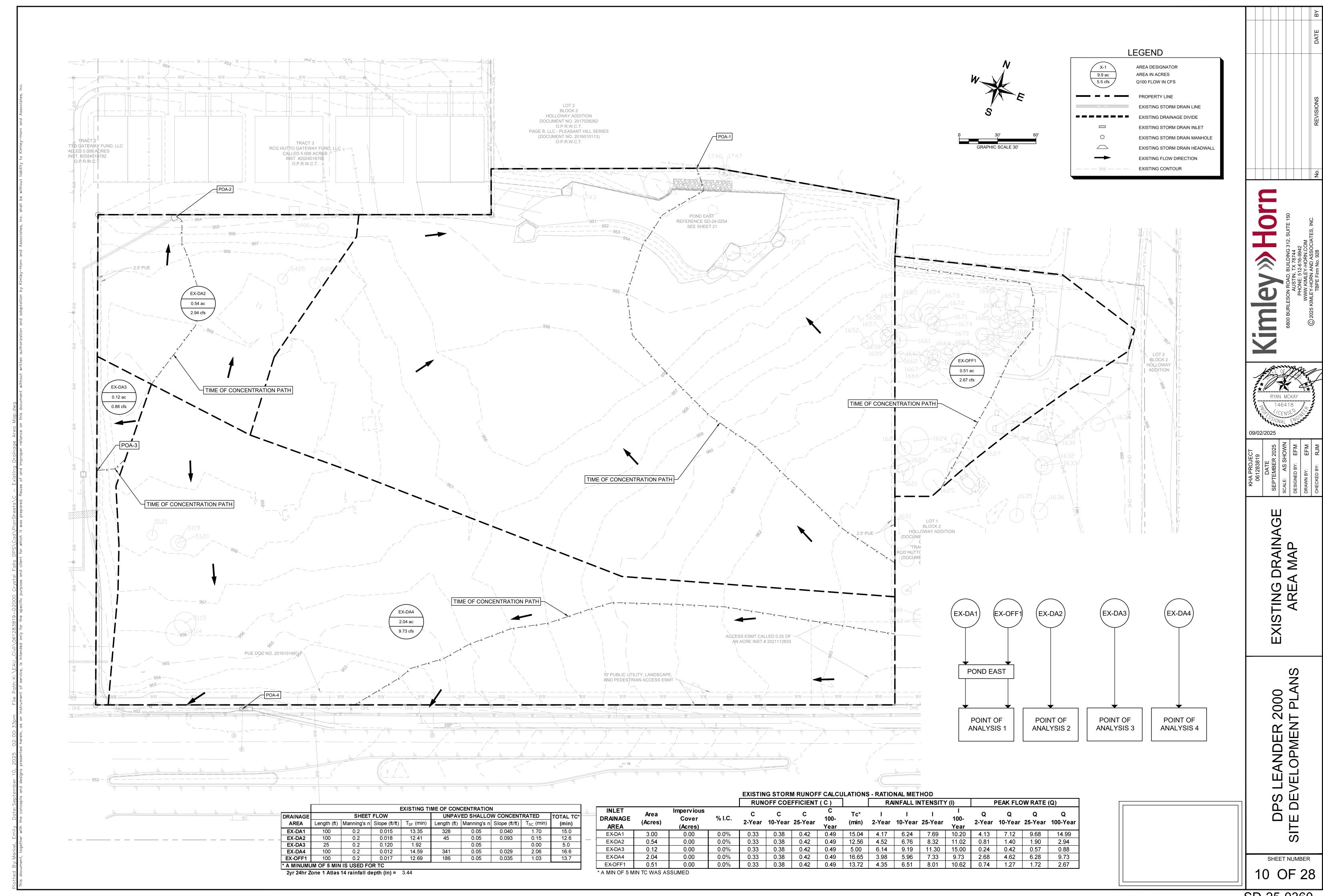
RYAN MCKAY 146418

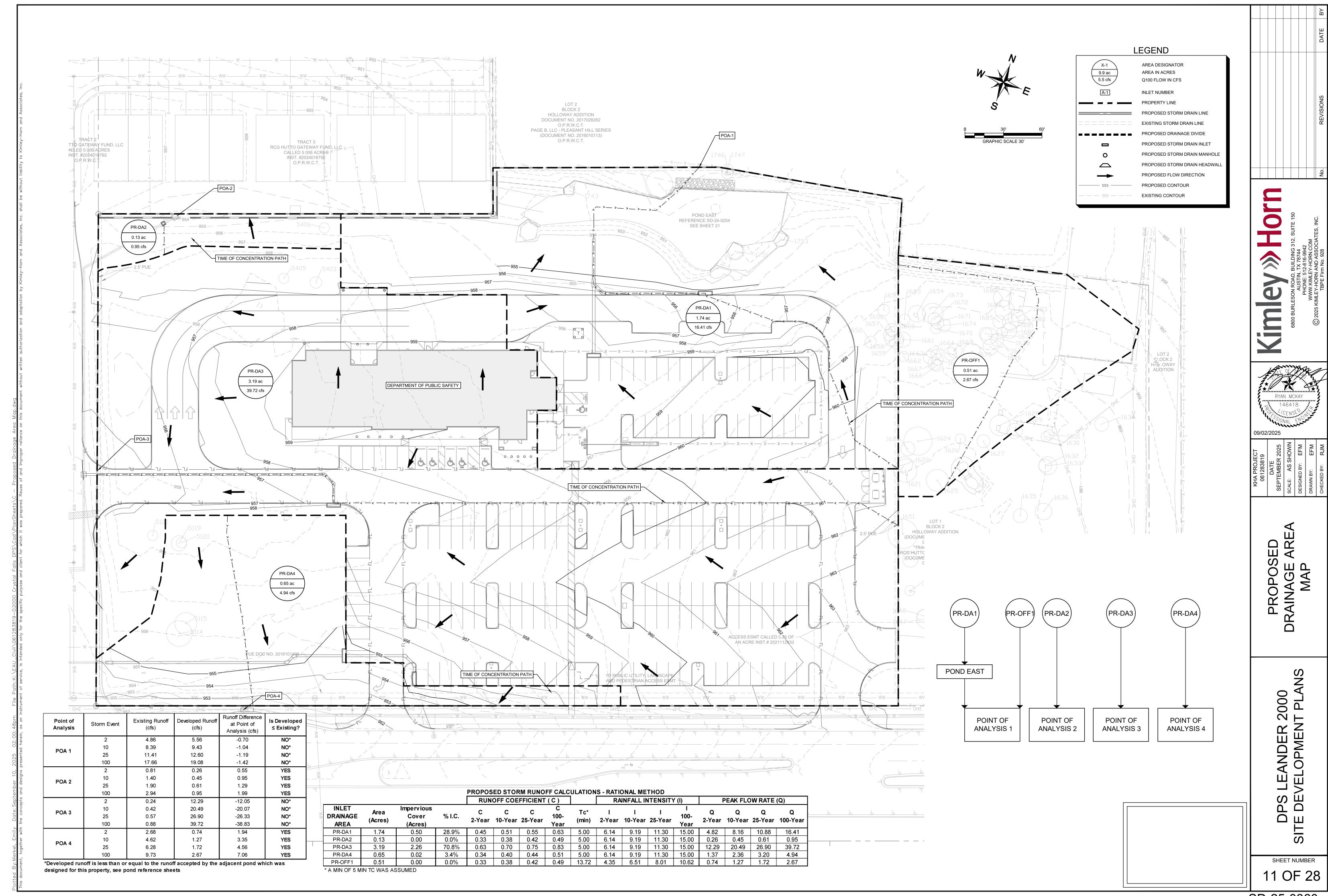
09/02/2025

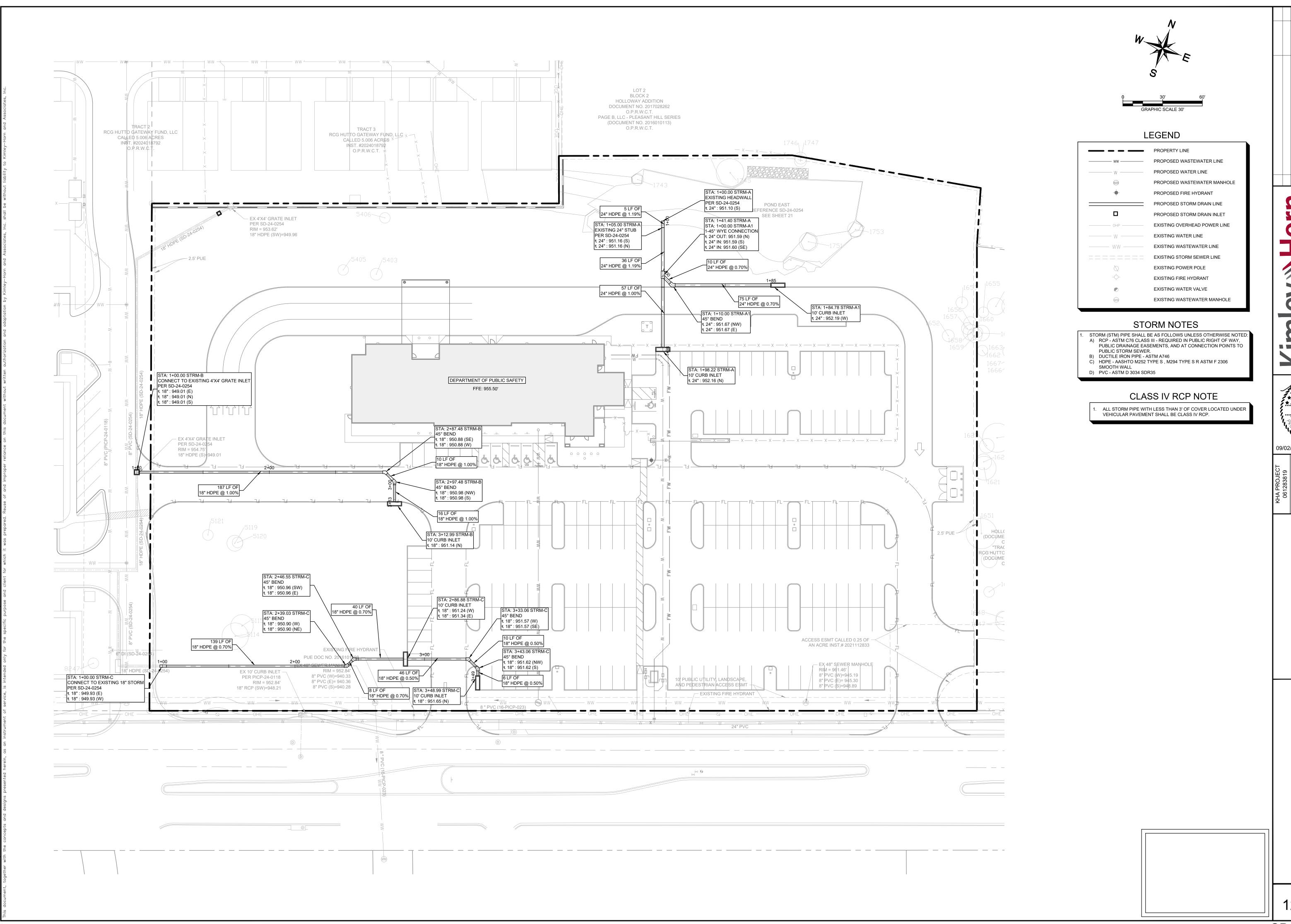
SITE









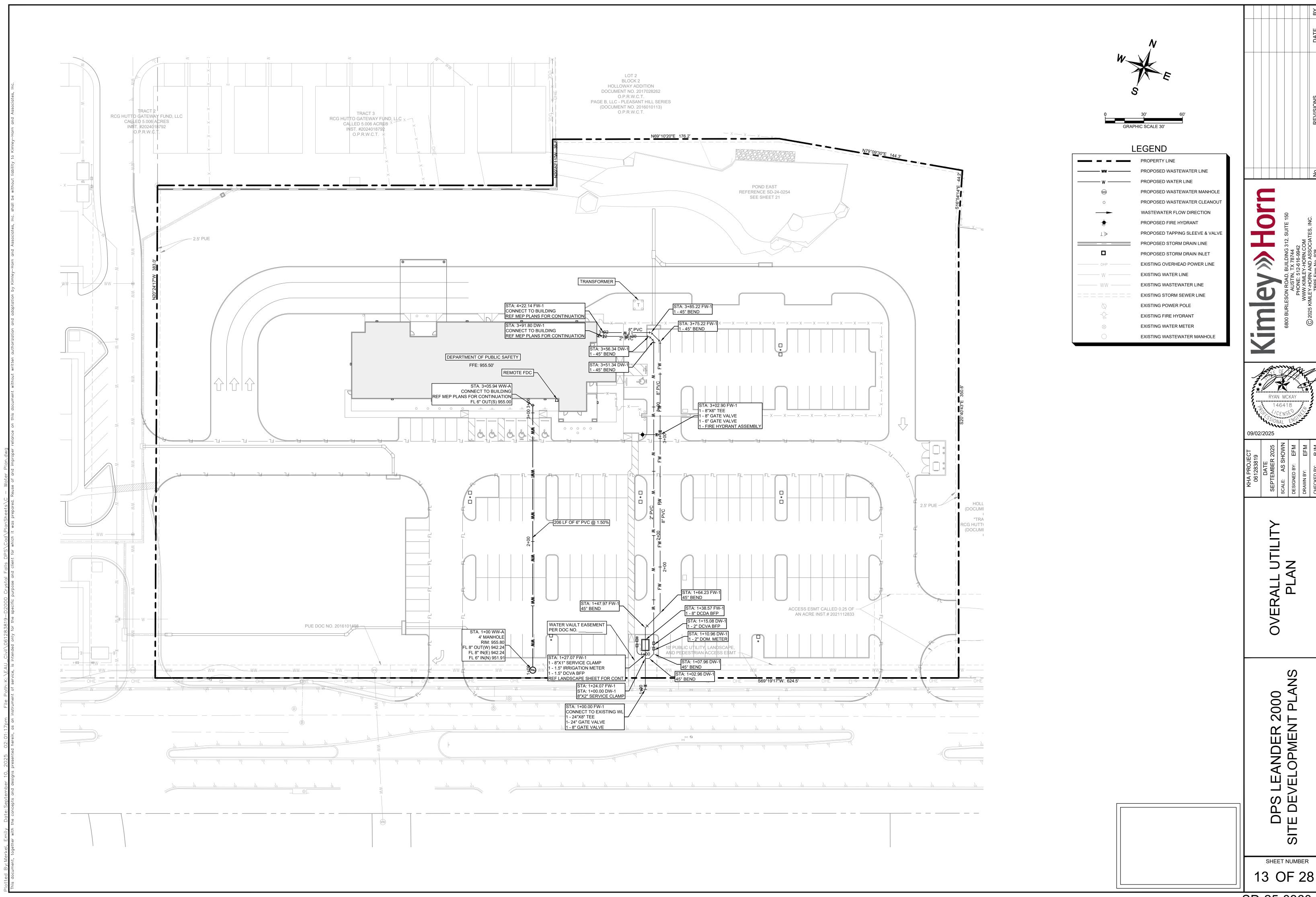


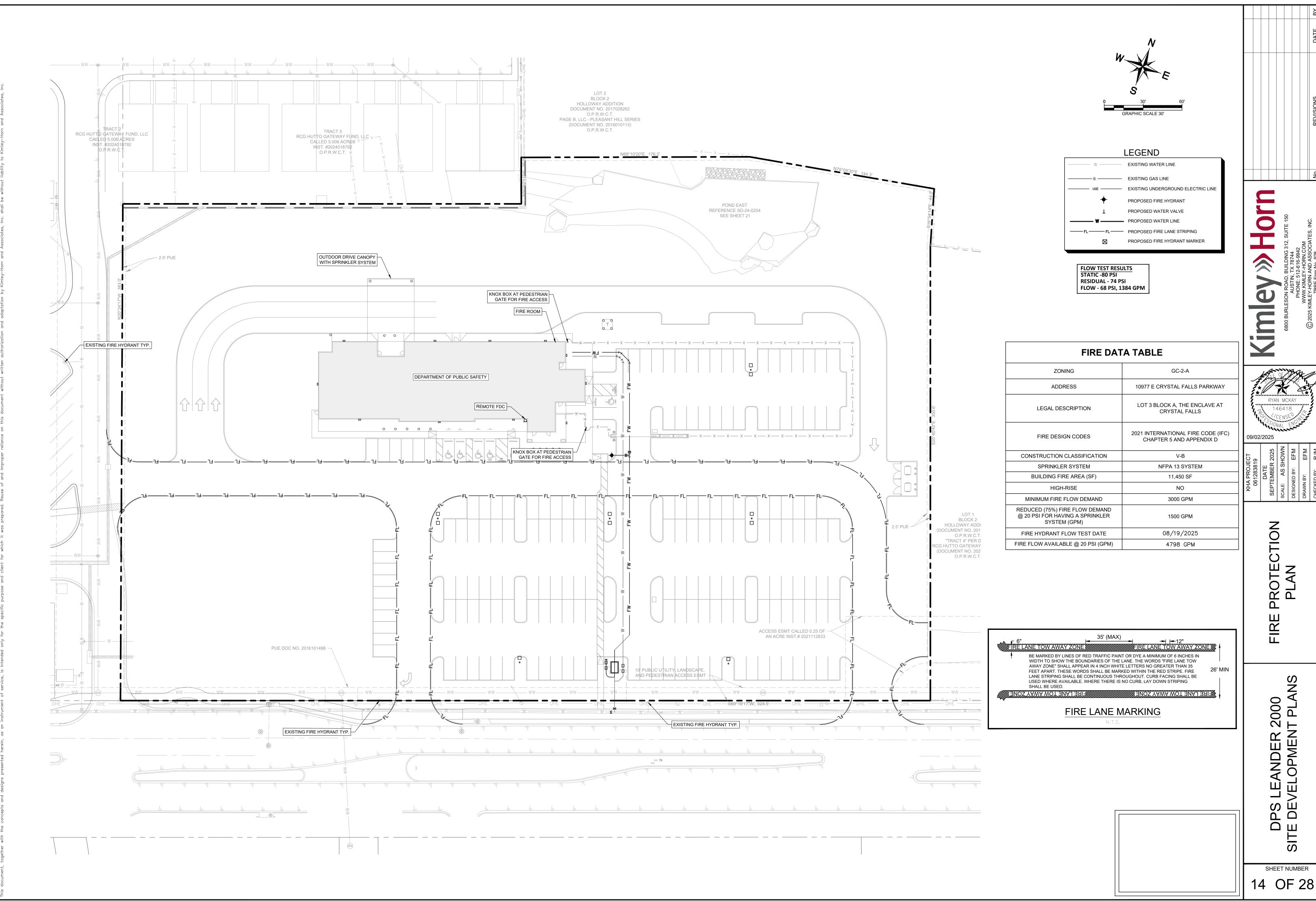
RYAN MCKAY

09/02/2025

PS LEANDER 2000 DEVELOPMENT PLANS

SHEET NUMBER 12 OF 28



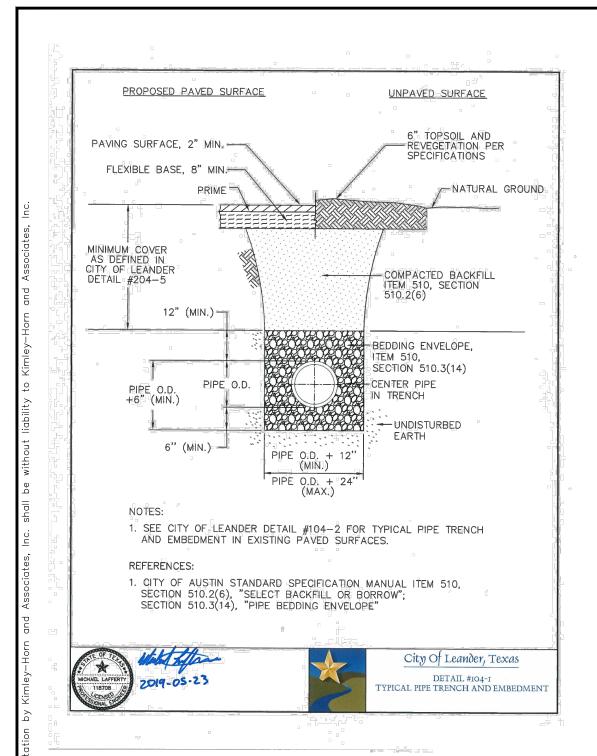


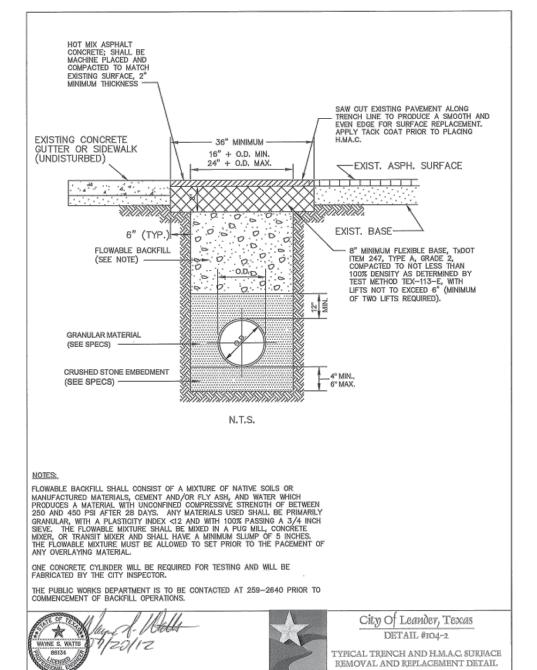
SHEET NUMBER

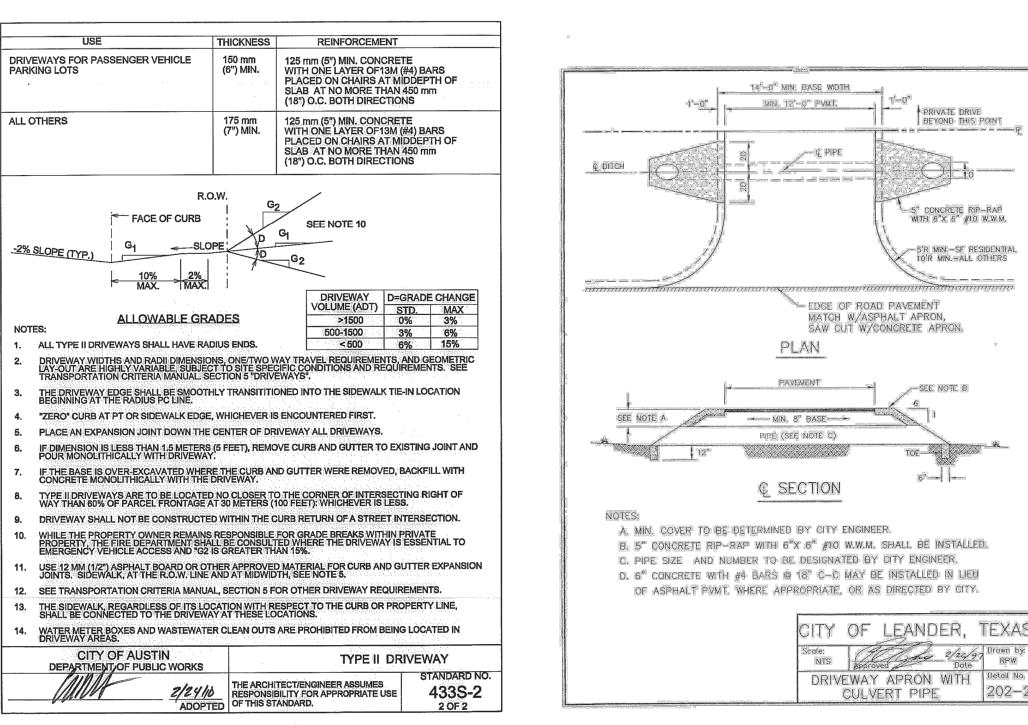
PS LEANDER 2000 DEVELOPMENT PLANS

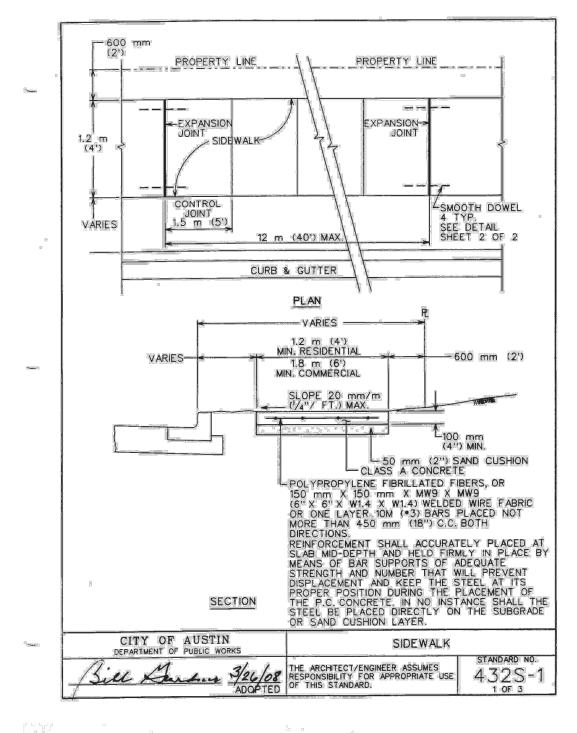
RYAN MCKAY

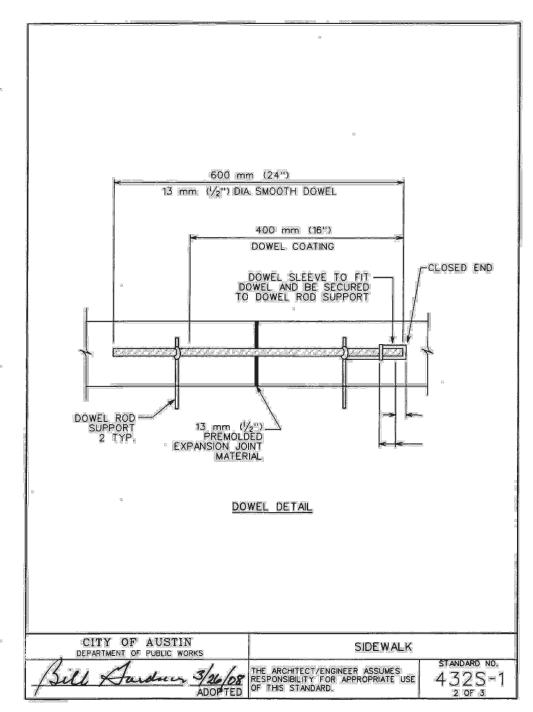
PROTECT PLAN

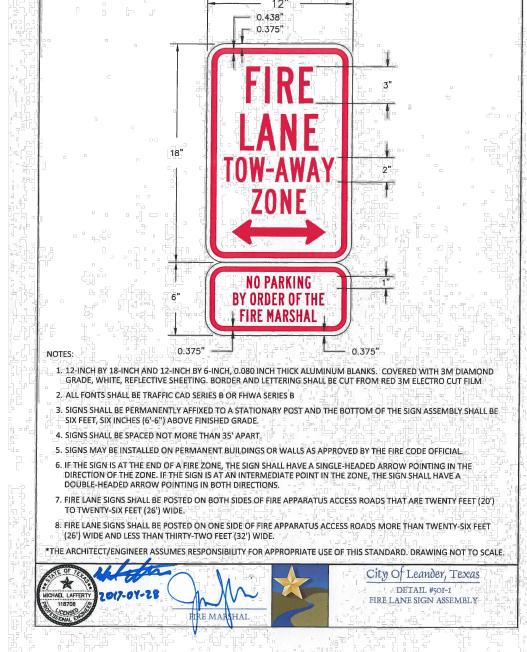


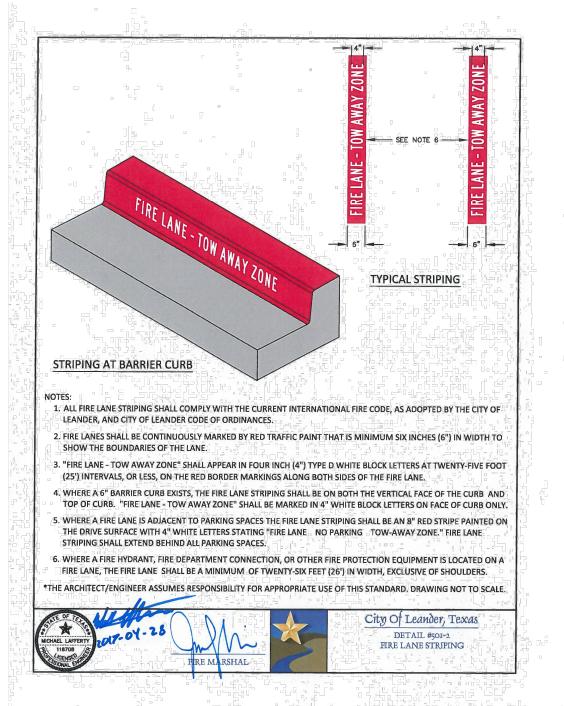


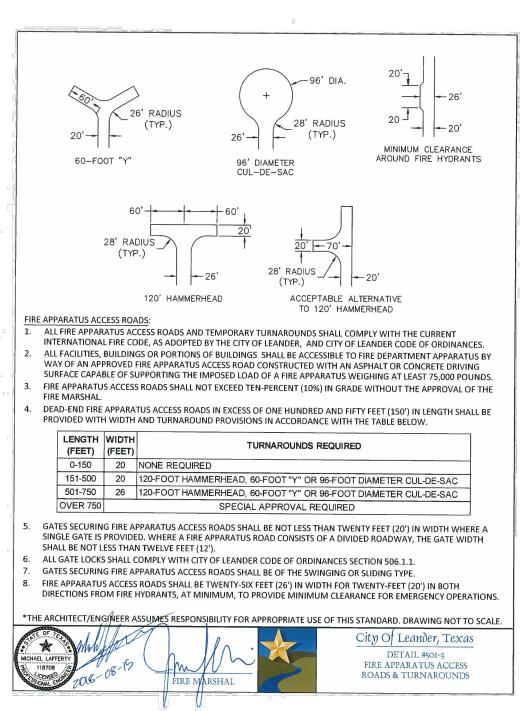


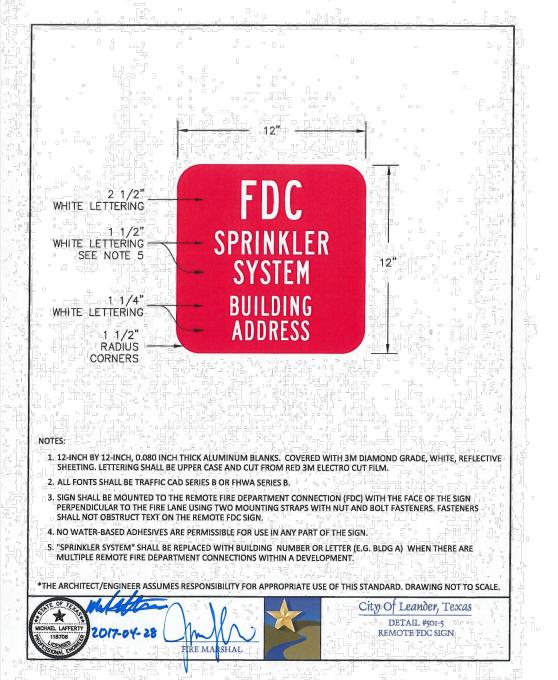


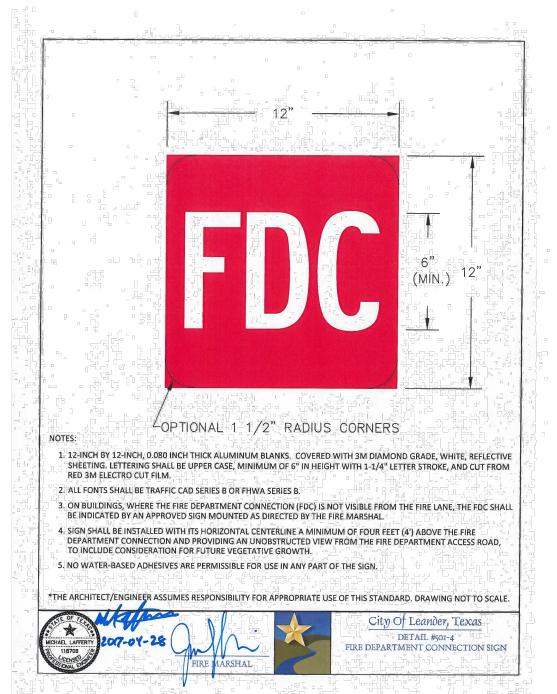












DPS LEANDER 200 SITE DEVELOPMENT P

RYAN MCKAY

146418

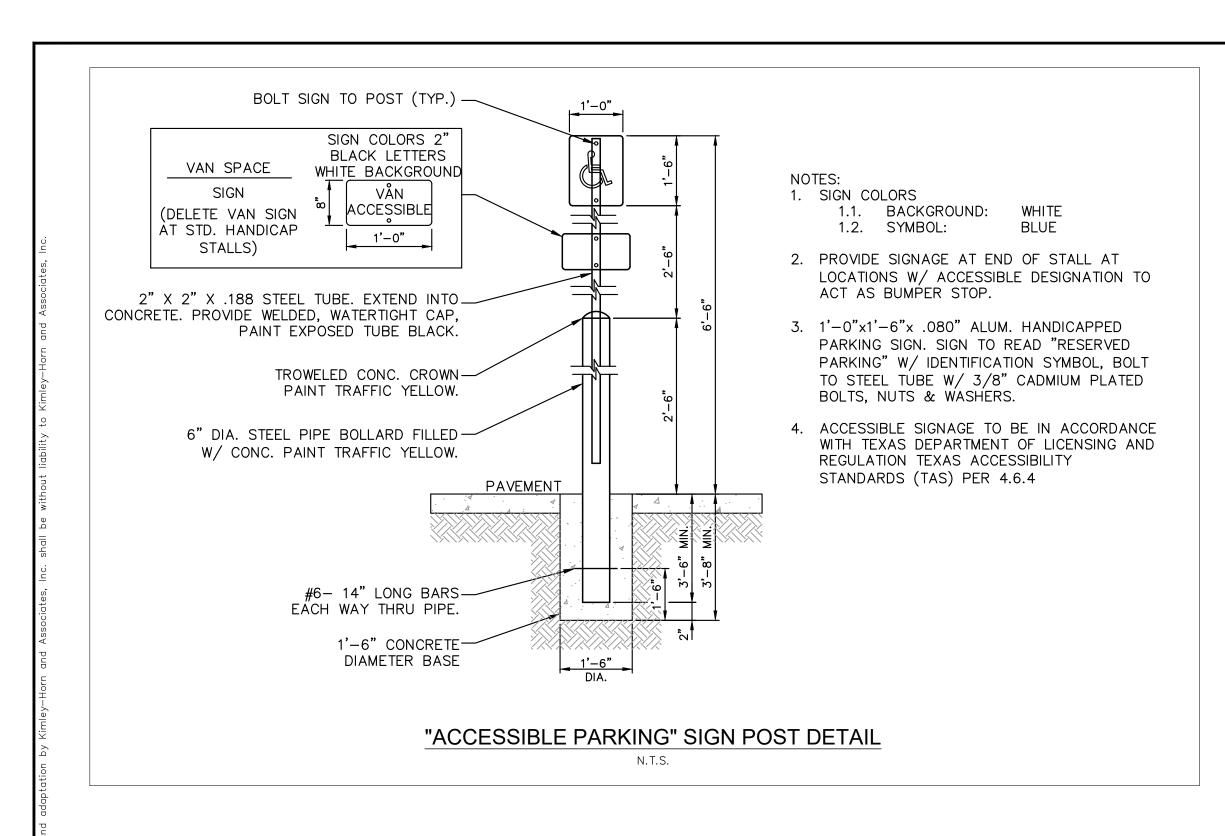
09/02/2025

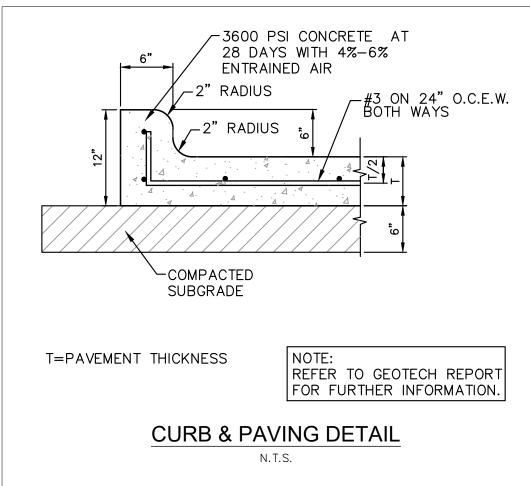
工

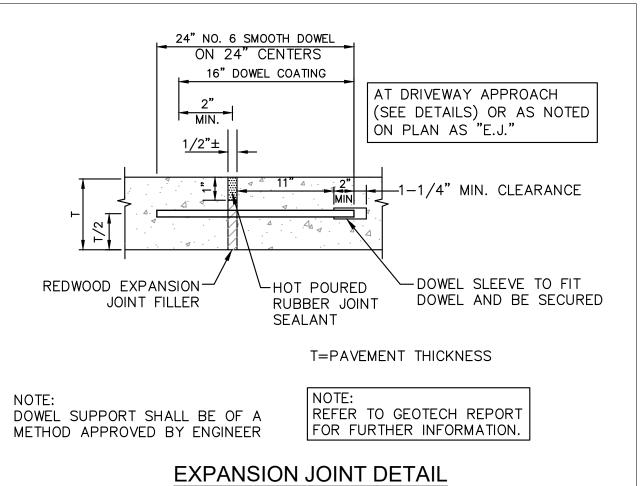
S

S

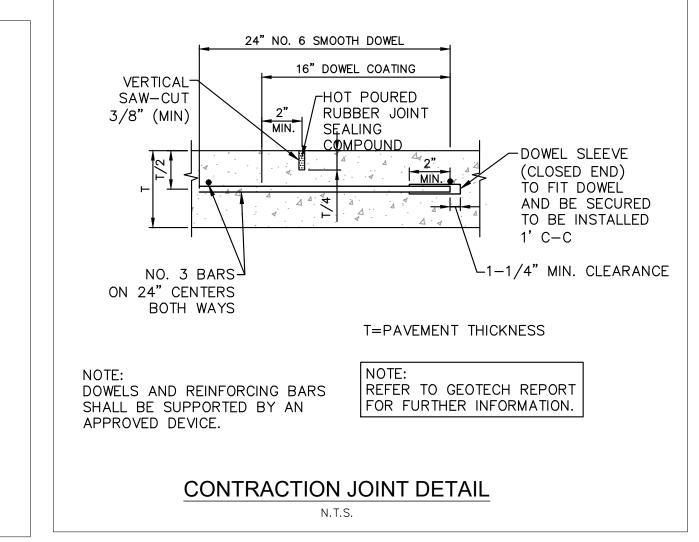
sheet number 15 OF 28



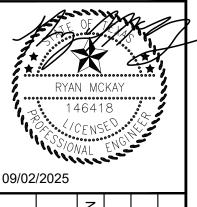




N.T.S.







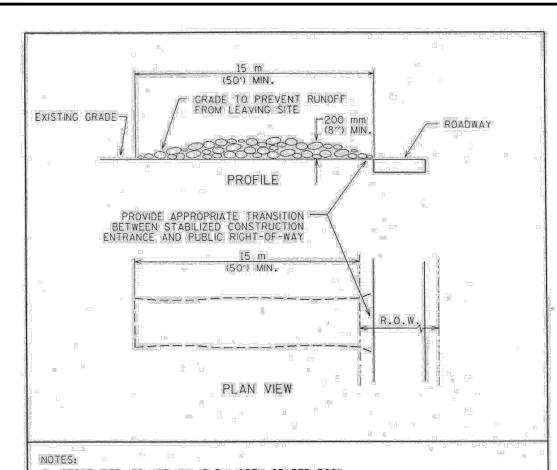
SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: EFM
DRAWN BY: EFM

SITE DETAILS (SHEET 2 OF 2)

DPS LEANDER 2000 SITE DEVELOPMENT PLANS

SHEET NUMBER

16 OF 28

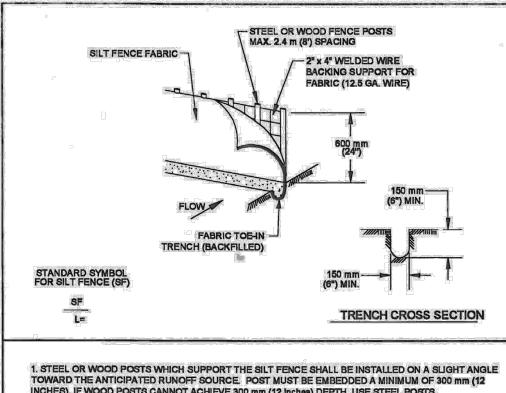


1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK. 2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50). . THICKNESS: NOT LESS THAN 200 mm (8"). . WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS. . WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE.
SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

STABILIZED CONSTRUCTION ENTRANCE

CITY OF AUSTIN





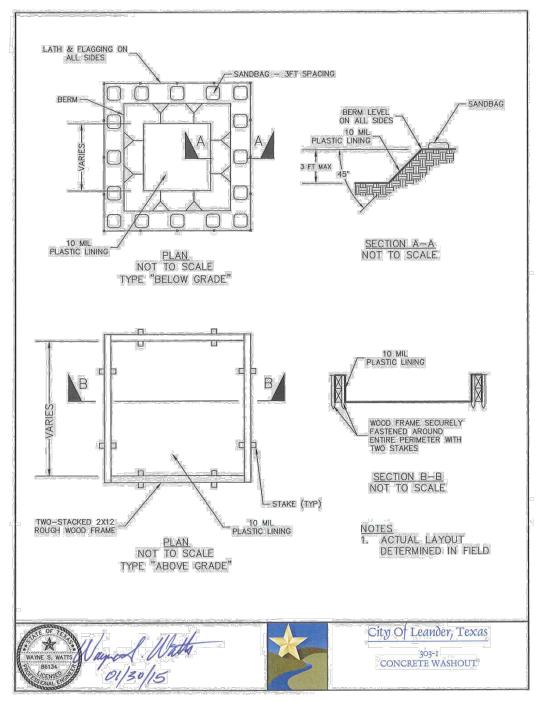
1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 Inches) DEPTH, USE STEEL POSTS. 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. 3. THE TRENCH MUST BE A MINIMUM OF 160 mm (6 Inches) DEEP AND 150 mm (6 Inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

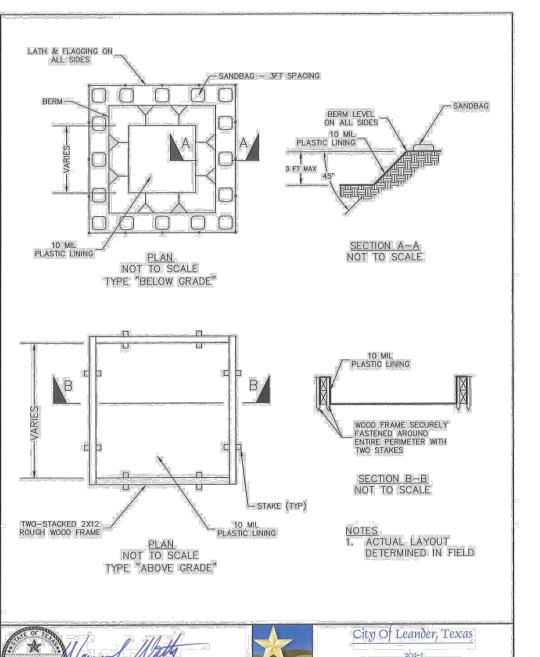
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST. 5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTY AS NEEDED.

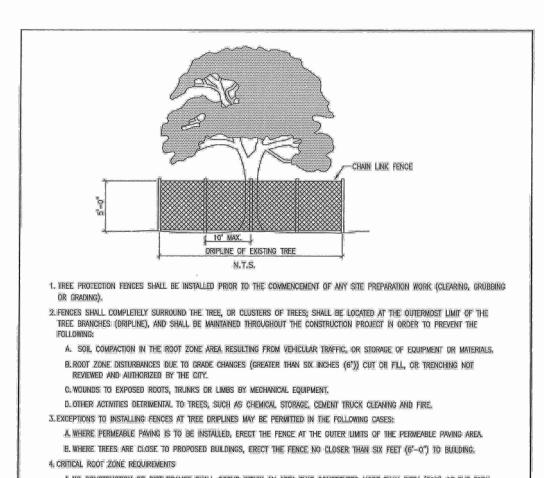
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

8TANDARD NO. 6425-1

			đ
	1	o To	
0	CITY OF AUSTIN	SILTE	ENGE



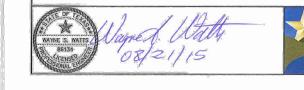




A NO CONSTRUCTION OR DISTURBANCE SHALL OCCUR WITHIN AN AREA THAT CONSTITUTES MORE THAN FIFTY (50%) OF THE TOTAL. CRITICAL ROOT ZONE AND ONE HALF THE RADIAL DISTANCE OF THE CRITICAL ROOT ZONE FOR EACH TREE BEING PRESERVED INCLUDING SIGNIFICANT TREES, HERITAGE TREES, AND ANY OTHER TREES FOR WHICH PRESERVATION IS TO BE CREDITED. THE REMAINING CRITICAL ROOT ZONE SHALL CONSIST OF AT LEAST ONE HUNDRED (100) SQUARE FEET. B. THIS DEFINED AREA SHALL BE FLAGGED AND ENCIRCLED WITH PROTECTIVE FENCING DURING CONSTRUCTION. THE PLANNING

DIRECTOR MAY APPROVE CONSTRUCTION CLOSER TO THE TRUNK THAN ONE HALF (12) THE RADIAL DISTANCE, DEPENDING ON THE SIZE, SPACING, OR SPECIES OF THE TREE, THE TYPE OF DISTURBANCE PROPOSED, AND UNIQUENESS OF THE SITUATION. C.CUT OR FILL THAT IS GREATER THAN FOUR (4) INCHES IN DEPTH AND THE SEVERING OF MAJOR ROOTS SHALL BE CONSIDERED DISTURBANCE FOR THE PURPOSES OF THIS ORDINANCE.

D. WITHIN THE PROTECTED CRITICAL ROOT ZONE, ONLY FLATWORK, DECKING, OR SIMILAR CONSTRUCTION, MAY BE APPROVED AND SHALL NOT AFFECT THE BRANCHING OF THE TREE. E. IF PROPOSED OR ACTUAL PROTECTION OF THE CRITICAL ROOT ZONE OF A TREE DOES NOT MEET THE REQUIREMENTS OF THIS SECTION, THEN THE TREE SHALL BE CONSIDERED REMOVED AND SHALL REQUIRE MITIGATION IN ACCORDANCE WITH THIS ORDINANCE.



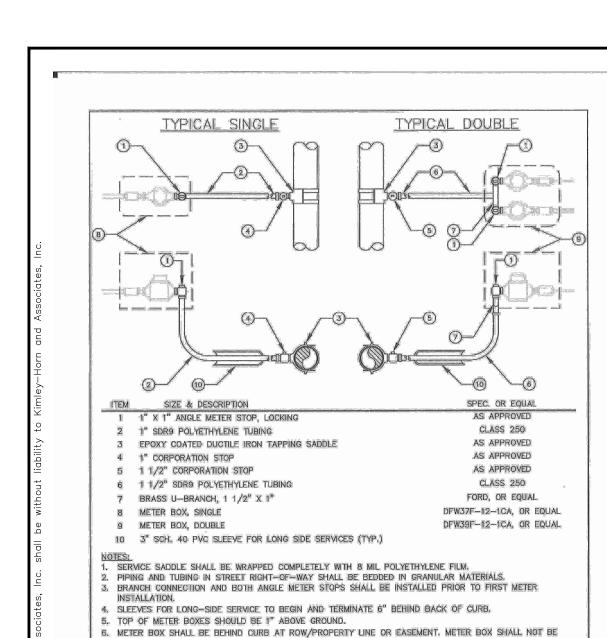
City Of Leander, Texas TREE PROTECTION

RYAN MCKAY 146418 09/02/2025

EROSION CONTROL DETAILS

DPS LEANDER 2000 SITE DEVELOPMENT PLANS

17 OF 28



INSTALLED IN SIDEWALK, DRIVEWAY OR VEHICULAR TRAVEL AREA.

1" X 3/4" BRASS METER BUSHING REQUIRED FOR 5/8" AND 3/4" METERS.

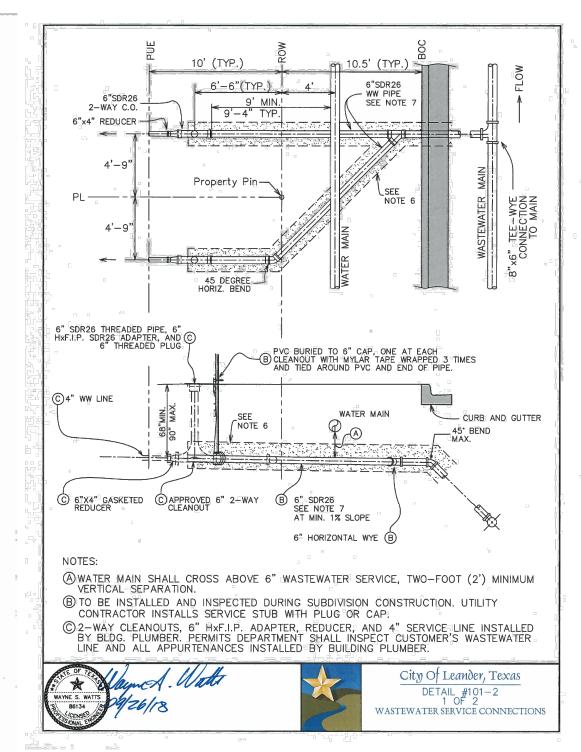
AXIS OF METER ASSEMBLY (LINE THROUGH METER STOP, METER, CHECK VALVE, PIPING AND OWNER'S

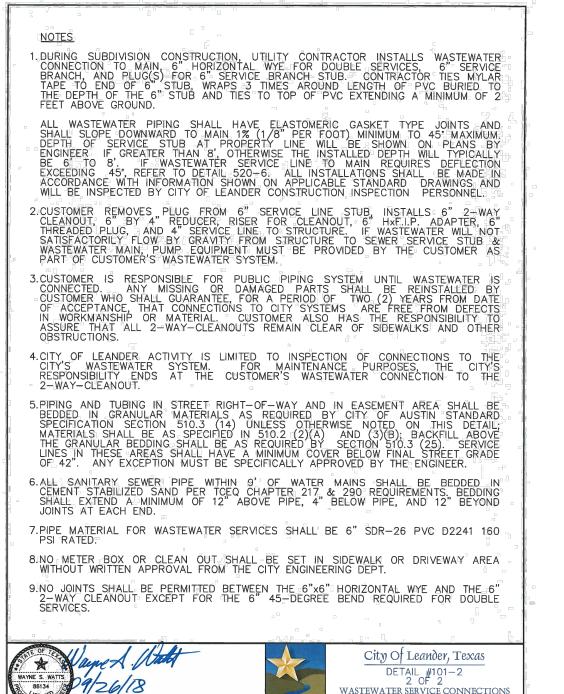
CUTOFF) SHALL BE 11" BELOW TOP OF BOX, METER BOXES ARE SIZED TO ACCOMMODATE METER STOP.

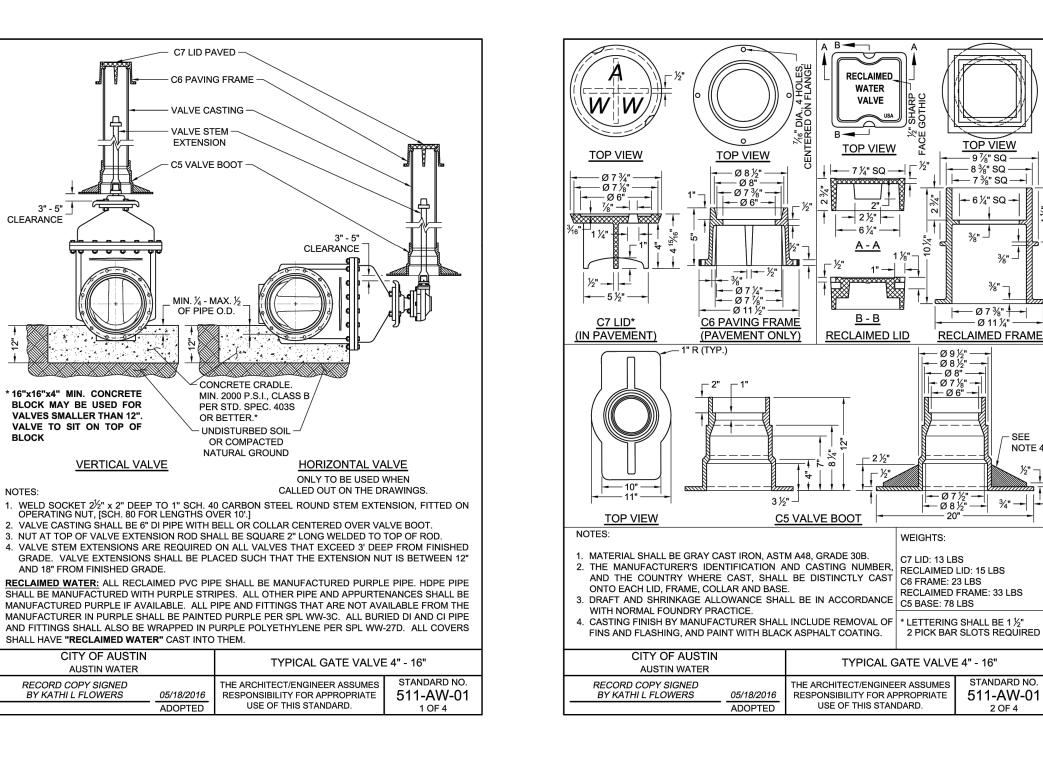
City Of Leander, Texas

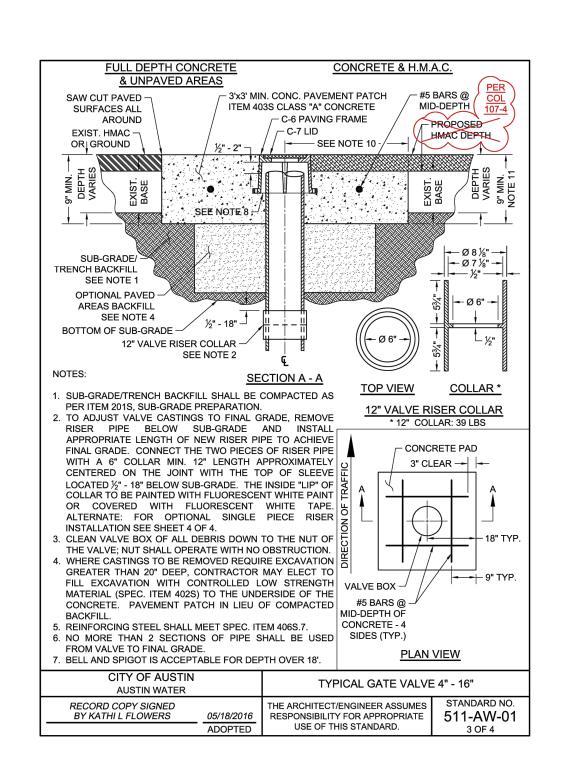
DETAIL #101-1

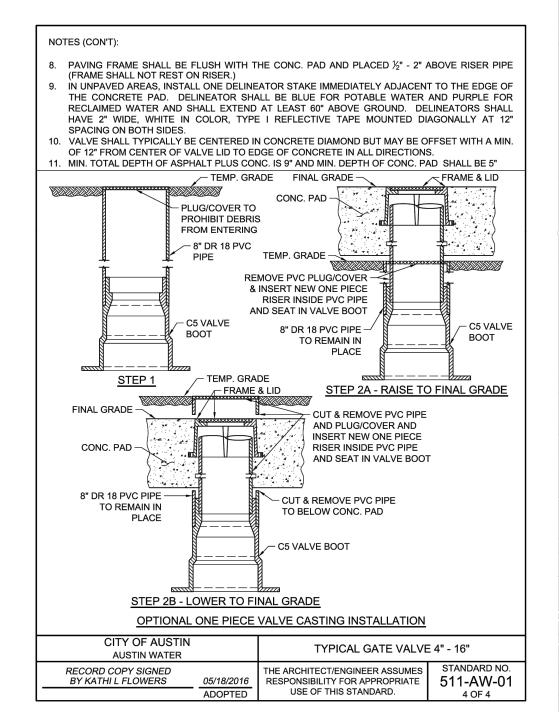
WATER SERVICE CONNECTIONS

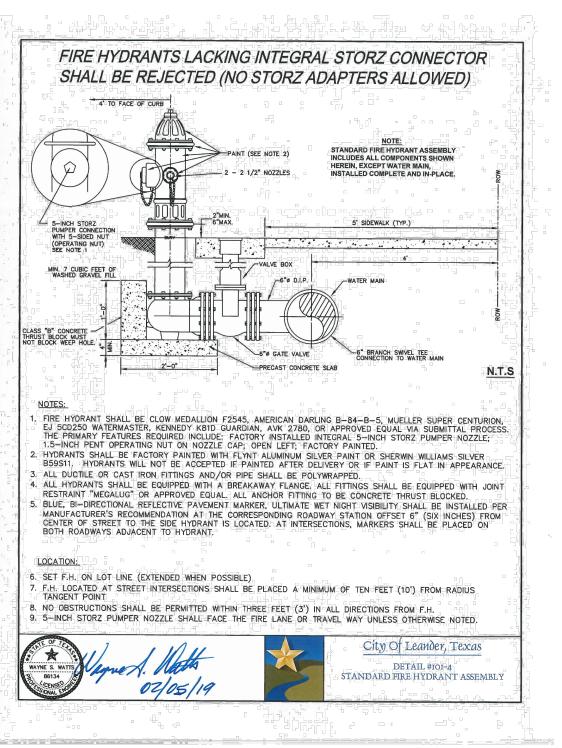


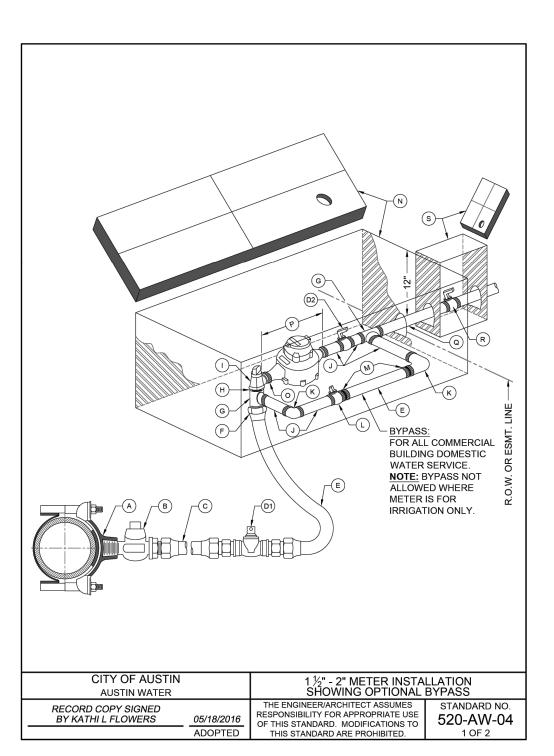




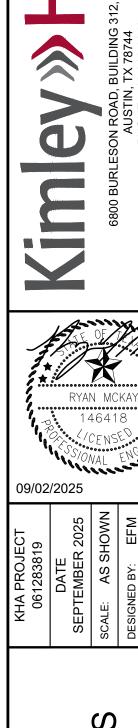








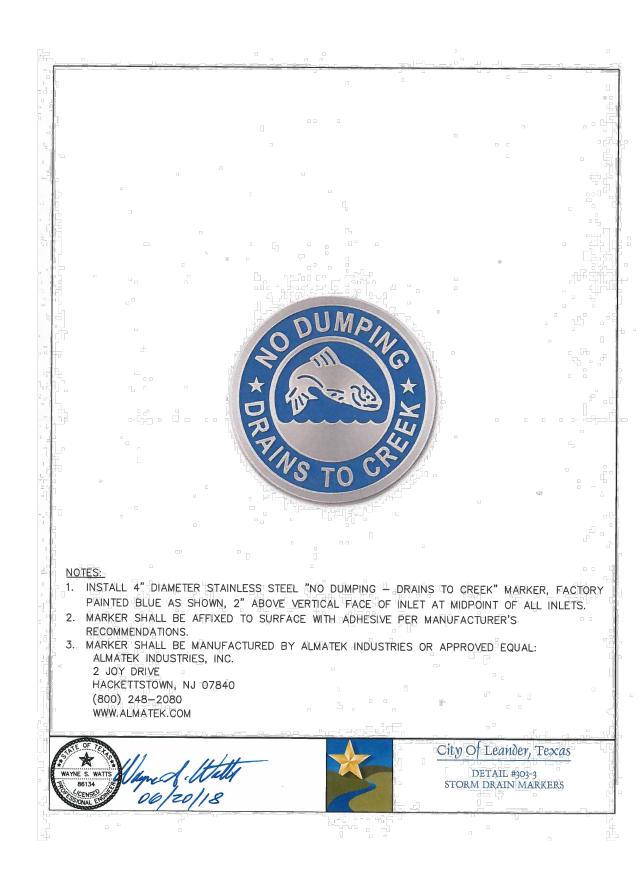


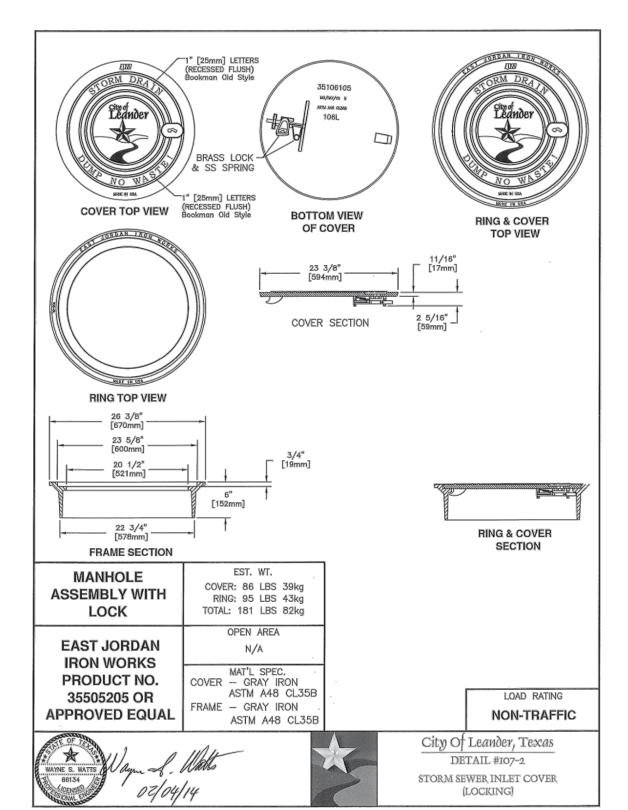


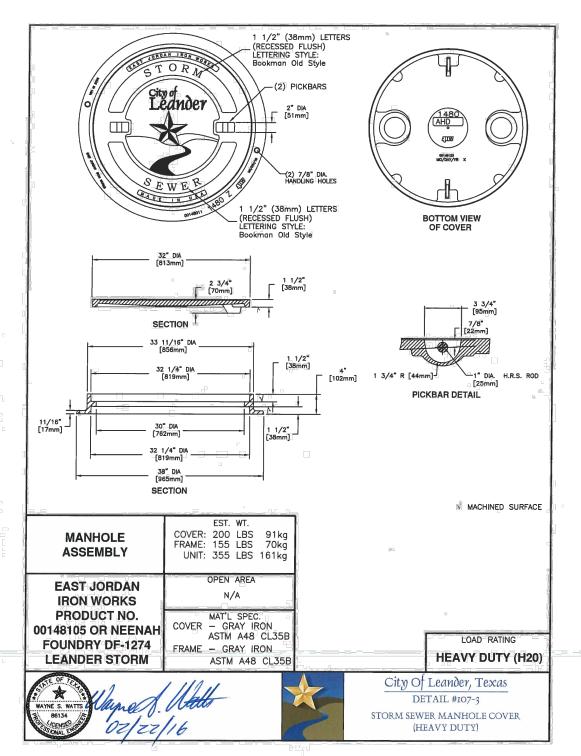
DPS LEANDER 2000 SITE DEVELOPMENT PLANS

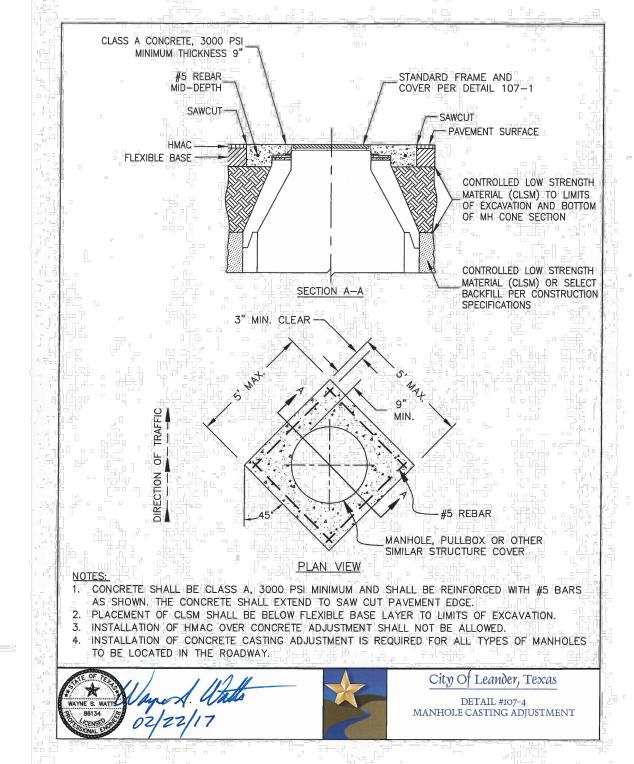
DE

sheet number 18 OF 28









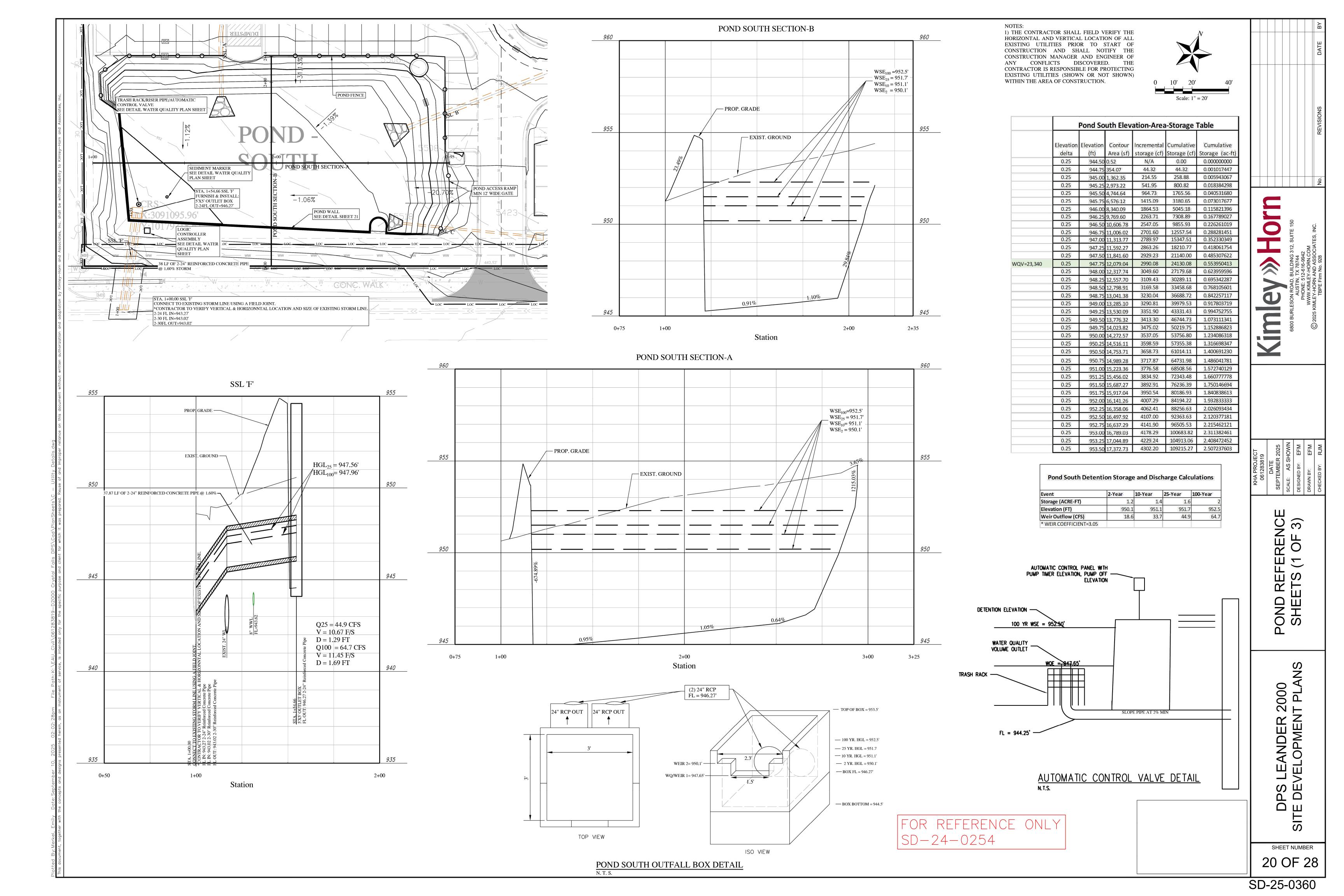


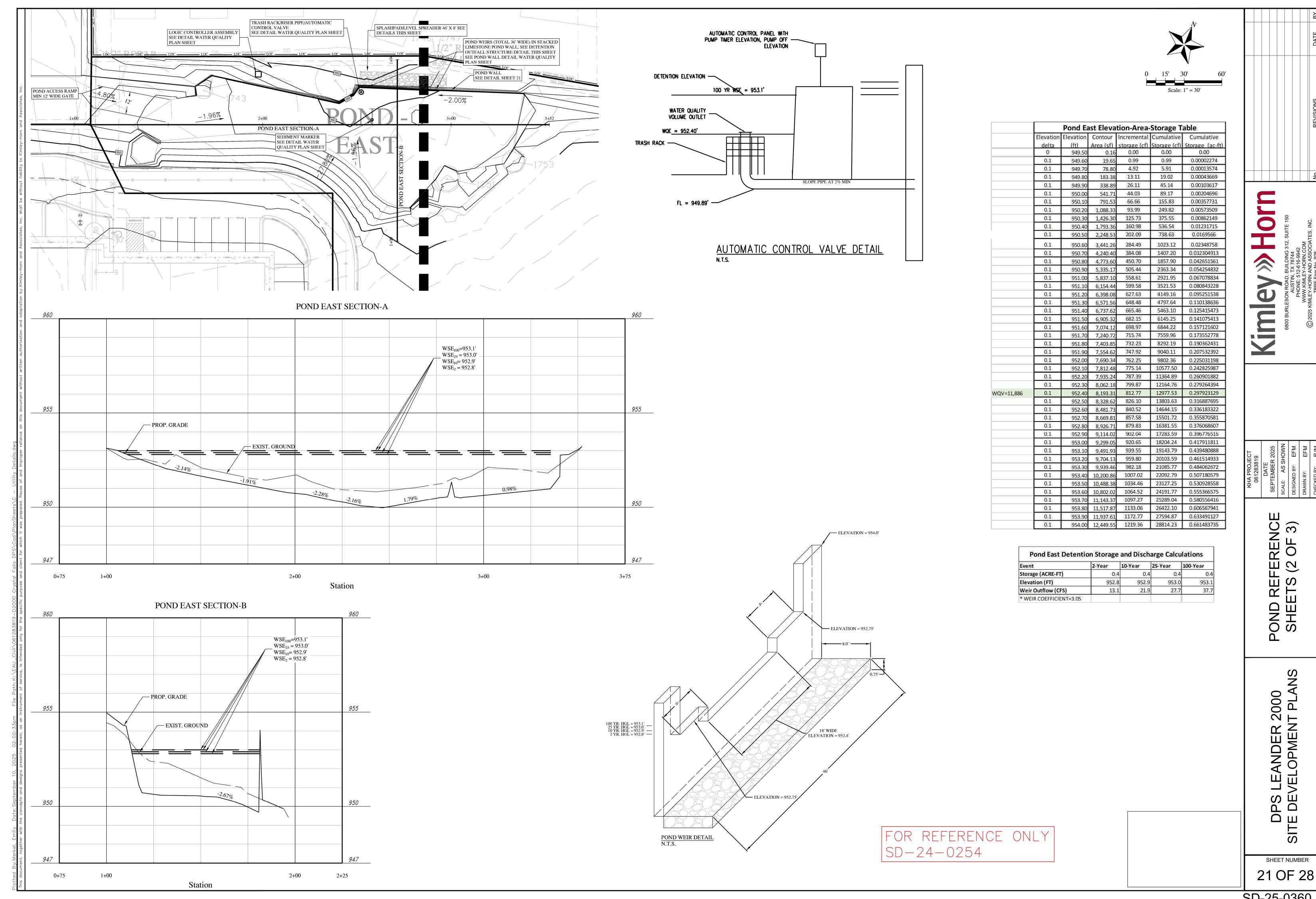
STORM DRAIN DETAILS

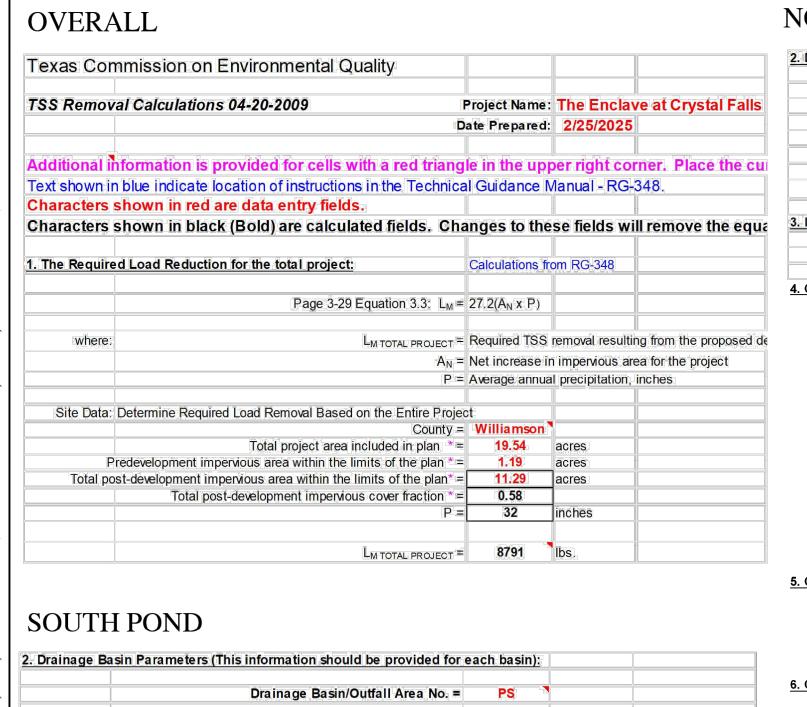
09/02/2025

DPS LEANDER 2000 SITE DEVELOPMENT PLANS

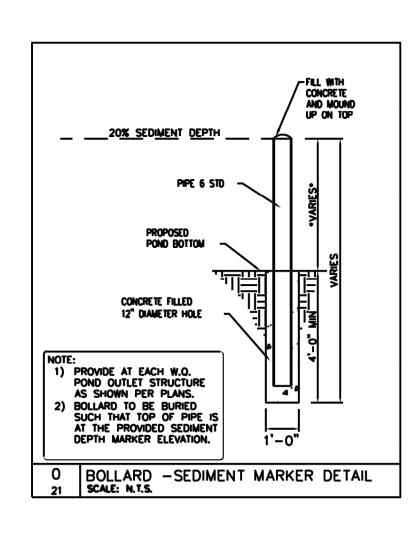
19 OF 28







		1		
	Drainage Basin/Outfall Area No. =	PS	N	1
	Diamage Dasin/Outlant/Mea.no.			
ĺ	Total drainage basin/outfall area =	8.24	acres	
	elopment impervious area within drainage basin/outfall area =	0.47	acres	
A 100 AND 100 CONTROL OF	elopment impervious area within drainage basin/outfall area =	6.05	acres	
Post-develo	pment impervious fraction within drainage basin/outfall area =	0.73	_	
	L _M This basin =	4857	lbs.	
. Indicate the	proposed BMP Code for this basin.			
	Proposed BMP =	Batch Detent	on Basin	
	Removal efficiency =		percent	
. Calculate Ma	ximum TSS Load Removed (L _R) for this Drainage Basin			
.,				
	RG-348 Page 3-33 Equation 3.7: L _R =	(BMP efficience	y) x P x (A _l x	34.6 + A _P x 0.54)
where:	Ā _C ≡	Total On-Site	drainage area i	n the BMP catchme
				the BMP catchment
			II M	ne BMP catchment a
		ļ		
	LR -	155 Load Tell	loved ironi triis	catchment area by
	A _C =	8.24	acres	
	A _i =			
			acres	
	A _E =		acres	
	L _R =	6130	lbs	
. Calculate Fra	action of Annual Runoff to Treat the drainage basin / out	fall area		
	Desired L _{M THIS BASIN} =	5118	lbs.	
	Destrict EM THIS BASIN	9.119	ino:	
ĺ	り囲	0.83		
. Calculate Ca	pture Volume required by the BMP Type for this drainage	je basin / out	all area.	Calculations from F
. Calculate Ca	pture Volume required by the BMP Type for this drainage	ge basin / out	all area.	Calculations from F
. Calculate Ca				Calculations from F
. Calculate Ca	Rainfall Depth =	1.20	inches	Calculations from F
. Calculate Ca	Rainfall Depth = Post Development Runoff Coefficient =	1.20	inches	Calculations from I
. Calculate Ca	Rainfall Depth =	1.20		Calculations from I
Calculate Ca	Rainfall Depth = Post Development Runoff Coefficient =	1.20	inches cubic feet	
. Calculate Ca	Rainfall Depth = Post Development Runoff Coefficient = On-site Water Quality Volume =	1.20 0.54 19450 Calculations f	inches cubic feet	
. Calculate Ca	Rainfall Depth = Post Development Runoff Coefficient = On-site Water Quality Volume = Off-site area draining to BMP =	1.20 0.54 19450 Calculations f	inches cubic feet com RG-348 acres	
Calculate Ca	Rainfall Depth = Post Development Runoff Coefficient = On-site Water Quality Volume = Off-site area draining to BMP = Off-site Impervious cover draining to BMP =	1.20 0.54 19450 Calculations f	inches cubic feet	
. Calculate Ca	Rainfall Depth = Post Development Runoff Coefficient = On-site Water Quality Volume = Off-site area draining to BMP = Off-site Impervious cover draining to BMP = Impervious fraction of off-site area =	1.20 0.54 19450 Calculations f	inches cubic feet com RG-348 acres	
. Calculate Ca	Rainfall Depth = Post Development Runoff Coefficient = On-site Water Quality Volume = Off-site area draining to BMP = Off-site Impervious cover draining to BMP = Impervious fraction of off-site area = Off-site Runoff Coefficient =	1.20 0.54 19450 Calculations f	cubic feet com RG-348 acres acres	
. Calculate Ca	Rainfall Depth = Post Development Runoff Coefficient = On-site Water Quality Volume = Off-site area draining to BMP = Off-site Impervious cover draining to BMP = Impervious fraction of off-site area =	1.20 0.54 19450 Calculations f	inches cubic feet com RG-348 acres	Pages 3-36 to 3-37
. Calculate Ca	Rainfall Depth = Post Development Runoff Coefficient = On-site Water Quality Volume = Off-site area draining to BMP = Off-site Impervious cover draining to BMP = Impervious fraction of off-site area = Off-site Runoff Coefficient =	1.20 0.54 19450 Calculations f	cubic feet com RG-348 acres acres	



NORTH POND EAST POND

	Drainage Basin/Outfall Area No. =	PN4	1	
	-			
	Total drainage basin/outfall area =	5.59	acres	
Predevelopment impervious area within drainage basin/outfall area =		0.00	acres	
Post-developme	ent impervious area within drainage basin/outfall area =	3.58	acres	
Post-development	impervious fraction within drainage basin/outfall area =	0.64		
	LM THIS BASIN	3116	lbs.	
dicate the propos	sed BMP Code for this basin.			
	Proposed BMP = B	atch Dete	ntion Basin	
	Removal efficiency =	91	percent	
alculate Maximur	m TSS Load Removed (L _R) for this Drainage Basin by	the selec	ted BMP Type.	
	·			

RG-348 Page 3-33 Equation 3.7: $L_R = (BMP \text{ efficiency}) \times P \times (A_1 \times 34.6 + A_2 \times 0.54)$ e: $A_C = \text{Total On-Site drainage area in the BMP catchment area}$ $A_1 = \text{Impervious area proposed in the BMP catchment area}$ $A_P = \text{Pervious area remaining in the BMP catchment area}$ $L_R = \text{TSS Load removed from this catchment area by the } \text{μ}$

 $A_{C} = 5.59$ acres $A_{I} = 3.58$ acres $A_{P} = 2.01$ acres $A_{R} = 3639$ lbs

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

Desired L_{M THIS BASIN} = 3220 Ibs.

F = 0.88

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

Calculations from RG-3

Rainfall Depth = 1.50 inches
Post Development Runoff Coefficient = 0.45
On-site Water Quality Volume = 13743 cubic feet

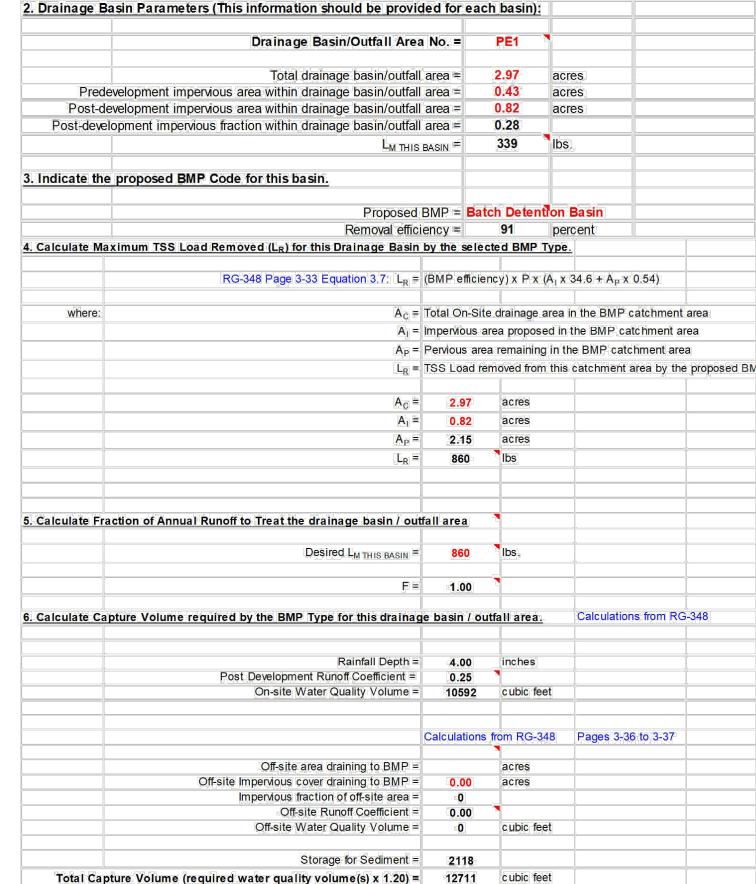
Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP = acres

Off-site Impervious cover draining to BMP = 0.00 acres
Impervious fraction of off-site area = 0
Off-site Runoff Coefficient = 0.00
Off-site Water Quality Volume = 0 cubic feet

Storage for Sediment = 2749

Total Capture Volume (required water quality volume(s) x 1.20) = 16492 cubic fee



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;

ORIGINALLY APPROVED;

C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE

EDWARDS AQUIFER; OR

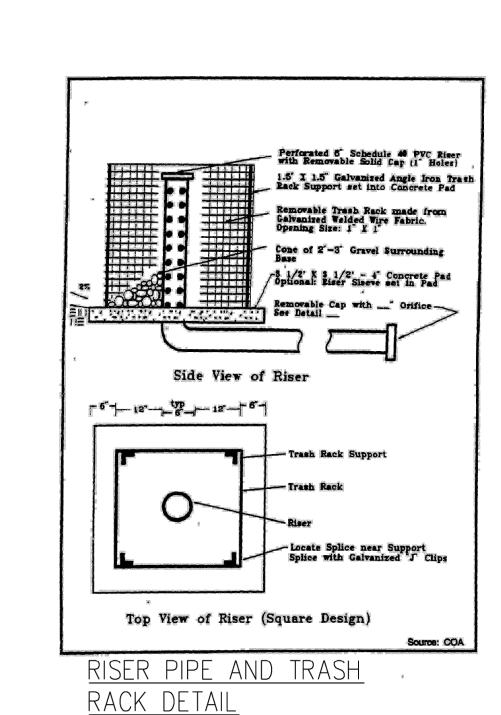
D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

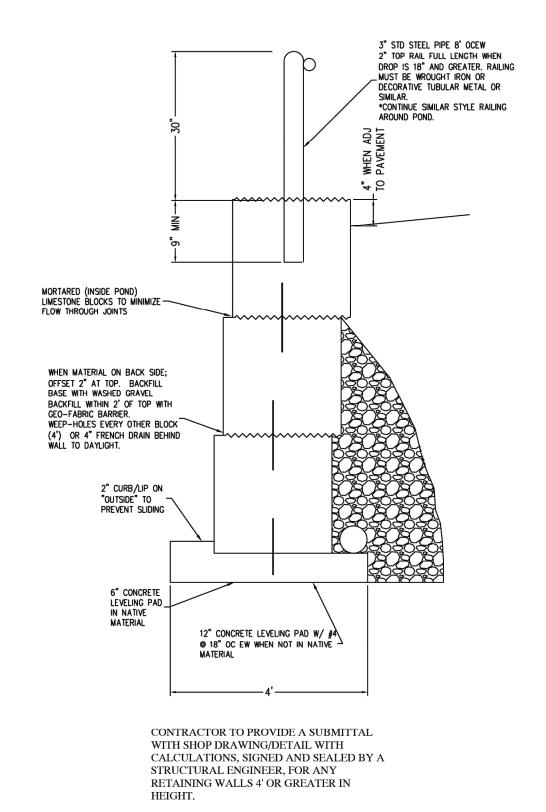
AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN, TEXAS 78753-1808
PHONE (512) 339-2929
FAX (512) 339-3795SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096

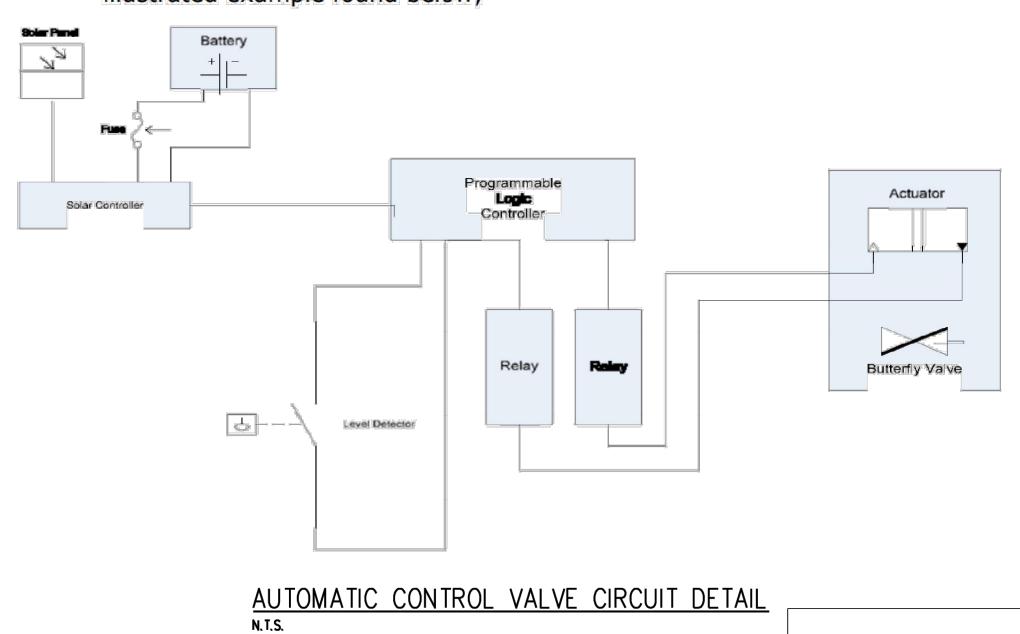
FAX (210) 545-4329

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

• **Circuit** – Provide a block diagram of site specific controller circuit, such as the illustrated example found below;







FOR REFERENCE ONLY SD-24-0254 DPS LEANDER 20 SITE DEVELOPMENT I

000

FE (3)

REI TS

OND

D

22 OF 28

SHEET NUMBER



ATTACHMENT N – INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

THE ENCLAVE AT CRYSTAL FALLS

BMP TYPE: Three (3) Permanent Batch Detention Systems

BMP ADDRESS: 10953, 10959, 10965, & 10981 E. Crystal Falls Parkway, Leander, TX 78641

OWNER/DEVELOPER: RCG Hutto Gateway Fund, LLC.

OWNER/DEVELOPER ADDRESS: 11770 Jollyville Rd, Austin, TX 78759

CONTACT NAME: <u>Lin Lynn</u> Yuan EMAIL: <u>lynn@realinternational.com</u>

PHONE: 512-298-1899

The owner will be responsible for inspection, maintenance, and repair of the three (3) proposed Batch Detention Basins associated with The Enclave at Crystal Falls project. The City of Leander 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:

<u>Inspections.</u> 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.

<u>Debris and Litter Removal.</u> 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.

<u>Erosion Control.</u> 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.

<u>Nuisance Control.</u> 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.

<u>Logic Controller</u>. 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 responsible party for the maintenance of the permanent BMP on the property. Refer to the engineering plans for the exact location.

Property Owner Date

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

Con My Shah 11/1/2024

Engineer of Record Date



ATTACHMENT O: Pilot-Scale Field Testing Plan

A plan for pilot-scale field testing is not required for this project.



ATTACHMENT P: Measures for Minimizing Surface Stream Contamination

Surface streams do not exist on site. All disturbed areas wil be re-vegetated as soon as practical.



SECTION 4: Temporary Stormwater Section

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of	Customer/	'Agent:	<u>Ryan</u>	<u>McKay</u>

Date: <u>09/16/2025</u>

Signature of Customer/Agent:

Regulated Entity Name: DPS Leander 2000

Project Information

Potential Sources of Contamination

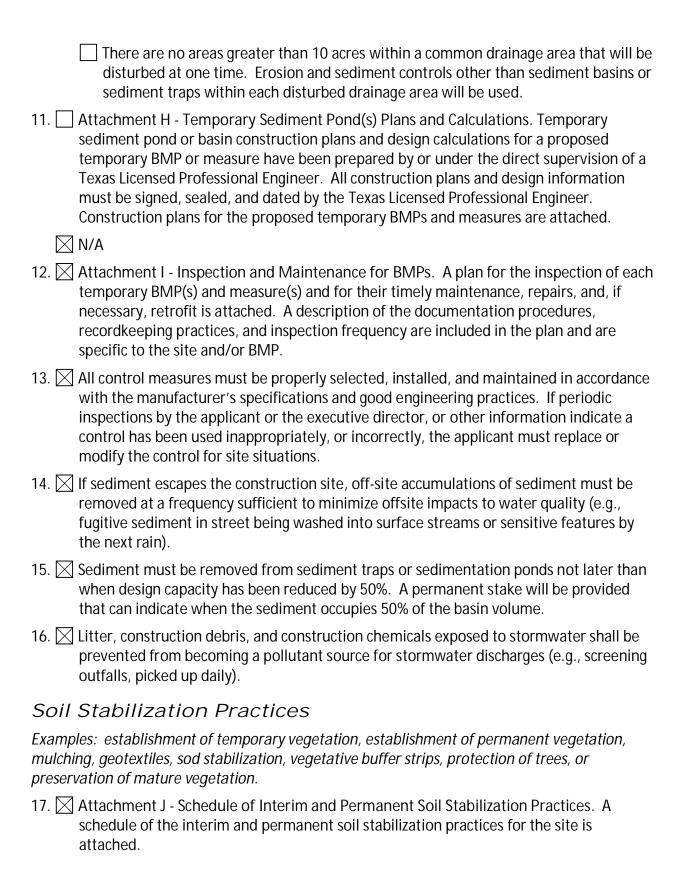
Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

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

	 Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year. Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
	□ Fuels and hazardous substances will not be stored on the site.
2.	Attachment A - Spill Response Actions. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
3.	☐ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
4.	Attachment B - Potential Sources of Contamination. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.
S	equence of Construction
5.	Attachment C - Sequence of Major Activities. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
	 For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given. For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
6.	Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: N/A
T	emporary Best Management Practices (TBMPs)
Ero sta co ba	osion control examples: tree protection, interceptor swales, level spreaders, outlet abilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized instruction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment is ins. Please refer to the Technical Guidance Manual for guidelines and specifications. All ructural BMPs must be shown on the site plan.
7.	Attachment D – Temporary Best Management Practices and Measures. TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to

retain sediment on site to the extent practicable. The following information is attached:

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



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

Administrative Information

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



ATTACHMENT A: Spill Response Actions

If there is an accidental spill on site, the contractor shall respond with appropriate action. The contractor will be required to contact the owner and in turn the owner will contact the TCEQ in the event of a spill on site. In addition to the following guidance, reference the latest version of TCEQ's Technical Guidance Manual (TGM) RG-348 Section 1.4.16.

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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



Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

- Notify the TCEQ by telephone as soon as possible and within 24 hours at (512)339-2929 (Austin) or (254)751-0335 (Waco) between 8 AM and 5PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
 - For spills of federal reportable quantities, in conformance with requirements in 40 CFR parts 110,119 and 302, the contractor should notify the National Response Center at (800) 424-8802.
 - Notification should first be made by telephone and followed up with a written report.
 - The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
 - Other agencies which may need to be consulted include, but not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

TCEQ Reportable Quantities Link:

https://www.tceq.texas.gov/response/spills/spill_rq.html



ATTACHMENT B: Potential Source of Contamination

Potential Source: Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle dripping.

Preventative Measures: Vehicle maintenance will be performed within the construction staging area or a local maintenance shop.

Potential Source: Miscellaneous trash and litter from construction workers and material wrappings.

Preventative Measures: Trash containers will be placed throughout the sire to encourage proper disposal of trash.

Potential Source: Silt leaving the site.

Preventative Measures: Contractor will install all temporary best management practices prior to start of construction including the stabilized construction entrance to prevent tracking onto adjoing streets.

Potential Source: Construction Debris

Preventative Measures: Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case by case basis.

Potential Source: Soil and Mud from Construction Vehicle tires as they leave the site.

Preventative Measures: A stabilized construction exit shall be utilized as vehicles leave the site. Any soil, mud, etc. carried from the project onto public roads shall be cleaned up within 24 hours.

Potential Source: Sediment from soil, sandm gravel and excavated materials stock piled on site.

Preventative Measures: Silt fence shall be installed on the down gradient side of the stock piled materials. Reinforced rock berms shall be installed at all downstream discharge locations.

Potential Source: Portable toilet spill.

Preventative Measures: Toilets on the site will be emptied on a regular basis by the contracted toilet company.



ATTACHMENT C: SEQUENCE OF MAJOR ACTIVITIES

The installation of erosion and sedimentation controls shall occur prior to any excavation of materials or major disturbances on the site. The sequence of major construction activities will be as follows. Approximate acreage to be disturbed is listed in parentheses next to each activity.

Intended Schedule or Sequence of Major Activities:

- 1. Construct Access (0.03 Acres)
- 2. Installation of Temporary BMPs (4.99 Acres)
- 3. Initiate Grubbing and Topsoil Stripping of Site (4.99 Acres)
- 4. Rough Subgrade Preparation (earthwork, grading, street and drainage excavation and embankment) (4.99 Acres)
- 5. Wet and Dry Utility Construction (0.57 Acres)
- 6. Final Subgrade Preparation (0.28 Acres)
- 7. Instillation of Base Materials (0.28 Acres)
- 8. Paving Activities (2.54 Acres)
- 9. Site cleanup and Removal of Temporary BMPs (4.99 Acres) Maximum total construction time is not expected to exceed 12 months.



ATTACHMENT D: Temporary Best Management Practices And Measures

As shown in the erosion and sediment control plan, to protect surface streams during construction activities, silt fence and triangular filter dike will be placed on the downslope along the property line where construction activities end. In addition, a construction entrance will be utilized to filter stormwater through the rock material and inlet protection will be placed at installed inlets.



ATTACHMENT E: Request to Temporarily Seal a Feature

This attachment is not applicable. No features will be sealed on this site.



ATTACHMENT F - Structural Practices

The plan for temporary structural controls on this site includes placing silt fence and triangular filter dike at the down slope of the site that will collect sediment prior to exiting the site. For continued effective use, the silt fence and triangular filter dike will need to be cleaned out when appropriate.



ATTACHMENT G: Drainage Area Map

Refer to Existing and Proposed Drainage Area Maps in Construction Plans.



ATTACHMENT H: Temporary Sediment Pond(s) Plans and Calculations

This attachment is not applicable. There will be no temporary sediment pond or basin provided on site.



ATTACHMENT I: Inspection and Maintenance for BMPs

A. Inspection Schedule

- 1. All disturbed areas, as well as all erosion and sediment control devices, will be inspected according to one of the following schedules:
 - a) at least every seven (7) calendar days and within 24 hours after a rainfall of 0.25" or greater, or
 - b) every seven (7) days on the same day of the week each week, regardless of whether or not there has been a rainfall event since the previous inspection.
- 2. Inspections will occur on the schedule provided in this plan and any changes made to the schedule must adhere to the following:
 - a) the schedule can change a maximum of one time each month,
 - b) the schedule change must be implemented at the beginning of a calendar month, and
 - c) the reason for the schedule change must be documented in this plan (an inspection schedule form is located below).

B. Inspection Reports

- 1. Completed inspection reports (see below) will include the following information:
 - a) scope of the inspection,
 - b) date of the inspection,
 - c) name(s) of personnel making the inspection,
 - d) reference to qualifications of inspection personnel,
 - e) observed major construction activities, and
 - f) actions taken as a result of the inspection.
- 2. All disturbed areas (on and off-site), areas for material storage locations where vehicles enter or exit the site, and all of the erosion and sediment controls that were identified as part this plan must be inspected. The inspection report must state whether the site was in compliance or identify any incidents of non-compliance. The report will be signed by the qualified inspector in accordance with the TPDES general permit and filed in this plan. A sample Inspection Report is included below along with an Inspector Qualification Form. All reports and inspections required by the general construction permit will be completed by a duly authorized representative.
- 3. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in this plan, and wherever possible, those changes implemented before the next storm event or as soon as practicable. A list of maintenance guidelines are included below.



4. Inspection reports will be kept in the Operator's file, along with this plan, for at least three years from the date that the NOT is submitted to the TCEQ for the construction site.

C. Final Stabilization

Final stabilization of the construction site has been achieved when all soil disturbing activities at the site have been completed, and a uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. If a vegetative cover cannot be established, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) can be employed. When these conditions have been met, BMPs can be removed from the construction area.



Inspector Qualifications*

Inspector Name:
Qualifications (Check as appropriate and provide description):
□ Training Course
□ Supervised Experience
□ Other
Inspector Name:
Qualifications (Check as appropriate and provide description):
□ Training Course
□ Supervised Experience
□ Other
Inspector Name:
Qualifications (Check as appropriate and provide description):
□ Training Course
□ Supervised Experience
□ Other

^{*}Personnel conducting inspections must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.



INSPECTION SCHEDULE

Inspections must be conducted:

- Option 1 at least once every 7 calendar days and within 24 hours of the end of a storm event of 0.25 inch or greater
- Option 2 at least once every 7 calendar days, regardless of whether or not there has been a rainfall event since the previous inspection.

Any changes to the schedule are conducted in accordance with the following:

- the schedule is changed a maximum of one time each month,
- the schedule change must be implemented at the beginning of a calendar month, and
- the reason for the schedule change must be documented below.

Date	Schedule Option	Reason for Schedule Change



Construction Site SWP3 Inspection Report

	□ Complies	
Status	□ Warning	No.
St	□ Project Shutdown	

	On-	Site	Up-to-date			
SWP3	Yes No ¹		Yes	No ²		
S						

_	Project:	Date:
al tion	Address:	Inspector:
nera mati		Qualifications: see Appendix E of SWP3
Ge for		Weather Conditions:
ت	Owner:	Contractor:

ВМР	BN In U	1P Jse	Mai Red	int. gʻd	Comments
	Yes	No	Yes ²	No	

¹The SWP3 must be retained on-site at the construction site or, if the site is inactive or does not have an on-site location to store the plan, a notice must be posted describing the location of the SWP3.

²Items marked in this column need to be addressed in the Actions to be Taken table.



ACTIONS TO BE TAKEN	RESPONSIBLE PERSON(S)	DUE DATE	DATE COMPLETED	INITIALS
NOTE: These reports will be least three years. A copy of the				
CERTIFICATION STATEMEL attachments were prepared u to assure that qualified perso on my inquiry of the person of responsible for gathering the and belief, true, accurate, and false information, including the	Inder my direction or supe Innel properly gathered an In persons who manage th Information, the information In complete. I am aware the	ervision in accorda ad evaluated the in he system, or thos on submitted is, to hat there are sign	ance with a syster nformation submit e persons directly o the best of my k ificant penalties fo	tted. Based nowledge or submitting
Name:	_			
Address:				
Telephone:				
Site Location:				
Inspector Signature:			Date:	



MAINTENANCE GUIDELINES

- 1. Below are some maintenance practices to be used to maintain erosion and sediment controls:
 - All control measures will be inspected according to the schedule identified in Appendix E.
 - All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
 - BMP Maintenance (as applicable)
 - Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
 - Silt fence will be inspected for depth of sediment, tears, to see of the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
 - o Drainage swale will be inspected and repaired as necessary.
 - o Inlet control will be inspected and repaired as necessary.
 - Check dam will be inspected and repaired as necessary.
 - Straw bale dike will be inspected and repaired as necessary.
 - Diversion dike will be inspected and any breaches promptly repaired.
 - Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
 - o If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must to work with the owner or operator of the property to remove the sediment.
 - Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.
- 2. To maintain the above practices, the following will be performed:
 - Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.
 - Any necessary revisions to the SWP3 as a result of the inspection must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the SWP3 and wherever possible those changes implemented before the next storm event.
 - Personnel selected for inspection and maintenance responsibilities must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.



ATTACHMENT J: Schedule of Interim and Permanent Soil Stabilization

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site. Existing vegetation shall be maintained and left in place until it is necessary to disturb for construction activity. For this project the following stabilization practices will be implemented:

- 1. Seeding: Disturbed areas subject to erosion shall be stabilized by seeding and watering to provide interim stabilization. For areas that are not to be sodded as per the project landscaping plan, a minimum of 85% vegetative cover will be established to provide permanent stabilization.
- 2. Sodding and Wood Mulch: As per the project landscaping plan, Sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

- a. The dates when major grading activities occur;
- b. The dates when construction activities temporarily or permanently cease on a portion of the site; and
- c The dates when stabilization measures are initiated.

Stabilization measures must be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, and except as provided in the following, must be initiated no more that fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased:

- 1. Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.
- 2. Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.
- 3. In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

Maintenance

Below are some maintenance practices to be used to maintain erosion and sediment controls:

- All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
- BMP Maintenance (as applicable)
- Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as



- silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
- Silt fence will be inspected for depth of sediment, tears, to see of the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Drainage swale will be inspected and repaired as necessary.
- Inlet control will be inspected and repaired as necessary.
- Check dam will be inspected and repaired as necessary.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must to work with the owner or operator of the property to remove the sediment.
- Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

To maintain the above practices, the following will be performed:

 Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of stormwater controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.



SECTION 5: Additional Forms



Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

Complete the following form by adding the requested information in the fields below. The form must be notarized for it to be considered complete. Attach it to other programmatic submittals required by 30 Texas Administrative Code (30 TAC), Chapter 213, and provide it to TCEQ's Edwards Aquifer Protection Program (EAPP) as part of your application.

If you have questions on how to fill out this form or about EAPP, please contact us by phone at 512-339-2929 or by e-mail at eapp@tceq.texas.gov.

Landowner Authorization

I, Lynn Yuan, of RCG Hutto Gateway, LLC am the owner of the property located at:

Lot 3 Block A, The Enclave at Crystal Falls

and am duly authorized in accordance with 30 TAC 213.4(c)(2) and 213.4(d)(1), or 30 TAC 213.23(c)(2) and 213.23(d), relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize DPS Leander 2000, LLC To conduct submission of TCEQ Core Data Form At 10981 E Crystal Falls Pkwy, Austin, Texas 78641

Landowner Acknowledgement

I understand that DPS Leander 2000, LLC

Is ultimately responsible for the compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation and subject to administrative rule or orders and penalties as provided under 30 TAC 213.10, relating to enforcement. Such violations may also be subject to civil penalties.

Landowner Signature

Signature

Date

9/17/2025

THE STATE § OF Texas

County § of Travis

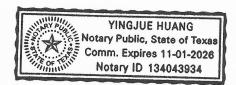
BEFORE ME, the undersigned authority, on this day personally appeared

Lynn Yuan

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 17 day of September, 2025

134043934 NOTARY PUBLIC



Yingjue Huang

MY COMMISSION EXPIRES: 11-01-2026

Optional Attachments

Select All that apply:

- ☐ Lease Agreement
- ☐ Signed Contract
- ☐ Deed Restricted Easement
- ☐ Other legally binding documents

Agent Authorization Form

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

IEddie Olivier
Print Name
Senior Project Manager
Title - Owner/President/Other
ofDPS Leander D2000, LLC
Corporation/Partnership/Entity Name
have authorized Ryan McKay
Print Name of Agent/Engineer
of <u>Kimley-Horn & Associates Inc</u>
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 9/17/2025

Date

THE STATE OF KYAS S
County of Travis §

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

GIVEN under my hand and seal of office on this day of same 2005

DEBRA J POOLE
Notary ID #130677944
My Commission Expires
May 31, 2028

NOTARY PUBLIC

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 53145

Application Fee Form

Texas Commission on Environmental Quality Name of Proposed Regulated Entity: The Enclave at Crystal Falls Regulated Entity Location: 10981 E Crystal Falls Pkwy, Leander, TX 78641 Name of Customer: DPS Leander 2000, LLC Contact Person: Eddie Olivier Phone: 512-657-4986 Customer Reference Number (if issued):CN 606332468 Regulated Entity Reference Number (if issued):RN 112096987 Austin Regional Office (3373) | | Hays Travis ⊠ Williamson San Antonio Regional Office (3362) Medina Uvalde Bexar Comal Kinney Application fees must be paid by check, certified check, or money order, payable to the Texas Commission on Environmental Quality. Your canceled check will serve as your receipt. This form must be submitted with your fee payment. This payment is being submitted to: Austin Regional Office San Antonio Regional Office Mailed to: TCEQ - Cashier Overnight Delivery to: TCEQ - Cashier 12100 Park 35 Circle **Revenues Section** Mail Code 214 Building A, 3rd Floor P.O. Box 13088 Austin, TX 78753 Austin, TX 78711-3088 (512)239-0357 Site Location (Check All That Apply): Contributing Zone Recharge Zone **Transition Zone** Type of Plan Size Fee Due Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling \$ Acres Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks Acres Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential 5.707 Acres | \$ 5,000 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 | \$

Date: 09/08/2025

Signature: _

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

	Cost per Tank or	Minimum Fee-
Project	Piping System	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

New Permit, Registration or Authorization (Core L	Data Form should be submitted with	the program application.)
Renewal (Core Data Form should be submitted wi	th the renewal form)	⊠ Other
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in	3. Regulated Entity Reference Number (if issued)
CN	Central Registry**	RN 112096987

<u> CTION II: Customer Information</u>

The Customer Nar	And the state of t	Update to Customer Inform						and a service of the service of
The Customer Nar	ame (Verifiable with the				ange in Regulated	Entity Owne	ership	
		Texas Secretary of State or T	exas Com	ptroller of Publ	lic Accounts)			
(SOS) or Texas Con	ne submitted here ma	y be updated automatic	ally base	ed on what is	current and act	ive with th	ne Texas Secre	tary of State
	nptroller of Public Acc	ounts (CPA).						
6. Customer Legal	Name (If an individual, p	orint last name first: eg: Doe	, John)		If new Custom	er, enter pre	evious Custome	r below:
DPS Leander 2000, L	_C							N. M. San
7. TX SOS/CPA Fili	ng Number	8. TX State Tax ID (11	digits)		9. Federal Ta	x ID	10. DUNS N	umber (if
80586880	0				(9 digits)		applicable)	
					39-3739881			
					35-3733661			
11. Type of Custor	ner: Corpo	ration		☐ Indiv	vidual	Partne	ership: 🔲 Gene	ral 🛭 Limited
Government: City	County 🔲 Federal [Local State Other		Sole	Proprietorship	Ot	her:	
12. Number of Em	ployees	and Disk made	Æ.		13. Independ	dently Ow	ned and Ope	ated?
0-20 21-100	0 101-250 25	1-500	ŗ	J.		☐ No		
14. Customer Role	(Proposed or Actual) – a	s it relates to the Regulated	Fntity lis	ted on this form	Please check one	of the follo	nwina	V = 1
WENTY TO THE		174	112.71	ted on this join	n riedse eneek om	of the joile	www.g	1.7
☐Owner ☐Occupational Lice	☐ Operator □ Responsible	☐ Owner & Ope Party ☐ VCP/BSA A			Oth	er:		
F10	0 W US Hwy 290. Bldg 2,	Sta 200	**** **** 11 TOTAL 12 TOTAL					
15. Mailing	0 W 03 HWy 290. Blug 2,	Ste 200						
Address:								4
City	Austin	State	TX	ZIP	78735		ZIP + 4	
16. Country Mailir	g Information (if outside	de USA)		17. E-Mail	Address (if applic	able)		
				eolivier@d20	200			

TCEQ-10400 (11/22)

18. Telephone Number			19. Extension or	Code		20. Fax Numb	er (if applicable)	
[512] 657-4986						() -		
SECTION III: I	Regula	ited Entit	ty Inforn	natio	1			***
21. General Regulated En	tity Informa	tion (If 'New Regul	ated Entity" is sele	cted, a new	permit applica	tion is also requir	red.)	
☐ New Regulated Entity [Update to	Regulated Entity Na	ime 🛛 Update	to Regulated	d Entity Inform	ation		
The Regulated Entity Nan as Inc, LP, or LLC).	ne submitte	d may be updated	d, in order to me	et TCEQ Ca	ore Data Stal	ndards (remova	ıl of organization	nal endings such
22. Regulated Entity Nam	e (Enter name		he regulated actio	n is taking p	lace.)			
DPS Leander 2000								
23. Street Address of the Regulated Entity:	10981 E Cry	stal Falls Pwky						74-1
(No PO Boxes)	City	Austin	State	тх	ZIP	78641	ZIP + 4	
24. County	Williamson	,	<u>.</u>	1	1		\ <u>\</u>	<u> </u>
,		If no Street	Address is provi	ded, fields	25-28 are re	quired.		
25. Description to							· ·	34 No.
Physical Location:								
26. Nearest City		· · · · · · · · · · · · · · · · · · ·				State	Nea	rest ZIP Code
Latitude/Longitude are re used to supply coordinate						ards. (Geocodin	g of the Physical	Address may be
27. Latitude (N) In Decima	ıl:			28.	Longitude (\	V) In Decimal:		V
Degrees	Minutes	Se	econds	Deg	rees	Minute	s	Seconds
29. Primary SIC Code	30.	Secondary SIC Co	de	31. Prima	ary NAICS Co	ode 32	. Secondary NAI	CS Code
(4 digits)	(4 di	gits)		(5 or 6 di	_		or 6 digits)	
33. What is the Primary B	usings of th	nie antity? /Dan	at ranget the SIC a	r MAICE dos	calation 1			
Government Office	usiliess of ti	ins entity: (50 ii	ot repeat the SiC o	7 IVAICS GES	сприоп.)		·	·
	10981 E Cr	ystal Falls Pkwy						
34. Mailing		······						
Address:	City	Leander	State	тх	ZIP	78641	ZiP+4	
35. E-Mail Address:	eoliv	l vier@d2000.com				<u> </u>	· ·	
36. Telephone Number		:	37. Extension or	Code	38. F	ax Number (if a	applicable)	
(512)657-4986						1	·	

☐ Dam Safety	Districts	☑ Edwards Aquifer		Emissions Inventory Air	☐ Industrial Hazardous Wa
☐ 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 Agrico	ulture] Water Rights	Other:
O. Name: Ryan McKay			41. Title:	Civil Engineer	
D. Name: Ryan McKay 2. Telephone Number 512) 518-4875		44. Fax Number	45. E-Mail		
2. Telephone Number 512) 518-4875 ECTION V: A	43. Ext./Code uthorized S tify, to the best of my kno	44. Fax Number () - ignature wledge, that the informat	45. E-Mail ryan.mckay	Address @kimley-horn.com	te, and that I have signature autho lentified in field 39.
2. Telephone Number 512) 518-4875 ECTION V: A By my signature below, I cerubmit this form on behalf of	43. Ext./Code uthorized S tify, to the best of my kno	44. Fax Number () - ignature wledge, that the informat	45. E-Mail ryan.mckay	Address @kimley-horn.com	te, and that I have signature autho lentified in field 39.
2. Telephone Number 512) 518-4875 ECTION V: A By my signature below, I cerubmit this form on behalf of	43. Ext./Code uthorized S tify, to the best of my knot the entity specified in Section ander 2000, LLC	44. Fax Number () - ignature wledge, that the informat	45. E-Mail ryan.mckay rion provided in tequired for the u	Address @kimley-horn.com	te, and that I have signature autho lentified in field 39.

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