LONE STAR LANDING PHASE 2
CONTRIBUTING ZONE PLAN

Submitted to:

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
12100 Park 35 Circle, Bldg. A, Rm 179
Austin TX 78753

Submitted by / Agent:

Eli Engineering, PLLC
700 Theresa Cove
Cedar Park, TX 78613
Office: (512) 658-8095
Attn: Gary Eli Jones, P.E.

Owner / Applicant:

LONE STAR LANDING TEXAS, LLC
3320 PRENTISS LANE
LEANDER, TX 78641
Voice: 512-761-8025
Attn: Mr. Mallik Gillakatulla

10/10/2025

Registration No. F-17877

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

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

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Lone Star Landing Phase 2						2. Regulated Entity No.:			
3. Customer Name: Texas Lone Star Landing, LLC						4. Customer No.:			
5. Project Type: (Please circle/check one)	New		Modification			Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential			8. Site (acres):			21.73 Ac
9. Application Fee:	$4,000		10. Permanent BMP(s):			<Batch Detention			
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			N/A			
13. County:	Williamson		14. Watersheds:			Brushy Creek			

Application Distribution

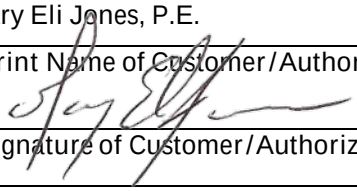
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	__	__	__
Region (1 req.)	__	__	__
County(ies)	__	__	__
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence __Georgetown __Jerrell _X_Leander _ _Liberty Hill __Pflugerville __Round Rock

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	__	__	__	__	__
Region (1 req.)	__	__	__	__	__
County(ies)	__	__	__	__	__
Groundwater Conservation District(s)	__ Edwards Aquifer Authority __Trinity-Glen Rose	__Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch __Helotes __Hill Country Village __Hollywood Park __San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Gary Eli Jones, P.E.
Print Name of Customer/Authorized Agent
 ***10/10/2025***
Signature of Customer/Authorized Agent — Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

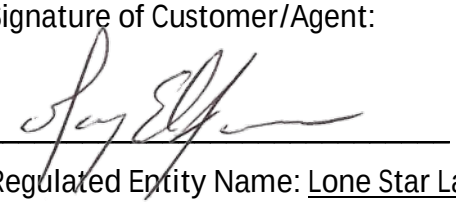
Signature

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

Print Name of Customer/Agent: Gary Eli Jones, P.E.

Date: 10/10/2025

Signature of Customer/Agent:



Regulated Entity Name: Lone Star Landing Phase 2

Project Information

1. County: Williamson
2. Stream Basin: Brushy Creek
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

   Contact Person: Mallik Gilakatulla
   Entity: Lone Star Landing Texas, LLC
   Mailing Address: 3220 Prentiss Lane
   City, State: Leander, TX Zip: 78641
   Telephone: 512-761-8025 Fax: N/A
   Email Address: mallik246@gmail.com

5. Agent/Representative (If any):

Contact Person: Gary Eli Jones, P.E.
Entity: Eli Engineeing, PLLC
Mailing Address: 700 Theresa Cove
City, State: Cedar Park, TX Zip: 78613
Telephone: 512-658-8095 Fax: N/A
Email Address: gejtexas@gmail.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.

800 CR 177, Leander, TX 78641

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

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

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

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

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

11. Existing project site conditions are noted below:

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

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

12. The type of project is:

☒ Residential: # of Lots: 59
☐ Residential: # of Living Unit Equivalents: _____
☐ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 21.73 Acres

    Total disturbed area: 9.70 Acres

14. Estimated projected population: 59 Single Family homes

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	219,500	÷ 43,560 =	5.04
Parking		÷ 43,560 =	
Other paved surfaces	131,554	÷ 43,560 =	3.02
Total Impervious Cover	351,054	÷ 43,560 =	8.06

Total Impervious Cover 8.06 ÷ Total Acreage 21.73 X 100 = 37% Impervious Cover

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):
The sewage collection system will convey the wastewater to the Leander (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 60'.

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 / Map Service Center / 48491C0460F Eff. 12/20/2019.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

52. ☒ Attachment J - BMPs for Upgradient Stormwater.

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

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

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

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

    ☒ N/A

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

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

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☐ N/A

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

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

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

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

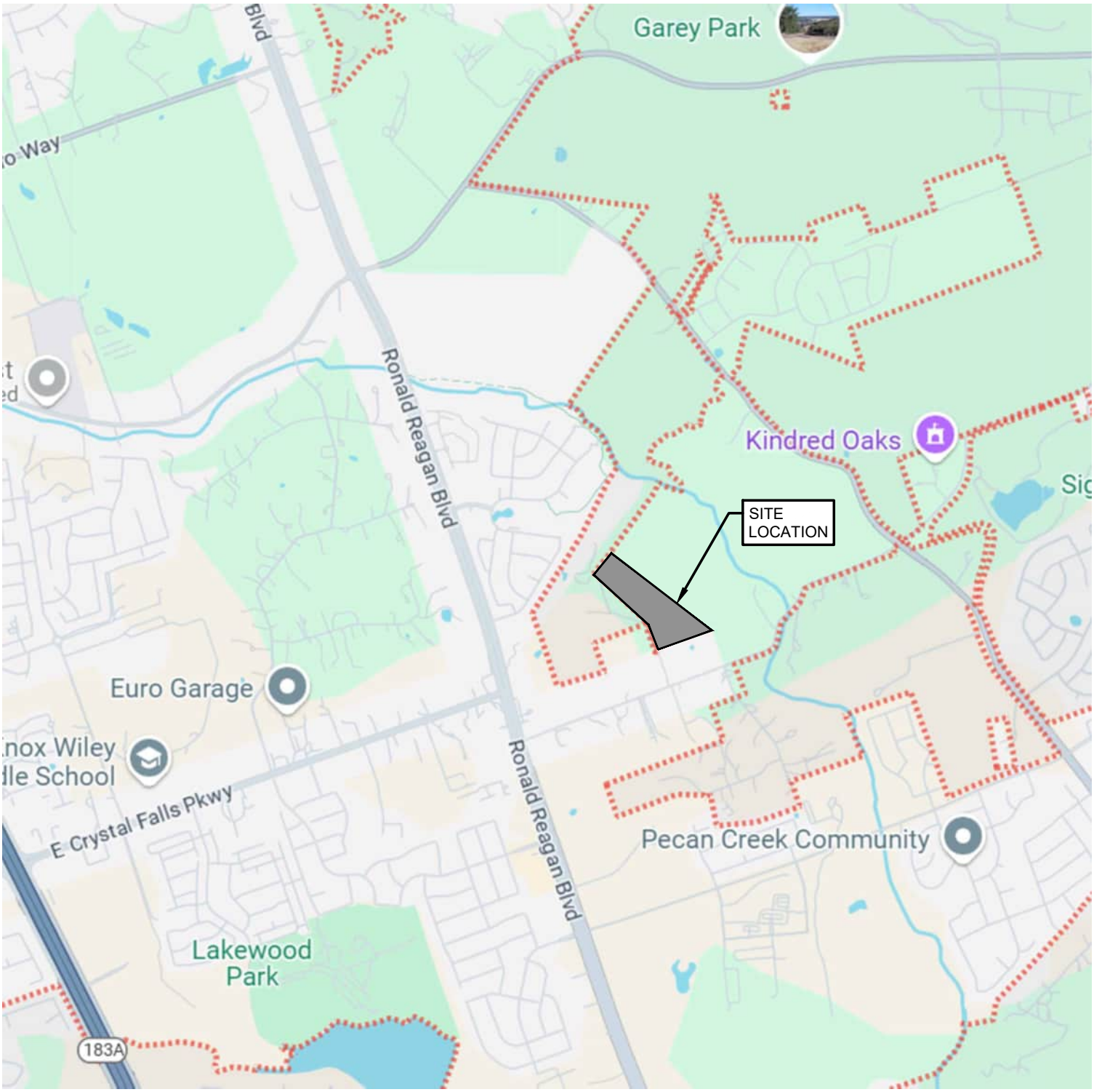
Administrative Information

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

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

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

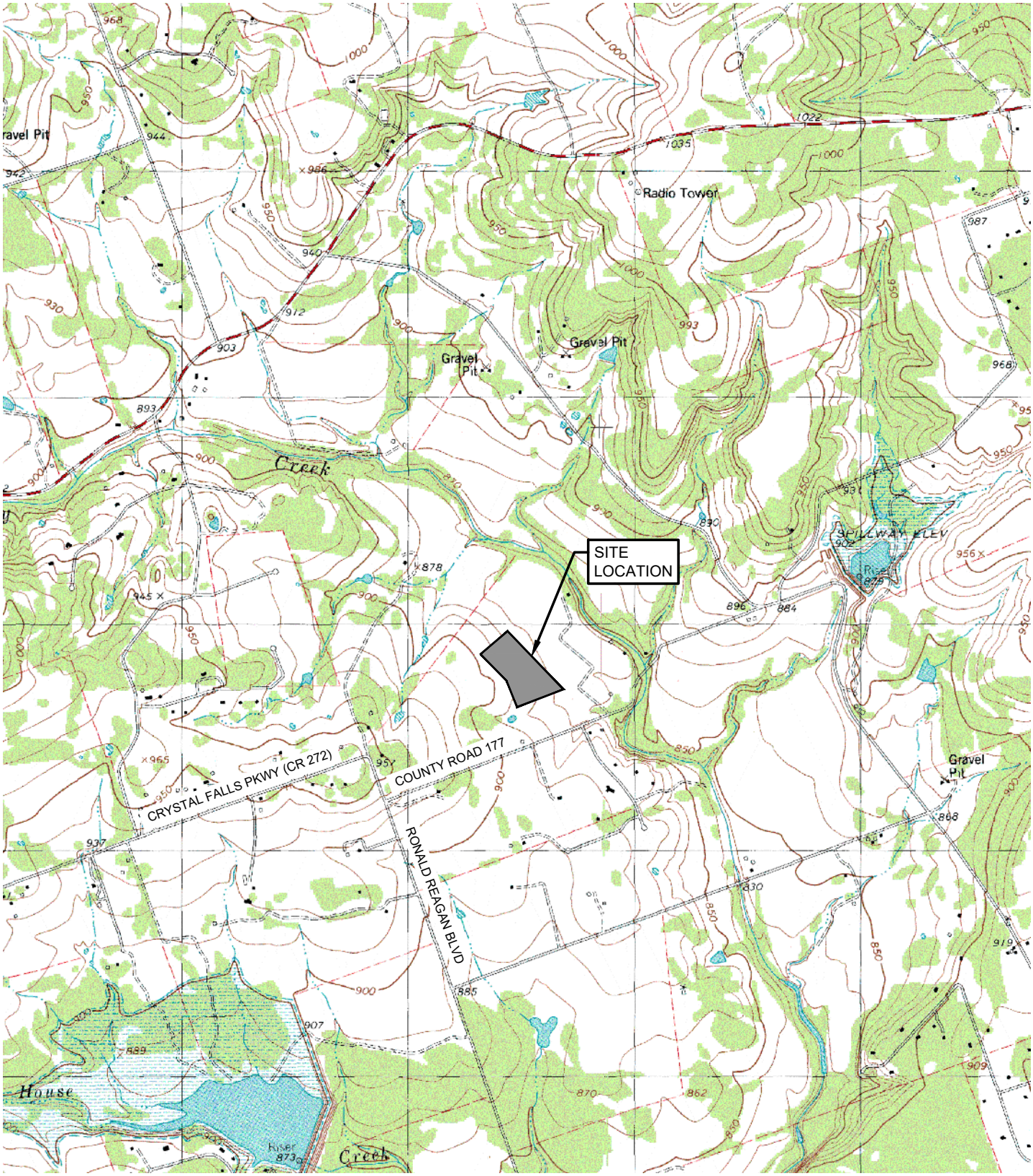
☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.



0 1000 2000

SCALE: 1"=2000'

ATTACHMENT - A ROAD MAP	LONE STAR LANDING PHASE 2	SHEET 1 OF 1	ELI ENGINEERING



0 1000 2000

SCALE: 1"=2000'

ATTACHMENT - B USGS QUAD MAP	LONE STAR LANDING PHASE 2	SHEET 1 OF 1	ELI ENGINEERING

ELI ENGINEERING

Firm # 17877

October 10, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Lone Star Landing Phase 2 Subdivision
Contributing Zone Permit
Attachment C-Project Narrative

To Whom It May Concern:

The application for the Contributing Zone Permit for this project located on the north side of CR 177 in Leander, Tx, west and upstream of Brushy Creek. The project is adjacent to the Phase 1 Lone Star Landing that is under construction now. The Phase 2 project includes 59 single family lots that are a minimum of 9000 SF each. The project is in the city limits of Leander, TX. There is 21.73 acres included in the subdivision consisting of the following:

Description	Lots	Area (Ac)
Single Family Lots (9000 SF Min)	59	13.63
Open Space / HOA Lots	7	1.67
ROW		6.43
Totals	66	21.73

Impervious cover for the entire project is summarized in the chart below.

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	219,500	÷ 43,560 =	5.04
Parking		÷ 43,560 =	
Other paved surfaces	131,554	÷ 43,560 =	3.02
Total Impervious Cover	351,054	÷ 43,560 =	8.06

The project has an upgradient drainage area of 16.65 acres that is conveyed through the property and bypassing the proposed batch detention pond. A total of 4.51 ac of the onsite area will bypass the water quality pond. One half of the lots on the eastern boundary will be released untreated to the adjacent property which accounts for 0.9 ac of bypass impervious cover. The total areas used for the TCEQ spreadsheet calculations is summarized below.

TOTAL TCEQ CALC
20 X 4000 = 80,000 SF
37 X 3500 SF = 129,500 SF
2 x 5000 sf = 10,000 SF
TOTAL LOTS = 5.04 AC
ROADS = 2.32 AC
SIDEWALK = 0.70 AC
TOTAL IC FOR SITE = 8.06 AC
TOTAL SITE AREA = 21.73 AC
TOTAL POND CALCS:
TOTAL AREA TO POND = 17.22 AC
TOTAL IC FOR SITE = 8.06 AC
TOTAL BYPASS IC = 0.90 AC
TOTAL IC TO POND = 7.16 AC

This area will be the back side of the houses that fall away from the collection system in the roadway. The impervious cover accounted for in this area is compensated for in the proposed pond. There is a proposed stormwater collection system in the subdivision that will collect the site drainage and convey to a proposed batch detention pond in the SE corner of the property. The outlet for the pond will discharge to a culvert that conveys the drainage to a drainage easement on the adjacent property. The culvert releases to a channel that conveys the drainage to the limits of the FEMA floodplain which is a result of the Brushy Creek watershed. The project includes water and wastewater lines to serve the subdivision which will all be dedicated to the City of Leander for maintenance. Temporary erosion control is included in the plan during construction. The SWPPP will be included in the construction phase with the required inspections until permanent vegetation is established. The project requires a total of 61,333 CF of water quality storage for the proposed Batch Detention pond. A total of 61,543 CF is provided in the proposed pond. Calculations for the project are included in this report as well as the full construction plans.

On Sheet 24 of 52 in the Construction Plan set, we have included an exhibit showing the initial Phase 1 limits of construction to be 9.70 acres. The streets, utilities, batch detention pond will all be construction initially. The lot grading outside of Phase 1 limits of construction with be done with the home construction after the pond is constructed and in place. Therefore, a settling pond is not required for the project.

If you have any questions or need further assistance, please call me at 512-658-8095.

Sincerely,

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 10, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Lone Star Landing Phase 2
Contributing Zone Permit
Attachment D-Factors Affecting Surface Water Quality

To Whom It May Concern:

Factors which could affect the quality of surface water and groundwater are the parking and use of motor vehicles on the streets and homes on the site. This includes the emission of certain hydrocarbon based substances as well as the tracking of silt. Also, the maintenance of irrigated areas could affect the quality of surface and groundwater through runoff of chemical fertilizers or pesticides.

If you have any questions or need further assistance, please call me at 512-658-8095.

Sincerely,

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 10, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Lone Star Ranch Phase 1
Contributing Zone Permit
Attachment E-Volume and Character of Stormwater

To Whom It May Concern:

This project has 16.65 acre offsite area from the west that will be collected on the western boundary and conveyed through the property via a series of culverts and channels. The onsite drainage conveyed to the batch pond will include 17.22 acres and the bypass area is 4.51 acres. The existing and proposed summary of the drainage is summarized below:

Drainage Basin Characteristics - Existing Conditions								
Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
EX DA-1	21.73	0.00%	65	11	21.10	57.83	86.67	139.22
OS-1	16.65	45.00%	63	11	35.32	64.28	85.82	124.46
EX AP	-				56.08	122.06	172.33	263.68

Drainage Basin Characteristics - Proposed Conditions								
Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
PR DA-1	17.22	41.60%	65	6	46.13	85.20	113.98	165.56
PR DA-2 - BYPASS	4.51	19.98%	65	3	10.48	22.41	31.52	48.02
OS-1_POST DEV	21.73	45.00%	63	12	33.96	61.76	82.44	119.54
POND-PH2	-				18.59	50.59	74.62	124.97
PR AP	-				55.60	120.97	169.23	263.21

The proposed pond provides water quality per TCEQ RG-348 Technical Guidelines and mitigates peak flow rates for the 2, 10, 25 and 100 year storm events. As required, the batch detention system will detain the water quality volume for a 12-hour period from when rain is detected. The water quality volume for this pond is below natural ground, therefore a grinder pump will be used to pump the water quality. The pump station logic will control when the pump comes on after the 12 hour retention time. The 1.5 hp pump is rated at 265 GPM which will pump the 61,543 CF of water quality volume in 28.9 hours which is less than the maximum of 48 hours

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 11, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Lone Star Landing Phase 2
Contributing Zone Permit
Attachment J-BMPs for Upgradient Stormwater

To Whom It May Concern:

The drainage areas upstream of the project will be conveyed through the property via a series of culverts and channels to the SE corner of the property just upstream of the Brushy Creek floodplain. The upstream area draining through the property is 16.65 acres which results in peak flow rates of 86 cfs for the 25 year storm and 124.5 cfs for the 100 year storm. There are no BMP's proposed for the upstream drainage area. The entire area will bypass the proposed batch detention pond.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 10, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Lone Star Landing Phase 2
Contributing Zone Permit
Attachment K-BMPs for On-site Stormwater

To Whom It May Concern:

The proposed BMP for this project is a batch detention pond in the lower southeast corner of the property just upstream of the FEMA 100 year floodplain. The total project area is 21.73 acres with 8.06 acres of impervious cover. The impervious cover calculations are shown below for reference. Per RG-348, 3500 SF of impervious cover per lot less than 10,000 SF and 4000 SF for lots between 10,000 and 15,000 SF was used for the single family lots.

TOTAL TCEQ CALC
20 X4000 = 80,000 SF
37 X3500 SF = 129,500 SF
2 x 5000 sf = 10,000 SF
TOTAL LOTS = 5.04 AC
ROADS = 2.32 AC
SIDEWALK = 0.70 AC
TOTAL IC FOR SITE = 8.06 AC
TOTAL SITE AREA = 21.73 AC
TOTAL POND CALCS:
TOTAL AREA TO POND = 17.22 AC
TOTAL IC FOR SITE = 8.06 AC
TOTAL BY PASS IC = 0.90 AC
TOTAL IC TO POND = 7.16 AC

The project also has a 4.15 acre drainage area that will bypass the BMP. The impervious cover calculations for the bypass area is shown above. The total drainage area to the batch detention pond is 17.22 acres with 7.16 acres of impervious cover. The entire 7015 lbs of TSS removal calculated for the project is used as the Desired Lm for the pond volume calculations.

The total capture volume required for the BMP is 61,333 CF of storage. The proposed pond provides 61,543 CF of storage. Calculations for reference are attached and included in the Construction Plan set.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 10, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Lone Star Landing Phase 2
Contributing Zone Permit
Attachment M-Construction Plans

To Whom It May Concern:

Construction plans and design calculations for the proposed subdivision have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed subdivision are attached and include: TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent

LONE STAR LANDING
PHASE TWO
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

COUNTY ROAD 177
WILLIAMSON COUNTY, TEXAS

PROJECT NO. PICP-25-0248

FILING DATE: 8-19-2025

ROBIN M. GRIFFIN, AICP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES — DATE

EMILY TRUMAN, P.E., CFM, CITY ENGINEER — DATE

GINA ELLISON, P.E., EXECUTIVE DIRECTOR OF PUBLIC WORKS — DATE

ASHLEA BOYD, CPRE, DIRECTOR OF PARKS AND RECREATION — DATE

CHIEF JOSHUA DAVIS, FIRE MARSHAL — DATE

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

THAT I, GARY ELI JONES, DO HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN COMPLIES WITH CITY OF LEANDER SUBDIVISION ORDINANCE ARTICLE II, SECTION 21 AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF LEANDER, TEXAS.

GARY ELI JONES, P.E.
LICENSED PROFESSIONAL ENGINEER
ELI ENGINEERING, PLLC, FIRM #: F-17877
700 THERESA COVE
CEDAR PARK, TEXAS 78613

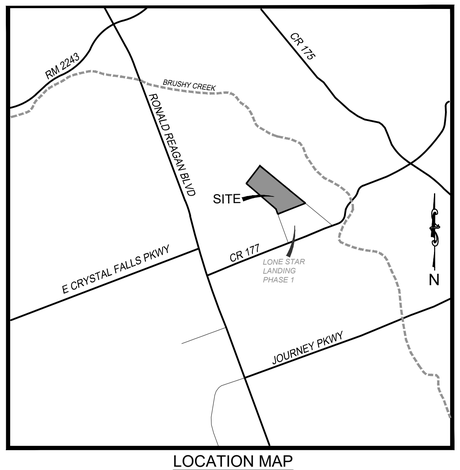
STATE OF TEXAS · GARY ELI JONES · 79198 · REGISTERED · PROFESSIONAL ENGINEER
Sep 30, 2025

THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE, AND ADEQUACY OF THESE PLANS AND/OR SPECIFICATIONS WHETHER OR NOT THE PLANS AND/OR SPECIFICATIONS WERE REVIEWED BY THE CITY ENGINEER(S)

ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY.

ABRAM C. DASHNER, R.P.L.S. NO. 5901
6448 E HWY 290, SUITE B-105
AUSTIN, TEXAS 78723

REVISION NUMBER	DATE	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'s	TOTAL # SHEETS IN PLAN SET	APPROVAL - DATE



LOCATION MAP
SCALE: 1"=2000'

CONTACTS & UTILITIES*

ENGINEER AND AGENT ELI ENGINEERING, P.L.L.C. 700 THERESA COVE CEDAR PARK, TEXAS 78613 CONTACT: GARY ELI JONES, P.E. 512-918-0819 F:512-532-0560 gejtexas@gmailcom	SURVEYOR ABRAM C. DASHNER, R.P.L.S. NO. 5901 6448 HWY 290 EAST, SUITE B-105 AUSTIN, TX 78723 512-244-3395 TBPELS FIRM NO. 10194754
APPLICANT / OWNER TEXAS LONE STAR LANDING, L.L.C. 3320 PRENTISS LANE LEANDER, TEXAS 78641 CONTACT: MALLIKARJUN GILAKATTULA 512-761-8025 mallik246@gmail.com	WATER CITY OF LEANDER 607 MUNICIPAL DRIVE LEANDER, TEXAS 78641 PHONE: 512-259-2640
ELECTRIC PEDERNALES ELECTRIC COOPERATIVE 1949 WEST WHITESTONE BLVD. CEDAR PARK, TEXAS 78613 888-554-4732	WASTEWATER CITY OF LEANDER 607 MUNICIPAL DRIVE LEANDER, TEXAS 78641 PHONE: 512-259-2640
	TELEPHONE AT&T 208 SOUTH ACKARD STREET DALLAS, TEXAS 75202 888-333-6651 CONTACT: ----------

* ESTIMATED FROM SERVICE AREA MAPS; THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR PROPER UTILITY NOTIFICATION OF CONSTRUCTION ACTIVITIES AND CALLING FOR "LOCATES" OF EXISTING UTILITIES WITH EACH ACTUAL UTILITY COMPANY; REGARDLESS OF WHAT IS SHOWN ON THIS SHEET OR IN THESE PLANS. NOT ALL UTILITIES PARTICIPATE IN THE TEXAS EXCAVATION SAFETY SYSTEM, CONTRACTOR TO DO HIS OWN SUB-SURFACE UTILITY RESEARCH PRIOR TO ANY CONSTRUCTION ACTIVITY.

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61. TXDOT CULVERT AND STRIPING DETAILS
62. LANDSCAPE PLAN

ASSOCIATED PROJECTS LIST:

Z-24-0148
CP-24-0041
FP-25-0069
FP-25-0247
FDP-25-0025
PICP-25-0248

LEGAL DESCRIPTION:

BEING A 21.71 ACRE TRACT, OUT OF THAT 37.02 ACRE TRACT IN THE ANASTASIA CARR SURVEY, ABSTRACT NO. 122, AND THE MILTON HICKS SURVEY, ABSTRACT NO. 287, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED IN DOCUMENT NO(S). 2012105626 AND 2012105627, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NOTES:

1. A PORTION OF THIS DEVELOPMENT LIES WITHIN ZONE "AE" AND IS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA PANEL 48491C0460F, DATED DECEMBER 20TH, 2019.
2. THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS OR HER ASSIGNS.
4. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
5. ALL IMPROVEMENTS TO BE DEDICATED TO THE CITY OF LEANDER, EXCEPT FOR DRAINAGE CHANNELS AND BATCH DETENTION POND TO BE MAINTAINED BY H.O.A.
6. FOR SINGLE-FAMILY SUBDIVISIONS THAT ARE NOT REGISTERED WITH TDLR, PROVIDE DOCUMENTATION FROM A REGISTERED ACCESSIBILITY SPECIALIST (RAS) THAT THE PEDESTRIAN INFRASTRUCTURE WITHIN THE PUBLIC RIGHT-OF-WAY COMPLIES WITH THE TEXAS ACCESSIBILITY STANDARDS. ART II, SEC. 23 (c)(11).
7. TURF GRASS IS PROHIBITED IN STRIPS OF LAND LESS THAN SIX (6') FEET IN WIDTH BETWEEN SIDEWALKS AND PAVEMENT.

NO.	DATE	REVISION	BY

GARY ELI JONES · 79198 · REGISTERED · PROFESSIONAL ENGINEER
Sep 30, 2025

ELI ENGINEERING
TBPELS FIRM No. 17877
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (P) 512-532-0560
gejtexas@gmail.com

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO
SUBDIVISION IMPROVEMENTS
COVER SHEET

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

SHEET 1 OF 62

PICP-25-0248

GENERAL NOTES FOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS

REVISED July 22, 2024

CITY CONTACTS:

ENGINEERING MAIN LINE:	512-528-2721
PLANNING DEPARTMENT:	512-528-2750
PUBLIC WORKS MAIN LINE:	512-259-2640
STORMWATER INSPECTIONS:	512-285-0055
UTILITIES MAIN LINE:	512-259-1142
UTILITIES ON-CALL:	512-690-4760

PEC CONTACTS:

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

GENERAL:

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

CONSTRUCTION SEQUENCE NOTES

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

1. REACH OUT TO THE CITY FOR PRE-CONSTRUCTION MEETING AND CONSTRUCTION PERMIT.
2. SET-UP E/S CONTROLS AND TREE PROTECTION AND REACH OUT TO CITY FOR INSPECTION.
3. SET UP TEMPORARY TRAFFIC CONTROLS.
4. CONSTRUCT THE DRAINAGE PONDS AND STORM WATER FEATURES.
5. START UTILITY, ROAD, GRADING, FRANCHISE UTILITY AND ALL NECESSARY INFRASTRUCTURE CONSTRUCTION. [NOTE: PLEASE UPDATE AS PER THE PROJECT]
6. REQUEST FINAL WALKTHROUGH AND CONDUCT WALKTHROUGH WITH ENGINEER OF RECORD AND CITY DEPARTMENT.
7. ENGINEER OF RECORD IS RESPONSIBLE TO PREPARE AND SUBMIT CLOSEOUT DOCUMENTS FOR PROJECT CLOSEOUT.

EROSION CONTROL NOTES

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

WATER AND WASTEWATER NOTES

WATER AND WASTEWATER GENERAL NOTES

1. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI.
2. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS:

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

3. OPEN UTILITIES SHALL NOT BE PERMITTED ACROSS THE EXISTING PAVED SURFACES. WATER AND WASTEWATER LINES ACROSS THE EXISTING PAVED SURFACES SHALL BE BORED AND INSTALLED IN STEEL ENCASEMENT PIPES. BELL RESTRAINTS SHALL BE PROVIDED AT JOINTS.
4. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
5. SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

SIEVE SIZE	PERCENT RETAINED BY WEIGHT
1/2"	0
3/8"	0-2
#4	40-85
#10	95-100

6. DENSITY TESTING FOR TRENCH BACKFILL SHALL BE DONE IN MAXIMUM 12" LIFTS.

WATER

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

WASTEWATER

1. CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.
2. MANDREL TESTING SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
3. MANHOLES SHALL BE COATED PER CITY OF AUSTIN SPL WW-511 (RAVEN 405 OR SPRAYWALL). PENETRATIONS TO EXISTING WASTEWATER MANHOLES REQUIRE THE CONTRACTOR TO RECOAT THE ENTIRE MANHOLE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD SPECIFICATIONS SECTION NO. 506.5.
4. RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.
5. FORCE MAIN PIPES NEED TO HAVE SWEEPING WYES FOR JOINTS.

SEQUENCE OF CONSTRUCTION

1. *INSTALL ALL EROSION CONTROL.*
2. *CONDUCT PRE-CONSTRUCTION CONFERENCE.*
3. *ESTABLISH SUBGRADE ON PROJECT.*
4. *INSTALL WASTEWATER UTILITIES.*
5. *INSTALL WATERLINE UTILITIES.*
6. *INSTALL STORMDRAIN.*
7. *FINALIZE SUBGRADE.*
8. *INSTALL BASE MATERIAL.*
9. *INSTALL CURB AND GUTTER.*
10. *FINALIZE BASE AND PRIME COAT.*
11. *PAVE ROADS.*
12. *REVEGETATE ALL DISTURBED AREAS.*
13. *REMOVE TEMPORARY EROSION CONTROL SUBSEQUENT TO ESTABLISHMENT OF VEGETATION.*

Texas Commission on Environmental Quality
Water Pollution Abatement 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 regulated 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 must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.
3. If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.
4. No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
5. 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 approved plans and 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.
6. 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.
7. Sediment must be removed from the sediment traps or sedimentation basins not later than when it occupies 50% of the basin's design capacity.
8. Liter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
9. All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.
10. If portions of the site will have a temporary or permanent 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.
11. The following records shall 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.
12. The holder of any approved Edward Aquifer protection plan 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 water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
    B. any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
    C. any development of land previously identified as undeveloped in the original water pollution abatement plan.

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

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

TCEQ-0592 (Rev. July 15, 2015) Page 2 of 2

NO.	DATE	REVISION	BY

GARY ELI JONES 79198 REGISTERED PROFESSIONAL ENGINEER
Sep 30, 2025

ELI ENGINEERING
TBPELS FIRM No. 17877
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (P) 512-532-0560
gs@texas@gmail.com

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

GENERAL NOTES (1 OF 2)

HORIZ.=
DRAWING SCALE:
VERT.=

SURVEYED:	
FILE NAME:	RR
DATE:	
DRAWN:	JTC
DESIGNED:	EEI

SHEET 2 OF 62

PICP-25-0248

PHASE 2 LONE STAR LANDING

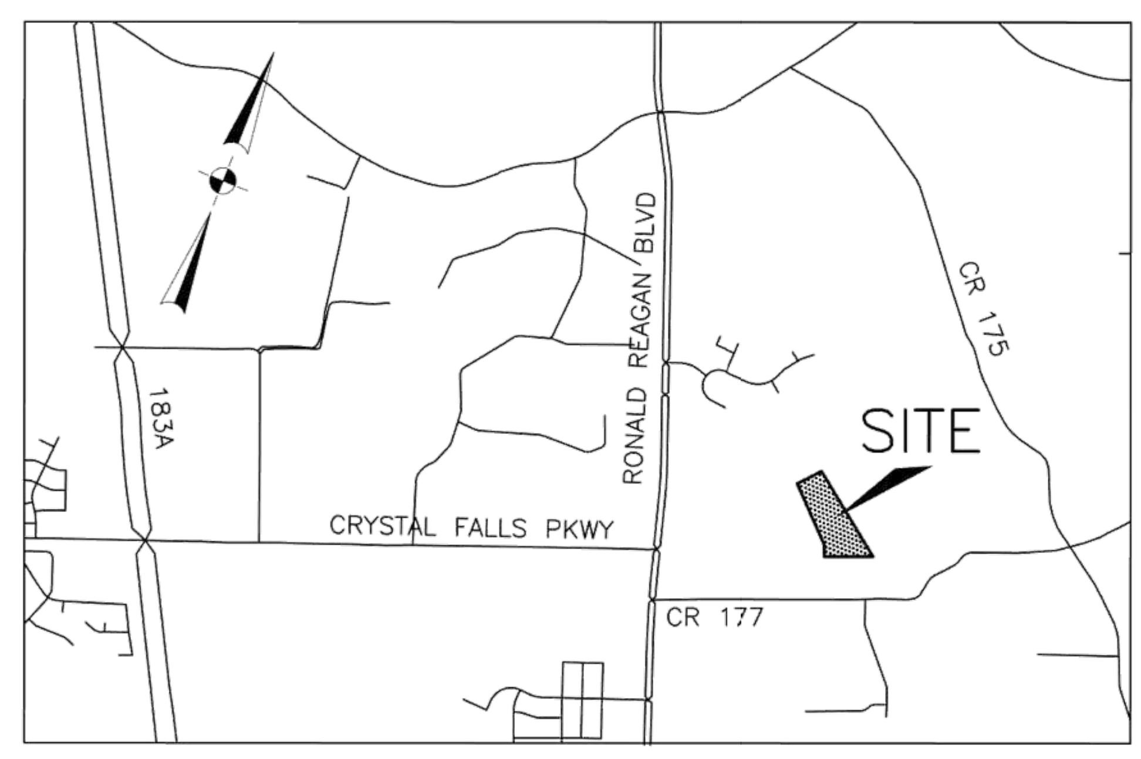
21.729 ACRES OUT OF THE A. CARR SURVEY
ABSTRACT NO. 122 AND THE
M. HICKS SURVEY
ABSTRACT NO. 287
WILLIAMSON COUNTY, TEXAS.

OWNER: TEXAS LONE STAR LANDING LLC
ACREAGE: 21.729

SURVEYOR: ABRAM DASHNER, RPLS
3701 VINELAND DRIVE
AUSTIN, TX 78722
(512)905-4369
TBPELS FIRM NO. 10194971

ENGINEER:
GARY ELI JONES, P.E.
ELI ENGINEERING, PLLC
(512)658-8095
FIRM#: 17877

NUMBER OF BLOCKS: 7
LINEAR FEET OF NEW STREETS: 5,925 LF
SUBMITTAL DATE: 08/ /2025
PATENT SURVEY: A. CARR, ABS. 122 & M. HICKS, ABS. 287
NUMBER OF LOTS BY TYPE: DEVELOPMENT – 55



LOCATION MAP
1" = 2000'

SHEET INDEX

1 - COVER SHEET
2 - OWNER'S DEDICATION, NOTES, METES AND BOUNDS, AND CERTIFICATIONS
3 - SUBDIVISION PLAT

LOT SUMMARY

RESIDENTIAL LOTS	60
OPEN SPACE LOTS	5
R.O.W. RESERVE LOTS	2
BLOCKS	6

AREA SUMMARY

BLOCK A	1.052 AC
BLOCK B	1.469 AC
BLOCK C	2.249 AC
BLOCK D	1.592 AC
BLOCK E	3.543 AC
BLOCK F	4.136 AC
BLOCK G	3.928 AC
RIGHT-OF-WAY	3.760 AC

PROPOSED STREET SUMMARY TABLE

STREET NAME	R.O.W WIDTH	PAVEMENT WIDTH	LENGTH	DESIGN SPEED	PUBLIC/ PRIVATE	CLASSIFICATION
SUZANNE KIMBERLEY WAY	50'	28' FOC-FOC	496.05 LF	25 MPH	PUBLIC	LOCAL RESIDENTIAL
HEADING HOME DRIVE	50'	28' FOC-FOC	1291.04 LF	25 MPH	PUBLIC	LOCAL RESIDENTIAL
FREE FLIGHT DRIVE	50	28' FOC-FOC	1075.32 LF	25 MPH	PUBLIC	LOCAL RESIDENTIAL
NICE DAY DRIVE	50'	28' FOC-FOC	152.54 LF	25 MPH	PUBLIC	LOCAL RESIDENTIAL
RIP CORD DRIVE	50'	28' FOC-FOC	146.00 LF	25 MPH	PUBLIC	LOCAL RESIDENTIAL

CHECKED BY: AD
JOB NUMBER: 004-02 | ISSUE DATE: 08/24/2025
SHEET: 1 OF 3
REVISED: 8/24/2025

PHASE 2 LONE STAR LANDING

21.729 ACRES OUT OF THE A. CARR SURVEY
ABSTRACT NO. 122 AND THE
M. HICKS SURVEY
ABSTRACT NO. 287
WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, TEXAS LONE STAR LANDING LLC, ACTING HEREIN THROUGH MALLIKARJUNA GILAKATTULA, MANAGER, AS THE OWNER OF 21.729 ACRES OUT OF THE A. CARR SURVEY, A-122 AND THE M. HICKS SURVEY, A-287 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 37.015 ACRE TRACT CONVEYED TO TEXAS LONE STAR LANDING, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2022036484, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS PHASE 2 LONE STAR LANDING

BY: MALLIKARJUNA GILAKATTULA, MANAGER

TEXAS LONE STAR LANDING LLC
3220 PRENTISS LN
LEANDER, TX 78641

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF ____________, 2025, BY, __________________.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, GUARANTY BANK & TRUST, N.A., ACTING HEREIN THROUGH KIRK L. LEE, TRUSTEE, AS THE LIEN HOLDER OF 21.729 ACRES OUT OF THE A. CARR SURVEY A-122 AND THE M. HICKS SURVEY, A-287 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 37.015 ACRE TRACT CONVEYED TO TEXAS LONE STAR LANDING, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2022036484, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS PHASE 2 LONE STAR LANDING

BY: KIRK L. LEE, TRUSTEE

GUARANTY BANK & TRUST, N.A.
100 WEST ARKANSAS ST.
MOUNT PLEASANT, TX 75455

THE STATE OF TEXAS §
COUNTY OF ________ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF ____________, 2025, BY, __________________.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, ABRAM C. DASHNER, DO HEREBY CERTIFY 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 CHAPTER 5, SUBDIVISIONS, PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL SUBDIVISION CODE, AND ANY AND ALL EASEMENTS OF RECORD ARE SHOWN HEREON.

ABRAM C. DASHNER
RPLS NO. 5901
6448 E HWY 290, STE. B-105
AUSTIN, TX 78723

ENGINEER'S CERTIFICATION

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

GARY ELI JONES, P.E.
ELI ENGINEERING, PLLC
FIRM#: 17877

METES AND BOUNDS DESCRIPTION

21.729 ACRES OUT OF THE ANASTASHA CARR SURVEY, ABSTRACT NO. 122 AND THE MILTON HICKS SURVEY, ABSTRACT NO. 287, SITUATED IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 37.015 ACRE TRACT CONVEYED TO TEXAS LONE STAR LANDING LLC, BY DEED OF RECORD IN DOCUMENT. NO. 2022036484, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 21.729 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND IN SOUTHEAST LINE OF THAT CERTAIN 34.746 ACRE TRACT CONVEYED TO LEE A. JACKSON, BY DEED OF RECORD IN VOLUME 2536, PAGE 41, OF SAID OFFICIAL RECORDS, BEING THE NORTHEAST CORNER OF THAT CERTAIN 8.000 ACRE TRACT CONVEYED TO GRADY BRUCE AND AMY BRUCE, BY DEED OF RECORD IN DOCUMENT NO. 2010025317, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWESTERLY CORNER OF SAID 37.015 ACRE TRACT AND HEREOF;

THENCE, N37°16'55"E, ALONG THE SOUTHEAST LINE OF SAID 34.746 ACRE TRACT, BEING THE NORTHWEST LINE OF SAID 37.015 ACRE TRACT, A DISTANCE OF 572.56 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THAT CERTAIN 35.384 ACRE TRACT CONVEYED TO ROGER GERALD THOMAS AND WIFE, DIANNE THOMAS, BY DEED OF RECORD IN VOLUME 1890, PAGE 796, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHEAST CORNER OF SAID 37.015 ACRE TRACT AND HEREOF;

THENCE, S50°19'11"E, ALONG THE WEST LINE OF SAID 35.384 ACRE TRACT, BEING THE EAST LINE OF SAID 37.015 ACRE TRACT, A DISTANCE OF 1726.83 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE WEST LINE OF SAID 35.384 ACRE TRACT, OVER AND ACROSS SAID 37.015 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S68°27'19"W, A DISTANCE OF 721.10 FEET TO A 1/2-INCH IRON ROD WITH "RPLS 5901" CAP SET, FOR AN ANGLE POINT;
2. S21°27'29"E, A DISTANCE OF 28.15 FEET TO A 1/2-INCH IRON ROD WITH "RPLS 5901" CAP SET, FOR AN ANGLE POINT;
3. S68°27'19"W, A DISTANCE OF 123.52 FEET TO A 1/2-INCH IRON ROD WITH "RPLS 5901" CAP SET IN THE WEST LINE OF SAID 37.015 ACRE TRACT, BEING THE EAST LINE OF THAT CERTAIN 8.000 ACRE TRACT CONVEYED TO GRADY BRUCE AND AMY BRUCE, BY DEED OF RECORD IN DOCUMENT NO. 2010025317, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, ALONG THE EAST LINE OF SAID 8.00 ACRE TRACT, BEING THE WEST LINE OF SAID 37.015 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N21°27'23"W, A DISTANCE OF 299.66 FEET TO A 1/2-INCH IRON ROD FOUND, FOR AN ANGLE POINT;
2. N48°18'24"W, A DISTANCE OF 1,059.17 FEET TO THE POINT OF BEGINNING, AND CONTAINING 21.729 ACRES (946,505 SQUARE FEET) OF LAND, MORE OR LESS.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK. COORDINATES SHOWN ON THIS PLAT ARE GRID VALUES, TO CONVERT TO SURFACE USE A COMBINED SCALE FACTOR OF 1.00010.

APPROVED THIS _______ DAY OF _____________________, 20____, BY THE CITY COUNCIL OF LEANDER, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS

ROBIN GRIFFIN, AICP
EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES,
CITY OF LEANDER, TEXAS

ATTEST:
DARA CRABTREE, CITY SECRETARY
CITY OF LEANDER, TEXAS

WILLIAMSON COUNTY CLERK RECORDATION CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON

THE ___DAY OF____________ A.D., 2025, AT ______ O'CLOCK ___M.

AND DULY RECORDED ON THE ___DAY OF _____________, A.D., 2025 AT

_____O'CLOCK ___M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT

NO.________________. WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: ______________________________
DEPUTY

PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER 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.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
7. THIS TRACT LIES WITHIN ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP NO. 48491C0460F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY TEXAS AND INCORPORATED AREAS.
8. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER. ADDITIONAL RESIDENTIAL GARAGE SETBACKS MAY BE REQUIRED AS LISTED IN THE CURRENT ZONING ORDINANCE.
9. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
10. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
11. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN 103 FOOT WIDE PUBLIC UTILITY EASEMENT ACCCESS EASEMENT AND LANDSCAPE EASEMENT IS LOCATED ALONG AND ADJACENT TO ALL RIGHTS—OF—WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
12. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF SUZANNE KIMBERLY WAY, HEADING HOME DRIVE, FREE FLIGHT DRIVE, NICE DAY DRIVE, RIPCORD DRIVE, AND CRYSTAL FALLS PARKWAY. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONTRUCTED.
13. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND IN THE TITLE POLICY OR THROUGH DISCOVERY OF A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY.
14. TCEQ APPROVAL WILL BE PROVIDED FOR WATER QUALITY REQUIREMENTS DURING THE CONSTRUCTION PLAN SUBMITTAL.
15. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON XXXXXXX
16. THE HOA SHALL MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
17. THE HOME OWNERS ASSOCIATION (HOA) SHALL OWN AND MAINTAIN THE FOLLOWING LOTS: LOT 13, BLOCK A, LOT 1, BLOCK B, LOT 7, BLOCK E, LOT 1, LOT 12, BLOCK E, LOT 1, BLOCK F, LOT 5, BLOCK G, AND LOT 6, BLOCK G.
18. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE R.O.W. OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE R.O.W. OF AN INTERSECTING ARTERIAL.
19. THE HOA BYLAWS ARE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NO. 2025015451.
20. THE HOA SHALL OWN AND MAINTAIN_DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
21. NO FENCES ALLOWED IN THE MAINTENANCE ACCESS EASEMENTS.

LOT SUMMARY

RESIDENTIAL LOTS	60
OPEN SPACE LOTS	5
R.O.W. RESERVE LOTS	2
BLOCKS	6

AREA SUMMARY

BLOCK A	1.052 AC
BLOCK B	1.469 AC
BLOCK C	2.249 AC
BLOCK D	1.592 AC
BLOCK E	3.543 AC
BLOCK F	4.136 AC
BLOCK G	3.928 AC
RIGHT-OF-WAY	3.760 AC

PROPOSED STREET SUMMARY TABLE

STREET NAME	R.O.W WIDTH	PAVEMENT WIDTH	LENGTH	DESIGN SPEED	PUBLIC/ PRIVATE	CLASSIFICATION
SUZANNE KIMBERLEY WAY	50'	28' FOC-FOC	496.05 LF	25 MPH	PUBLIC	LOCAL RESIDENTIAL
HEADING HOME DRIVE	50'	28' FOC-FOC	1291.04 LF	25 MPH	PUBLIC	LOCAL RESIDENTIAL
FREE FLIGHT DRIVE	50	28' FOC-FOC	1075.32 LF	25 MPH	PUBLIC	LOCAL RESIDENTIAL
NICE DAY DRIVE	50'	28' FOC-FOC	152.54 LF	25 MPH	PUBLIC	LOCAL RESIDENTIAL
RIP CORD DRIVE	50'	28' FOC-FOC	146.00 LF	25 MPH	PUBLIC	LOCAL RESIDENTIAL

OWNER: TEXAS LONE STAR LANDING LLC
ACREAGE: 21.729
SURVEYOR: ABRAM DASHNER, RPLS
NUMBER OF BLOCKS: 7
LINEAR FEET OF NEW STREETS: 5,925 LF
SUBMITTAL DATE: 08/ /2025
PATENT SURVEY: A. CARR, ABS. 122 & M. HICKS, ABS. 287
NUMBER OF LOTS BY TYPE: DEVELOPMENT – 55

CHECKED BY: AD
JOB NUMBER: 004-02 | ISSUE DATE: 08/24/2025
SHEET: 2 OF 3
REVISED: 8/24/2025

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

FINAL PLAT (1 OF 2)

gejtexas@gmail.com
TBPELS FIRM No. 17877

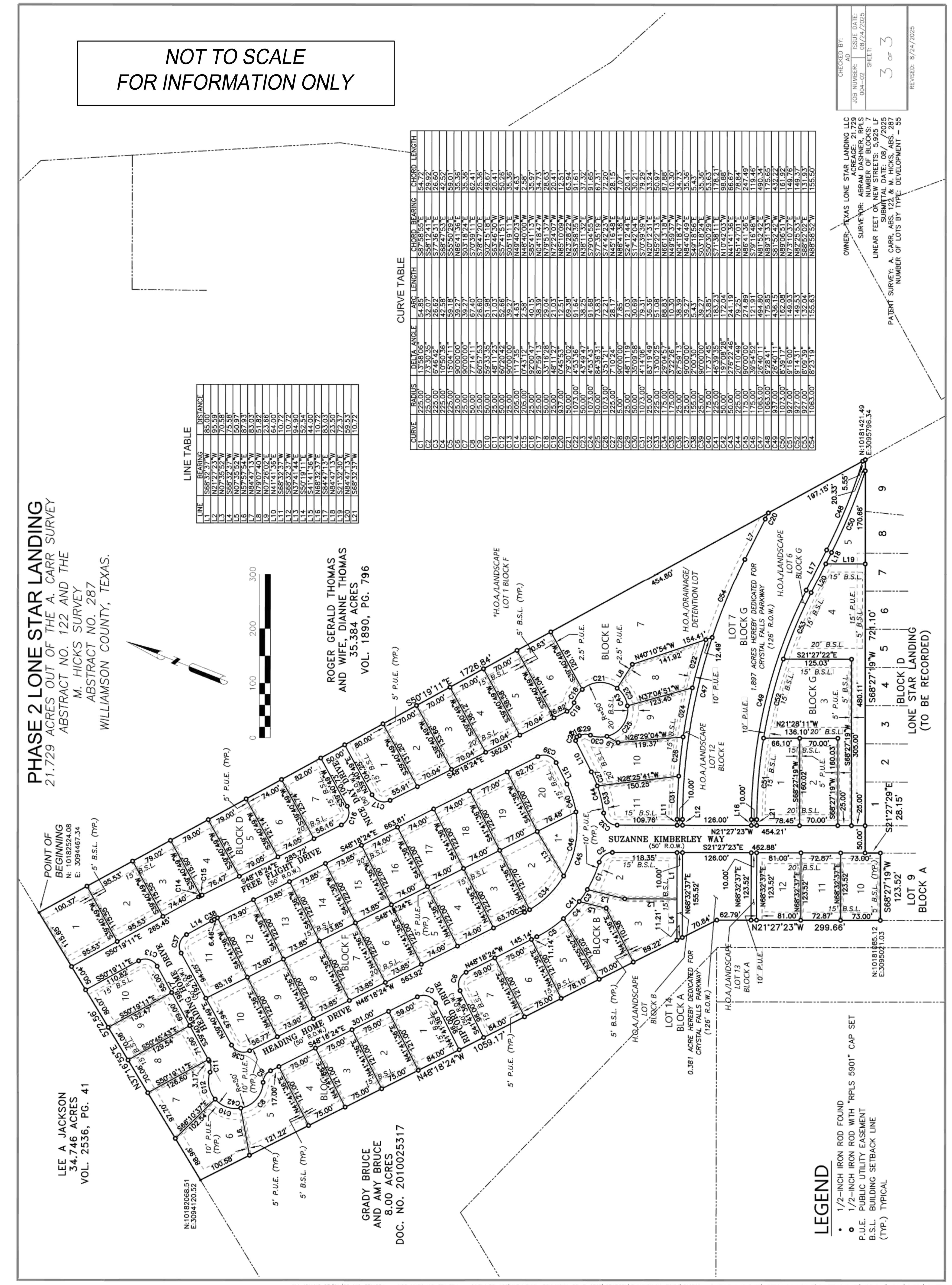
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (F) 512-532-0560

STATE OF TEXAS
GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER
Sep 30, 2025

NO.	DATE	REVISION	BY

SHEET 4 OF 62

PICP-25-0248



NO.	DATE	REVISION	BY

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gelitexas@gmail.com

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

FINAL PLAT (2 OF 2)

DRAWING SCALE: HORIZ.= VERT.=

SURVEYED:	
FILE NAME:	RR
DATE:	
DRAWN:	JTC
DESIGNED:	EEJ

PICP-25-0248

ADJACENT PROPERTY OWNER TABLE

#	OWNER INFORMATION	ACRES	DEED/PLAT INFORMATION
1	LEE A. JACKSON	28.938	VOL 2536/PG 41
2	ROGER GERALD & DIANE THOMAS	47.866	VOL 1809/PG 792
3	ROGER GERALD & DIANE THOMAS	10.211	VOL 1811/PG 755
4	TEXAS LONE STAR LANDING, LLC	15.31	2022036484
5	GRADY R. & AMY J. BRUCE	0.594	2010025317
6	MARK C. LARUE	0.224	221043706
7	LARUE REAL ESTATE HOLDINGS, LP	0.919	2009020538
8	LARUE REAL ESTATE HOLDINGS, LP	3.493	2007105914
9	MARK C. LARUE	0.981	2021043706
10	LARUE REAL ESTATE HOLDINGS, LP	4.37	2007105914
11	GRADY ROBERT & AMY JACKSON BRUCE, TRUSTEES, BRUCE LIVING TRUST	19.788	2016013949
12	GRADY R. & AMY J. BRUCE	7.406	2010025317

PROJECT BENCHMARKS:

TBM "A" CUT SQUARE IN CONCRETE
N: 10182151.94
E: 3097679.94
NAVD88(2012B) ELEV = 878.92'

TBM "B" CUT SQUARE IN CONCRETE
N: 10180852.43
E: 3096220.81
NAVD88(2012B) ELEV = 868.12'

TBM "C" CUT SQUARE IN CONCRETE
N: 10180477.94
E: 3095210.97
NAVD88(2012B) ELEV = 895.76'

TBM "D" CUT SQUARE IN CONCRETE
N: 10179630.59
E: 3093191.27
NAVD88(2012B) ELEV = 933.79'

TBM "E" CUT SQUARE IN CONCRETE
N: 10179568.41
E: 3093035.19
NAVD88(2012B) ELEV = 933.56'

NOTES:

1. *THIS DEVELOPMENT IS ZONED AS SINGLE FAMILY SUBURBAN.*
2. *PARK PLAN: FEE IN LIEU.*
3. *THIS DEVELOPMENT IS IDENTIFIED AS NEIGHBORHOOD RESIDENTIAL PER THE CITY OF LEANDER FUTURE LAND USE PLAN.*
4. *A PORTION OF THIS DEVELOPMENT LIES WITHIN ZONE "AE" AND IS WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA PANEL 48491C0460F, DATED DECEMBER 20TH, 2019.*
5. *THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.*
6. *THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.*
7. *THERE ARE NO EXISTING TREES ON THE PROPOSED SITE.*
8. *ALL EASEMENTS ARE SHOWN AS FOUND ON POLICY # CTA 2501539, GF# CTA-25-CTA2501539, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, DATED JUNE 23, 2025.*

PARKLAND AND PHASING NOTES:

PARKLAND REQUIRED = 59 DU/100 7.5 ACRES =4.43 ACRES*
PARKLAND FEE IN LIEU = 59 DU $1676.60/DU = $98,919.40*
*PARKLAND IMPROVEMENTS = 59 DU * $1400/DU = $82,600*
TOTAL PARKLAND FEE IN LIEU = $181,519.40

LAND USE				
	ZONING	*AREA*	*LOTS*	*UPA*
PHASE 2	*SFS-2-B RESIDENTIAL*	*21.71*	*59*	*2.72*

TREE PRESERVATION PLAN - ONSITE ONLY
LONE STAR LANDING - PHASE 2

TREE CALIPER INCHES

TREE SIZE (in caliper inches)	TOTAL INCHES	SAVED INCHES	SAVED INCHES %	REMOVED INCHES	REMOVED INCHES %
8" to 18"	120	34	28%	86	72%
>18" to 26"	0	0	0%	0	0%
SUBTOTAL 8" to 26"	120	34	28%	86	72%
>26"	0	0	0%	0	0%
TOTALS	120	34	28%	86	72%

TOTAL TREES

TREE SIZE (in caliper inches)	TOTAL TREES	SAVED TREES	SAVED TREES %	REMOVED TREES	REMOVED TREES %
8" to 18"	11	4	36%	7	64%
>18" to 26"	0	0	0%	0	0%
SUBTOTAL 8" to 26"	11	4	36%	7	64%
>26" HERITAGE	0	0	0%	0	0%
TOTALS	11	4	36%	7	64%

MITIGATION PLAN: 8" - 18"

TREE SIZE (in caliper inches)	>50% REMOVAL	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
8" to 18"	25.75	26	-	-	$3682.50

MITIGATION PLAN: Protected & Heritage Trees

TREE SIZE (in caliper inches)	Removed (total inches)	1:1 REPLACEMENT	2:1 REPLACEMENT	3:1 REPLACEMENT	FEES
>18" to 26"	0	-	0	-	-
>26" HERITAGE	0	-	-	0	$0

BOUNDARY LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1726.83	N50° 19' 11"W
L2	721.10	N68° 27' 19"E
L3	28.34	N21° 27' 30"W
L4	123.52	N68° 32' 37"E
L5	299.66	S21° 27' 23"E
L6	1059.17	S48° 18' 24"E
L7	572.56	S37° 16' 55"W

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING BOUNDARY LINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING CONTOURS
- EXISTING CITY E.T.J. LINE
- PROPOSED PHASE LINE
- FUTURE CRYSTAL FALLS PARKWAY TRAIL

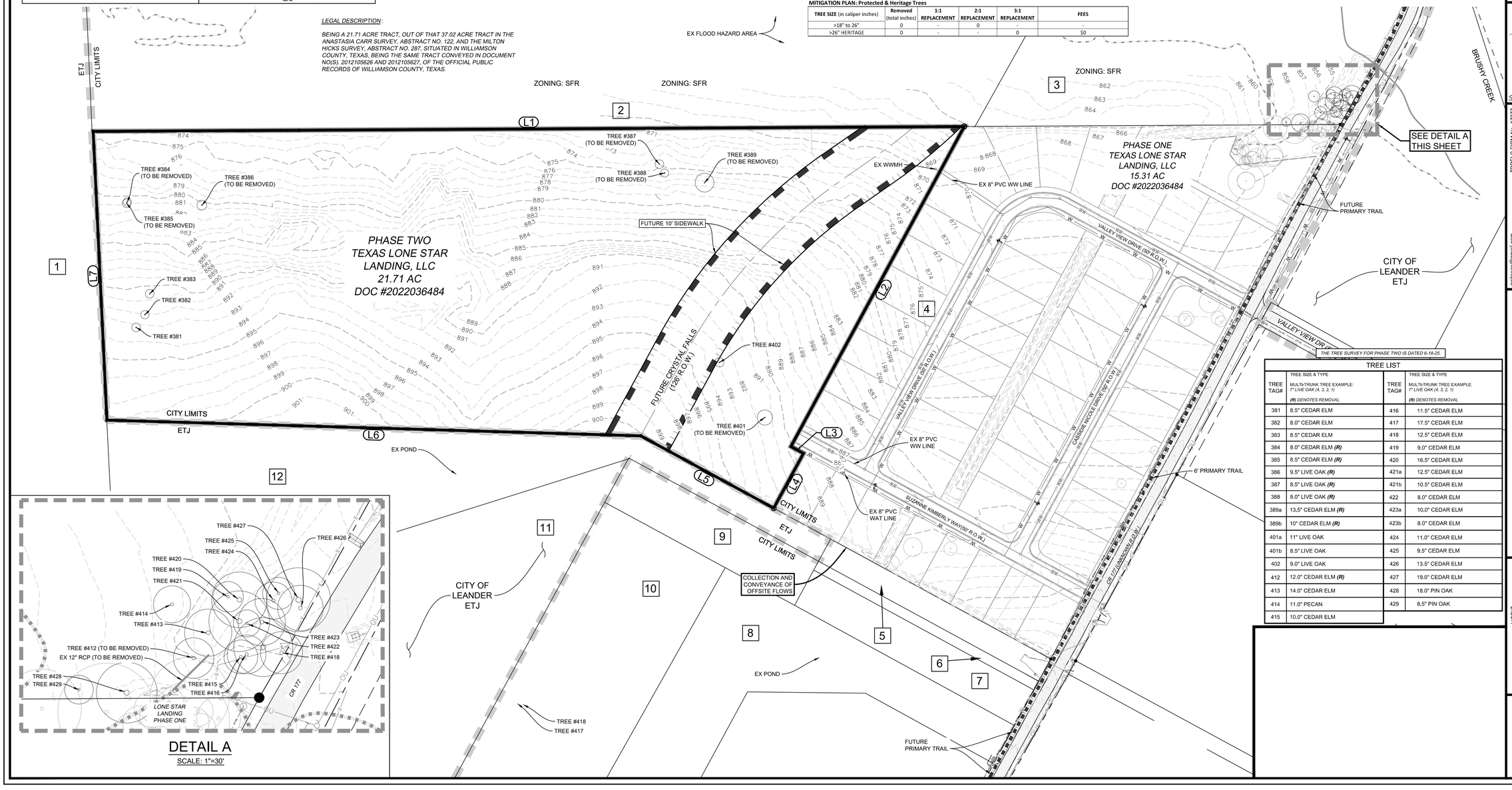
100 0 100 200 300
PLAN SCALE: 1"=100'

SURVEYOR
ABRAM C. DASHNER, R.P.L.S. NO. 5901
6448 HWY 290 EAST, SUITE B-105
AUSTIN, TX 78723
512-244-3395
TBPELS FIRM NO. 10194754

OWNER / DEVELOPER
TEXAS LONE STAR LANDING, L.L.C.
3320 PRENTISS LANE
LEANDER, TEXAS 78641
CONTACT: MALLIKARJUN GILAKATTULA
512-761-8025
mallik246@gmail.com

LEGAL DESCRIPTION:

BEING A 21.71 ACRE TRACT, OUT OF THAT 37.02 ACRE TRACT IN THE ANASTASIA CARR SURVEY, ABSTRACT NO. 122, AND THE MILTON HICKS SURVEY, ABSTRACT NO. 287, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED IN DOCUMENT NO(S). 2012105628 AND 2012105627, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



DETAIL A
SCALE: 1"=30'

TREE LIST			
TREE TAG#	TREE SIZE & TYPE MULTI-TRUNK TREE EXAMPLE: *7" LIVE OAK (4, 3, 2, 1)* ***(R)** DENOTES REMOVAL*	TREE TAG#	TREE SIZE & TYPE MULTI-TRUNK TREE EXAMPLE: *7" LIVE OAK (4, 3, 2, 1)* ***(R)** DENOTES REMOVAL*
381	8.5" CEDAR ELM	416	11.5" CEDAR ELM
382	8.0" CEDAR ELM	417	17.5" CEDAR ELM
383	8.5" CEDAR ELM	418	12.5" CEDAR ELM
384	8.0" CEDAR ELM ***(R)***	419	9.0" CEDAR ELM
385	8.5" CEDAR ELM ***(R)***	420	16.5" CEDAR ELM
386	9.5" LIVE OAK ***(R)***	421a	12.5" CEDAR ELM
387	8.5" LIVE OAK ***(R)***	421b	10.5" CEDAR ELM
388	8.0" LIVE OAK ***(R)***	422	8.0" CEDAR ELM
389a	13.5" CEDAR ELM ***(R)***	423a	10.0" CEDAR ELM
389b	10" CEDAR ELM ***(R)***	423b	8.0" CEDAR ELM
401a	11" LIVE OAK	424	11.0" CEDAR ELM
401b	8.5" LIVE OAK	425	9.5" CEDAR ELM
402	9.0" LIVE OAK	426	13.5" CEDAR ELM
412	12.0" CEDAR ELM ***(R)***	427	19.0" CEDAR ELM
413	14.0" CEDAR ELM	428	18.0" PIN OAK
414	11.0" PECAN	429	8.5" PIN OAK
415	10.0" CEDAR ELM		

BY | REVISION | DATE | NO.

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS
Sep 30, 2025

ELI ENGINEERING
TBPELS FIRM No. 17877
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
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gej@texas@gmail.com

LONE STAR LANDING PHASE TWO
SUBDIVISION IMPROVEMENTS
EXISTING CONDITIONS PLAN
LEANDER, TEXAS 78641 (CITY LIMITS)

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

SHEET
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OF
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PICP-25-0248

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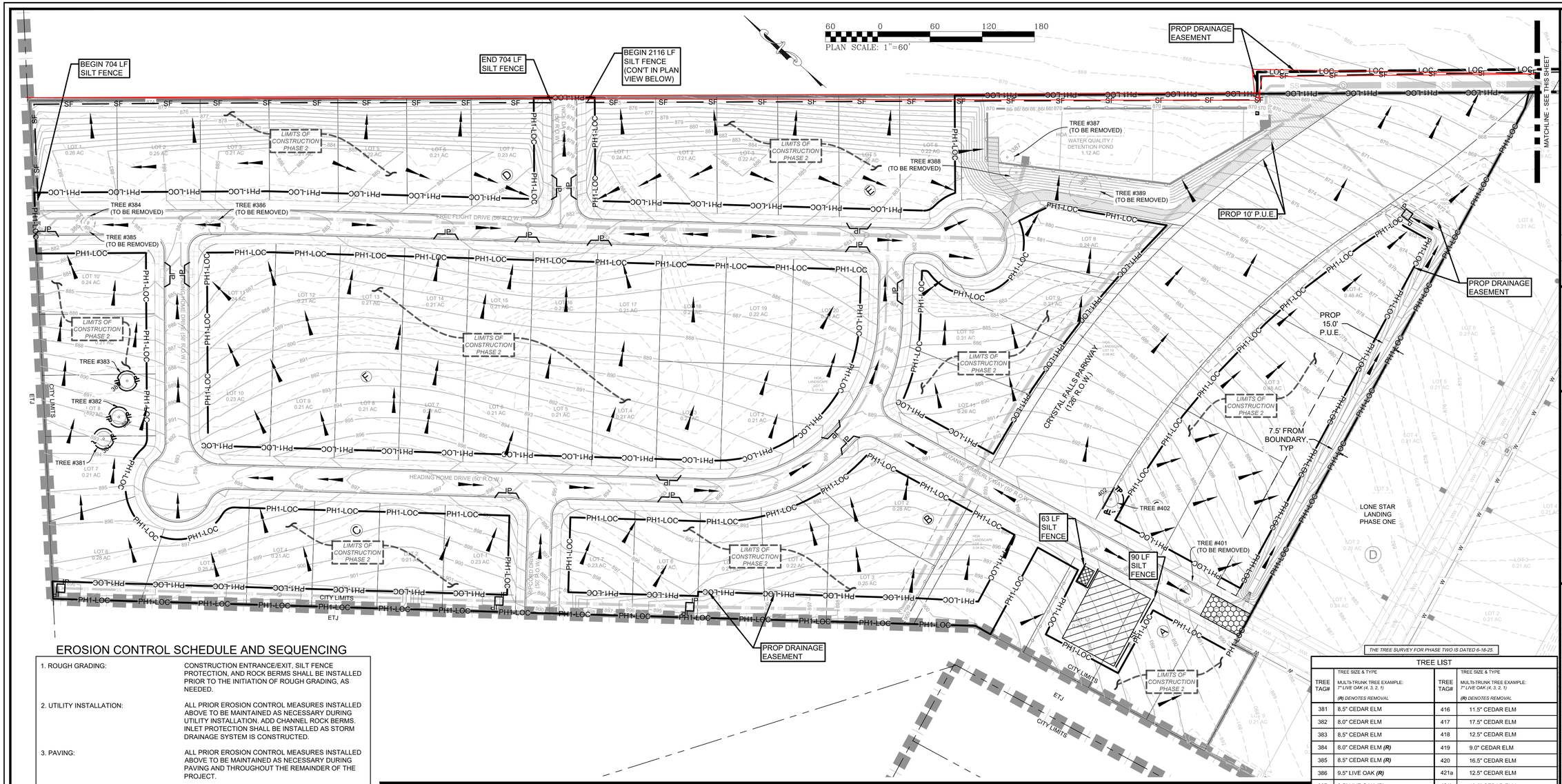

EROSION CONTROL SCHEDULE AND SEQUENCING

1. ROUGH GRADING:	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, AND ROCK BERMS SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED.
2. UTILITY INSTALLATION:	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. ADD CHANNEL ROCK BERMS. INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
3. PAVING:	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
4. FINAL GRADING/SOIL STABILIZATION, LANDSCAPING:	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE CITY OR COUNTY. SITE TO BE RESTORED PER EROSION CONTROL NOTE 6, SHEET 2)

THE TREE SURVEY FOR PHASE TWO IS DATED 6-18-25.

TREE LIST

TREE TAG#	TREE SIZE & TYPE MULTI-TRUNK TREE EXAMPLE: *7" LIVE OAK (4, 3, 2, 1)* ***(R)** DENOTES REMOVAL*	TREE TAG#	TREE SIZE & TYPE MULTI-TRUNK TREE EXAMPLE: *7" LIVE OAK (4, 3, 2, 1)* ***(R)** DENOTES REMOVAL*
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414	11.0" PECAN	429	8.5" PIN OAK
415	10.0" CEDAR ELM		

NOTES:

1) THE CITY OF LEANDER INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

2) ALL DISTURBED AREAS ARE REQUIRED TO BE RE-VEGETATED, PER CITY OF LEANDER EROSION CONTROL NOTES 4 & 5 (REFER TO SHEET 2).

LEGEND

- LIMITS OF CONSTRUCTION — LOC — LOC
- LIMITS OF CONSTRUCTION PH 1 — PH1-LOC — PH1-LOC
- LIMITS OF CONSTRUCTION PH 2 — PH2-LOC — PH2-LOC
- SILT FENCE *(STANDARD 642S-1, SHEET 50)* — SF — SF
- TREE PROTECTION *(STANDARD 303.2, SHEET 50)* — TP — TP
- STAGING AREA
- STABILIZED CONSTRUCTION ENTRANCE *(STANDARD 641S-1, SHEET 50)*
- CONCRETE WASHOUT *(STANDARD DETAIL 303-1, SHEET 50)*
- INLET PROTECTION *(STANDARD 632S-1, SHEET 50)* — IP
- ROCK BERM *(STANDARD 639S-1, SHEET 50)* — RB
- PROPOSED DIRECTION OF STORM WATER (GRADING PLAN)
- TREE (TO REMAIN) — TRUNK LOCATION, CRITICAL ROOT ZONE
- TREE (TO BE REMOVED) — TRUNK LOCATION, CRITICAL ROOT ZONE

NO.	DATE	REVISION	BY

GARY ELI JONES 79198 REGISTERED PROFESSIONAL ENGINEER
Sep 30, 2025

TBPELS FIRM No. 17877
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LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

LEANDER, TEXAS 78641 (CITY LIMITS)

EROSION & SEDIMENTATION CONTROL AND TREE PROTECTION PLAN

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

SHEET 9 OF 62

PICP-25-0248

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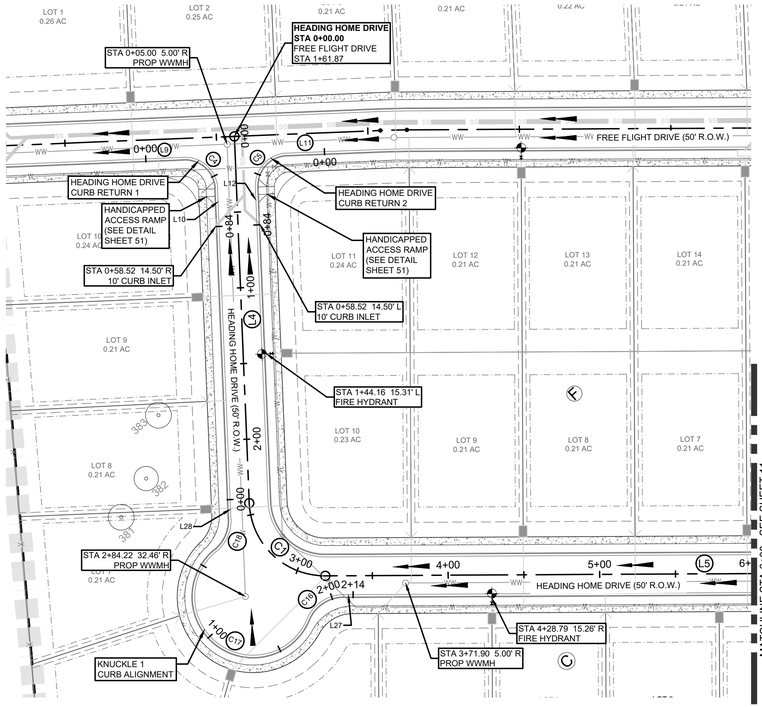
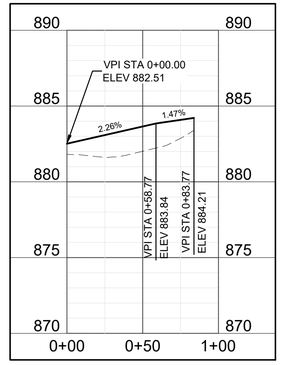
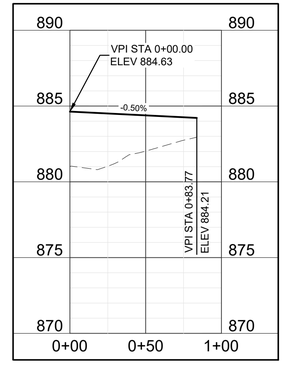


HEADING HOME DRIVE CURB RETURN-1



H:1"=50'
V:1"=5'

HEADING HOME DRIVE CURB RETURN-2



H:1"=50'
V:1"=5'

HEADING HOME DRIVE CURB RETURN-1				
Number	Radius	Length	Line/Chord Direction	A Value
C4	21.50	33.77	S5° 19' 06.35"E	
L9		25.00	S50° 19' 01.58"E	
L10		25.00	S39° 40' 48.89"W	

HEADING HOME DRIVE CURB RETURN-2				
Number	Radius	Length	Line/Chord Direction	A Value
C5	21.50	33.77	S84° 40' 53.65"W	
L11		25.00	N50° 19' 01.58"W	
L12		25.00	S39° 40' 48.89"W	

HEADING HOME DRIVE				
Number	Radius	Length	Line/Chord Direction	A Value
C1	50.00	76.78	S4° 18' 47.38"E	
C2	200.00	314.17	N86° 41' 32.17"E	
L4		242.19	S39° 40' 48.89"W	
L5		563.91	S48° 18' 23.65"E	
L6		93.99	N41° 41' 27.99"E	

50 0 50 100 150
PLAN SCALE: 1"=50'

PROFILE LEGEND

- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- EXISTING GROUND LEFT
- EXISTING GROUND RIGHT

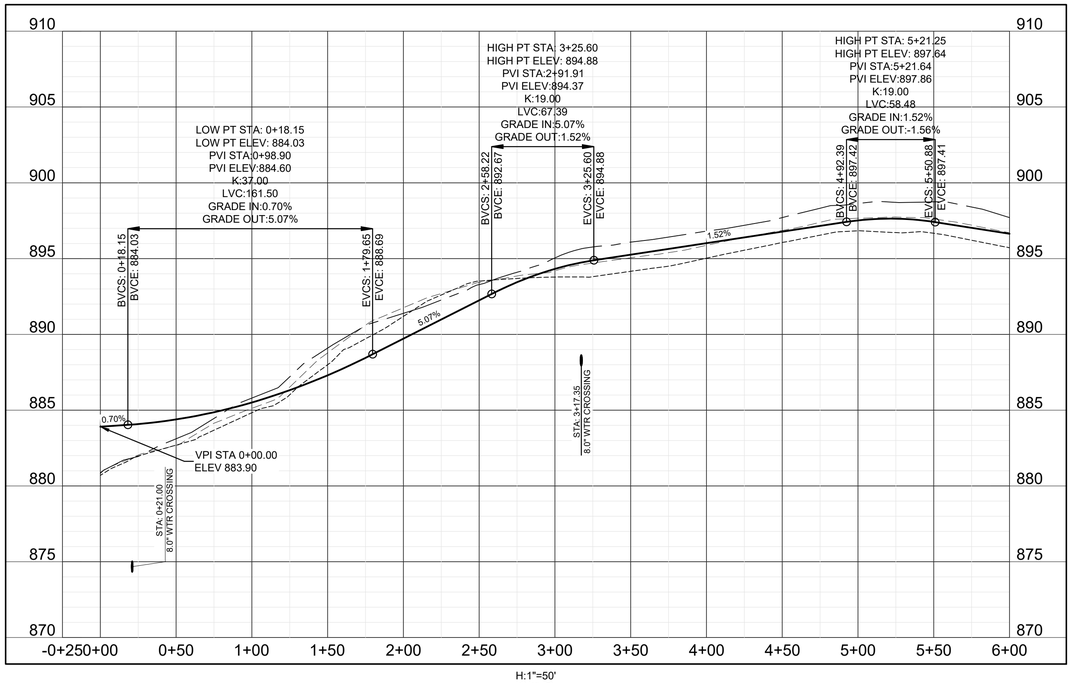
PLAN LEGEND

- PROPOSED DIRECTION OF FLOW
- EXISTING DIRECTION OF FLOW

NOTES:

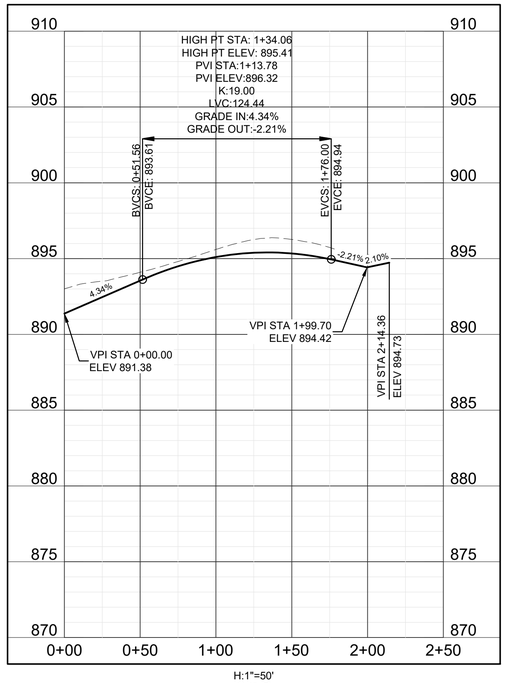
1. RESIDENTIAL LOCAL STREET SECTION PER CITY STANDARD DETAIL 204-3. REFER TO SHEET 53 .
2. FOR CURB TRANSITION DETAIL, REFER TO SHEET 52.

HEADING HOME DRIVE



H:1"=50'
V:1"=5'

KNUCKLE-1



H:1"=50'
V:1"=5'

KNUCKLE-1				
Number	Radius	Length	Line/Chord Direction	A Value
C16	26.50	30.99	S81° 48' 17.67"E	
C17	38.50	139.84	S11° 14' 47.21"E	
C18	26.50	24.57	S66° 14' 43.07"W	
L27		6.22	S48° 18' 23.65"E	
L28		12.74	S39° 40' 48.89"W	

NO. | DATE | REVISION | BY

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep 30, 2025

TBPELS FIRM No. 17877
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
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gs@texas@gmail.com

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

HEADING HOME DRIVE - STA 0+00 TO 6+00

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

SHEET
10
OF
62

PICP-25-0248

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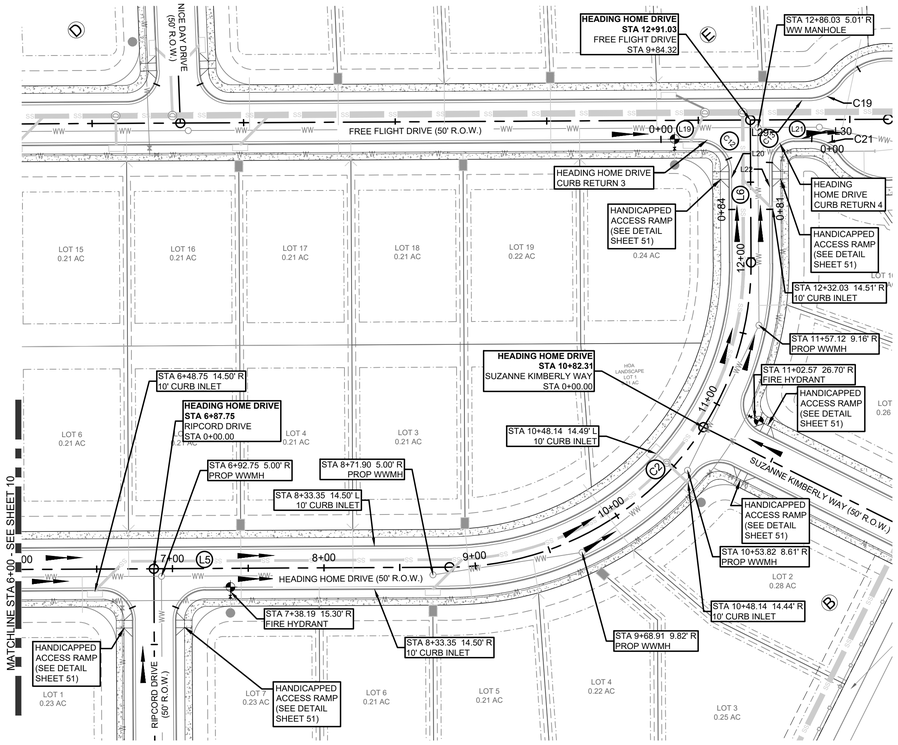


50 0 50 100 150

PLAN SCALE: 1"=50'

HEADING HOME DRIVE				
Number	Radius	Length	Line/Chord Direction	A Value
C1	50.00	76.78	S4° 18' 47.38"E	
C2	200.00	314.17	N86° 41' 32.17"E	
L4		242.19	S39° 40' 48.89"W	
L5		563.91	S48° 18' 23.65"E	
L6		93.99	N41° 41' 27.99"E	

HEADING HOME DRIVE CURB RETURN-3				
Number	Radius	Length	Line/Chord Direction	A Value
C12	21.50	33.77	S3° 18' 32.01"E	
L19		25.00	S48° 18' 32.01"E	
L20		25.00	S41° 41' 27.99"W	

HEADING HOME DRIVE CURB RETURN-4				
Number	Radius	Length	Line/Chord Direction	A Value
C13	16.50	25.92	S86° 41' 27.99"W	
L21		25.00	N48° 18' 32.01"W	
L22		30.00	S41° 41' 27.99"W	

PROFILE LEGEND

- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- EXISTING GROUND LEFT
- EXISTING GROUND RIGHT

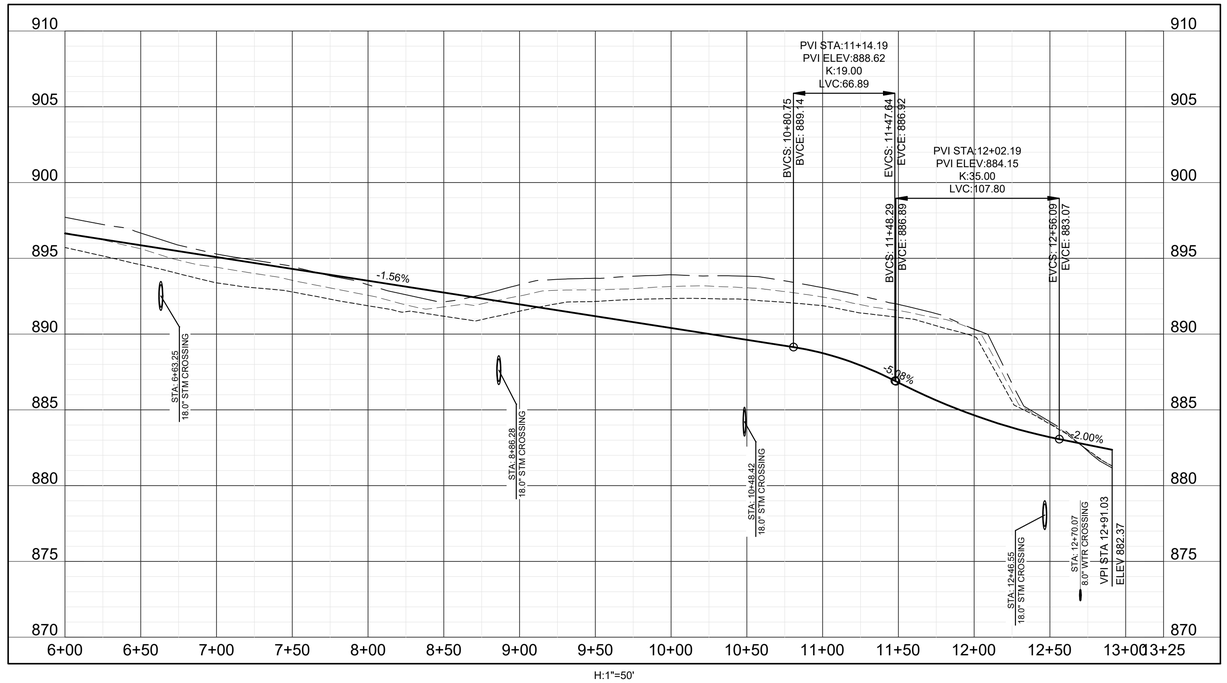
PLAN LEGEND

- PROPOSED DIRECTION OF FLOW
- EXISTING DIRECTION OF FLOW

NOTES:

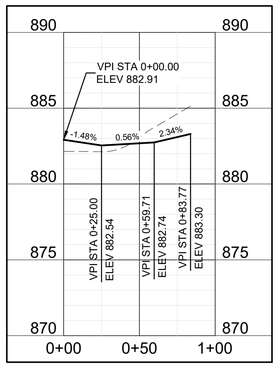
1. RESIDENTIAL LOCAL STREET SECTION PER CITY STANDARD DETAIL 204-3. REFER TO SHEET 53 .
2. FOR CURB TRANSITION DETAIL, REFER TO SHEET 52.

HEADING HOME DRIVE



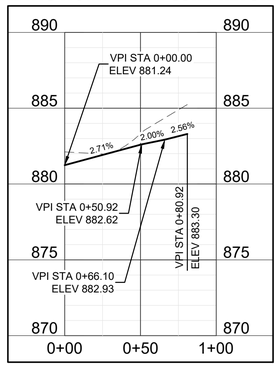
H:1"=50'
V:1"=5'

HEADING HOME DRIVE CURB RETURN-3



H:1"=50'
V:1"=5'

HEADING HOME DRIVE CURB RETURN-4



H:1"=50'
V:1"=5'

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS
Sep 30, 2025

TBPELS FIRM No. 17877
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gejtexas@gmail.com

NO.	DATE	REVISION	BY

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

HEADING HOME DRIVE - STA 6+00 TO END

HORIZ.=
VERT.=
DRAWING SCALE:
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

SHEET
11
OF
62

PICP-25-0248

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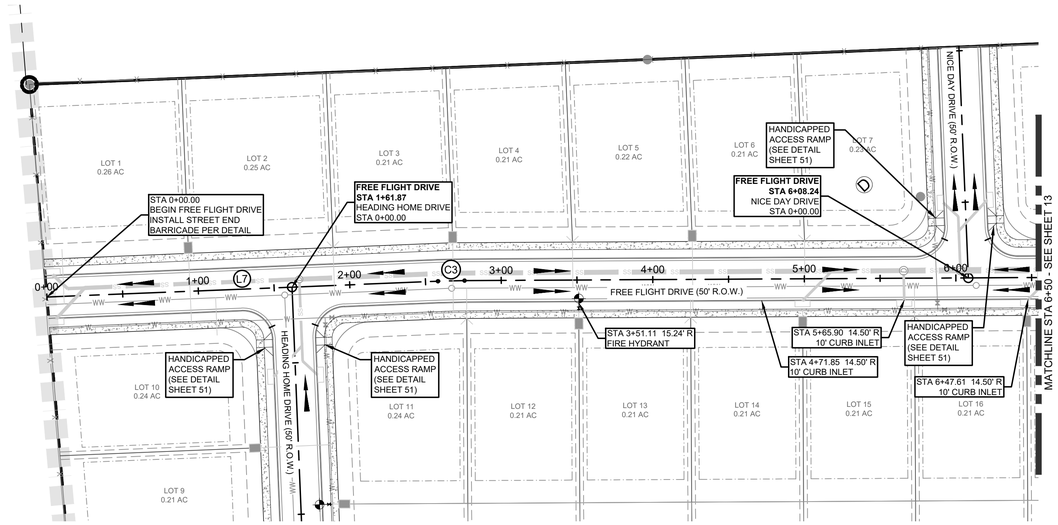


50 0 50 100 150

PLAN SCALE: 1"=50'

PROFILE LEGEND

- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- EXISTING GROUND LEFT
- EXISTING GROUND RIGHT

PLAN LEGEND

- PROPOSED DIRECTION OF FLOW
- EXISTING DIRECTION OF FLOW

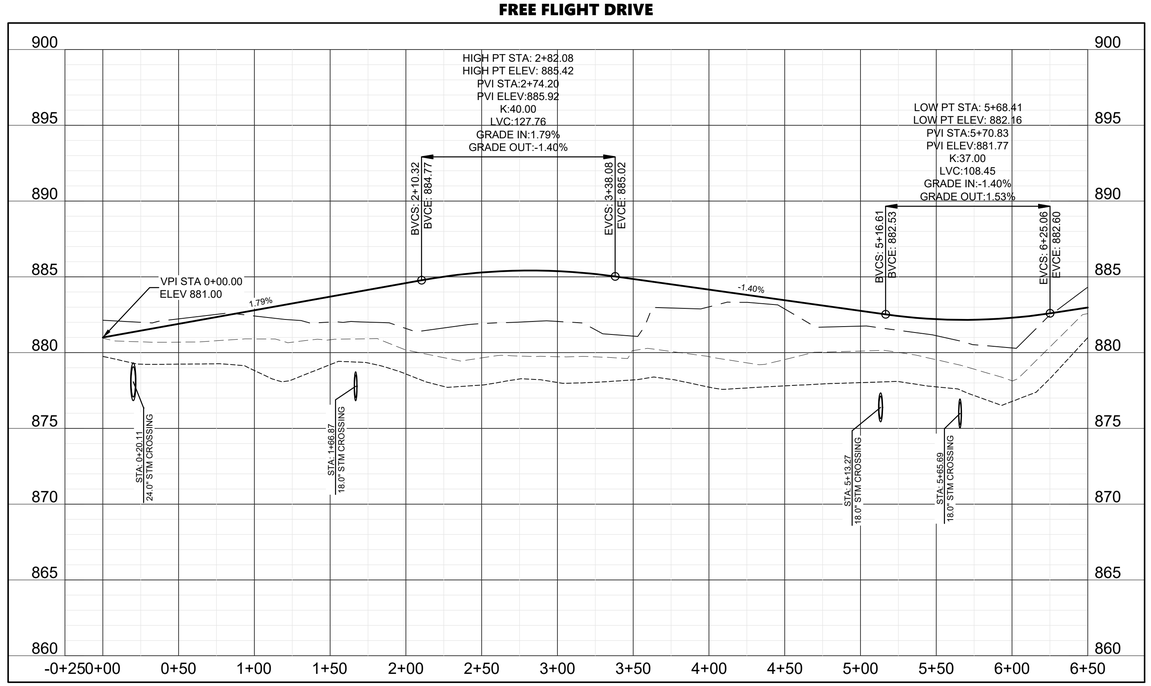
NOTES:

1. RESIDENTIAL LOCAL STREET SECTION PER CITY STANDARD DETAIL 204-3. REFER TO SHEET 53 .

2. FOR CURB TRANSITION DETAIL, REFER TO SHEET 52.

FREE FLIGHT DRIVE				
Number	Radius	Length	Line/Chord Direction	A Value
C3	500.01	17.53	S49° 18' 46.80"E	
L7		258.25	S50° 19' 01.58"E	
L8		799.54	S48° 18' 32.01"E	

FREE FLIGHT DRIVE



NO.	DATE	REVISION	BY

GARY ELI JONES
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Sep 30, 2025

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LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

FREE FLIGHT DRIVE - STA 0+00 TO 6+50

DRAWING SCALE: HORIZ.= VERT.=

SURVEYED:

FILE NAME: RR

DATE:

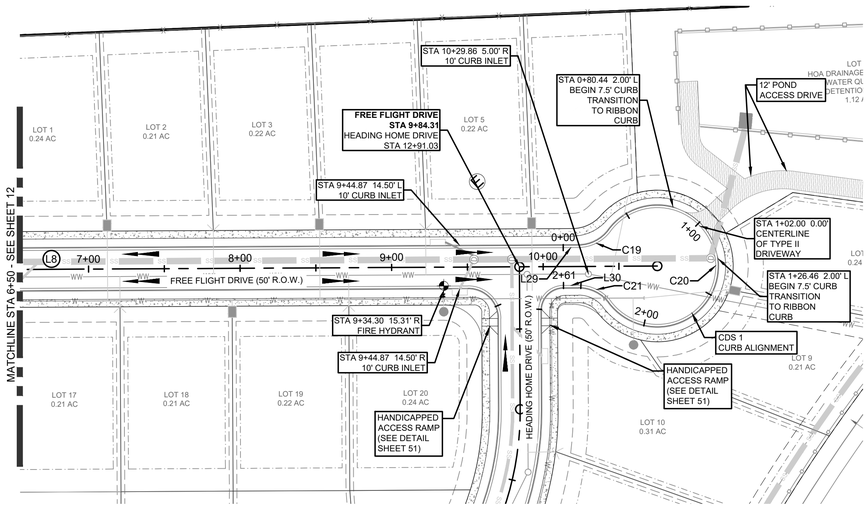
DRAWN: JTC

DESIGNED: EEI

SHEET 12 OF 62

PICP-25-0248

C:\Users\Jcox\Dropbox\ELI Engineering\2--Working Folder\Lone Star Landing Projects\PHASE TWO\CONSTRUCTION PLANS\00.01--CAD\00.04--Sheets\ELLLONE STAR LANDING_PH2_STPP.dwg Sep 30, 25 11:14 am



FREE FLIGHT DRIVE				
Number	Radius	Length	Line/Chord Direction	A Value
C3	500.01	17.53	S49° 18' 46.80"E	
L7		258.25	S50° 19' 01.58"E	
L8		799.54	S48° 18' 32.01"E	

CDS-1				
Number	Radius	Length	Line/Chord Direction	A Value
C19	26.50	24.57	S74° 52' 23.49"E	
C20	38.50	192.35	S41° 41' 30.69"W	
C21	26.50	24.57	N21° 44' 37.83"W	
L29		10.00	S48° 18' 52.59"E	
L30		10.00	N48° 18' 32.01"W	

50 0 50 100 150

PLAN SCALE: 1"=50'

PROFILE LEGEND

- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- EXISTING GROUND LEFT
- EXISTING GROUND RIGHT

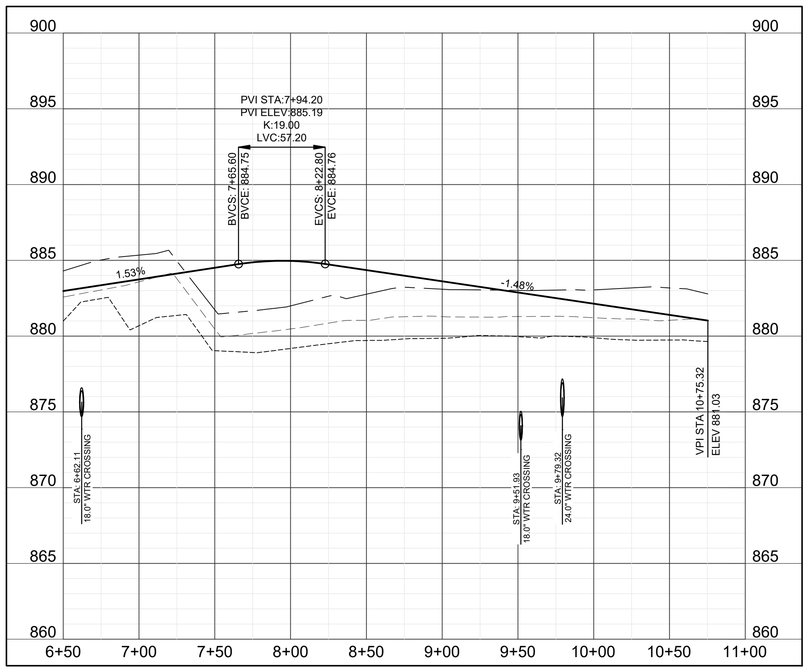
PLAN LEGEND

- PROPOSED DIRECTION OF FLOW
- EXISTING DIRECTION OF FLOW

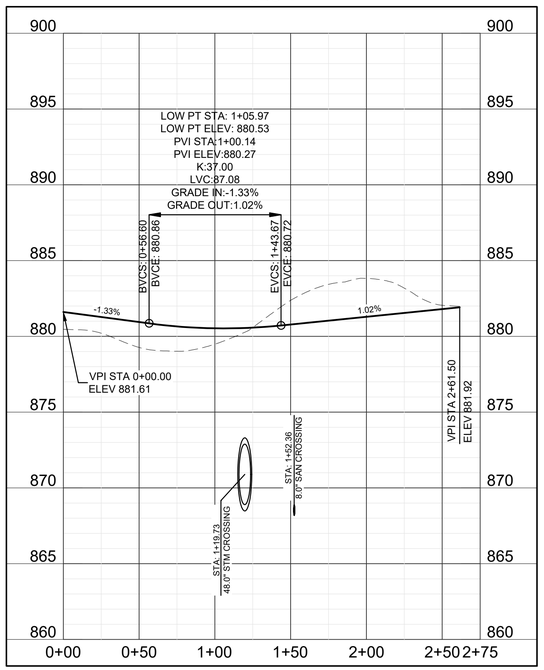
NOTES:

1. RESIDENTIAL LOCAL STREET SECTION PER CITY STANDARD DETAIL 204-3. REFER TO SHEET 53 .
2. FOR CURB TRANSITION DETAIL, REFER TO SHEET 52.

FREE FLIGHT DRIVE



CDS-1



NO.	DATE	REVISION	BY

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Sep 30, 2025

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gej@texas@gmail.com

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

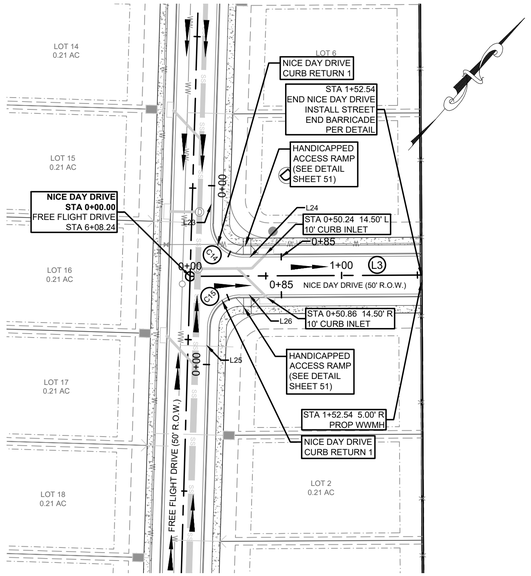
SUBDIVISION IMPROVEMENTS

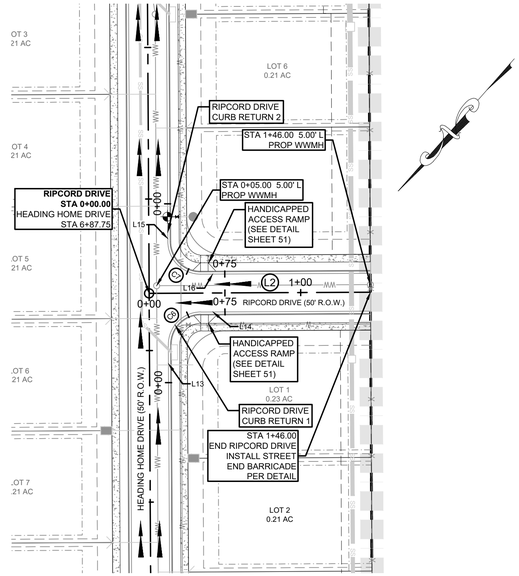
FREE FLIGHT DRIVE - STA 6+50 TO END

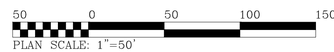
DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

SHEET
13
OF
62

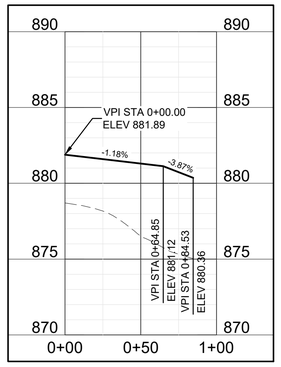
PICP-25-0248





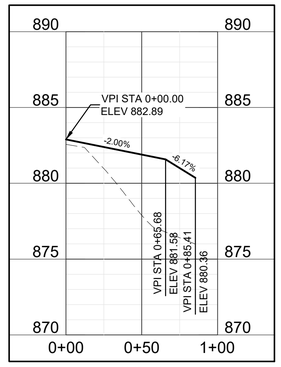


NICE DAY DRIVE CURB RETURN-1



H:1"=50'
V:1"=5'

NICE DAY DRIVE CURB RETURN-2



H:1"=50'
V:1"=5'

PROFILE LEGEND

- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- EXISTING GROUND LEFT
- EXISTING GROUND RIGHT

PLAN LEGEND

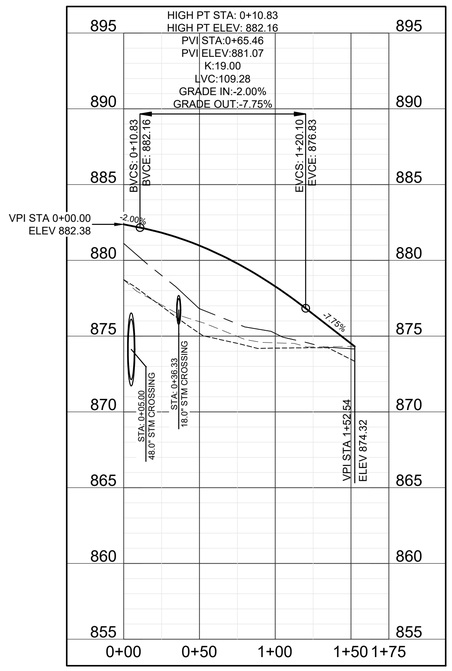
- PROPOSED DIRECTION OF FLOW
- EXISTING DIRECTION OF FLOW

NOTES:

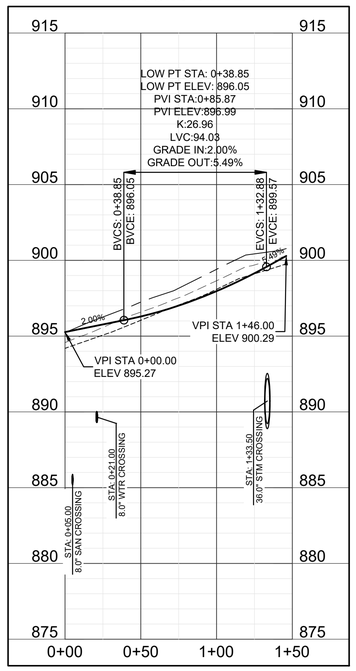
1. RESIDENTIAL LOCAL STREET SECTION PER CITY STANDARD DETAIL 204-3. REFER TO SHEET 53 .

2. FOR CURB TRANSITION DETAIL, REFER TO SHEET 52.

NICE DAY DRIVE



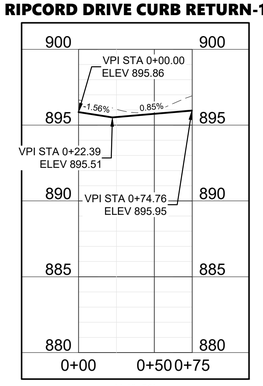
RIPCORD DRIVE



RIPCORD DRIVE				
Number	Radius	Length	Line/Chord Direction	A Value
L2		146.00	S41° 41' 36.35"W	

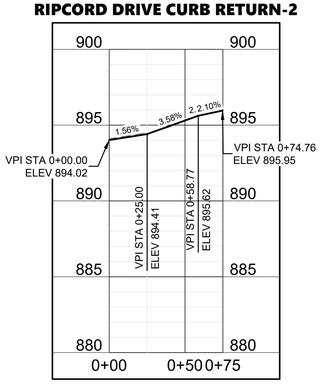
NICE DAY DRIVE				
Number	Radius	Length	Line/Chord Direction	A Value
L3		152.54	N39° 40' 48.89"E	

RIPCORD DRIVE CURB RETURN-1



H:1"=50'
V:1"=5'

RIPCORD DRIVE CURB RETURN-2



H:1"=50'
V:1"=5'

NICE DAY DRIVE CURB RETURN-1				
Number	Radius	Length	Line/Chord Direction	A Value
C14	21.50	34.53	N85° 41' 08.44"E	
L23		25.00	S48° 18' 32.01"E	
L24		25.00	N39° 40' 48.89"E	

NICE DAY DRIVE CURB RETURN-2				
Number	Radius	Length	Line/Chord Direction	A Value
C15	21.50	33.02	N4° 18' 51.56"W	
L25		25.00	N48° 18' 32.01"W	
L26		27.39	N39° 40' 48.89"E	

RIPCORD DRIVE CURB RETURN-1				
Number	Radius	Length	Line/Chord Direction	A Value
C6	21.50	33.77	S3° 18' 23.65"E	
L13		25.00	S48° 18' 23.65"E	
L14		15.99	S41° 41' 36.35"W	

RIPCORD DRIVE CURB RETURN-2				
Number	Radius	Length	Line/Chord Direction	A Value
C7	21.50	33.77	S86° 41' 36.35"W	
L15		25.00	N48° 18' 23.65"W	
L16		15.99	S41° 41' 36.35"W	

NO.	DATE	REVISION	BY

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep 30, 2025

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LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

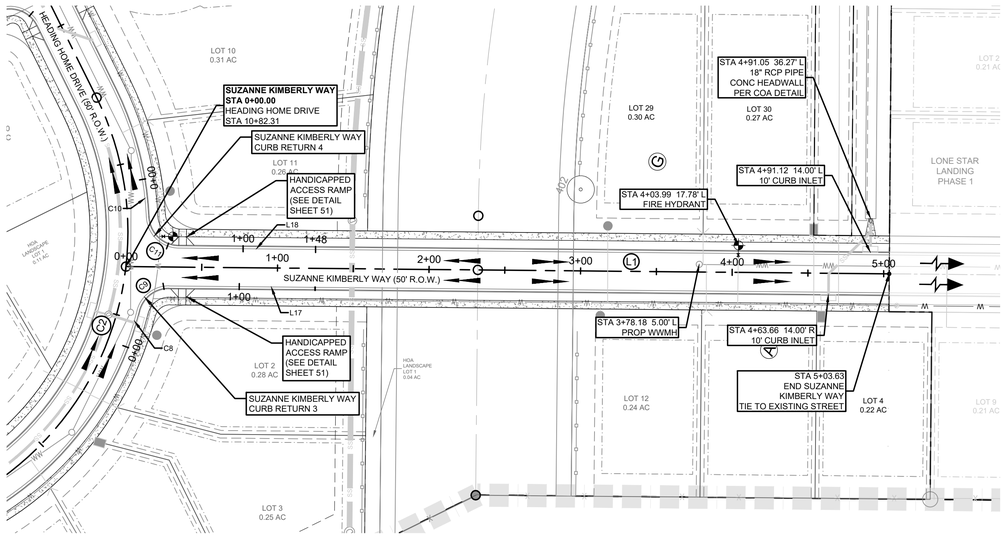
SUBDIVISION IMPROVEMENTS

NICE DAY DRIVE & RIP CORD DRIVE - STA 0+00 TO END

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

SHEET
14
OF
62

PICP-25-0248



SUZANNE KIMBERLY WAY				
Number	Radius	Length	Line/Chord Direction	A Value
L1		503.66	S21° 27' 23.41"E	

SUZANNE KIMBERLY WAY CURB RETURN-3				
Number	Radius	Length	Line/Chord Direction	A Value
C8	212.50	25.00	N85° 29' 51.87"E	
C9	21.50	28.67	S59° 39' 52.38"E	
L17		96.44	S21° 27' 23.41"E	

SUZANNE KIMBERLY WAY CURB RETURN-4				
Number	Radius	Length	Line/Chord Direction	A Value
C10	212.50	25.00	S61° 58' 42.43"W	
C11	21.50	32.57	S21° 56' 46.12"W	
L18		90.26	S21° 27' 23.41"E	

50 0 50 100 150

PLAN SCALE: 1"=50'

PROFILE LEGEND

- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- EXISTING GROUND LEFT
- EXISTING GROUND RIGHT

PLAN LEGEND

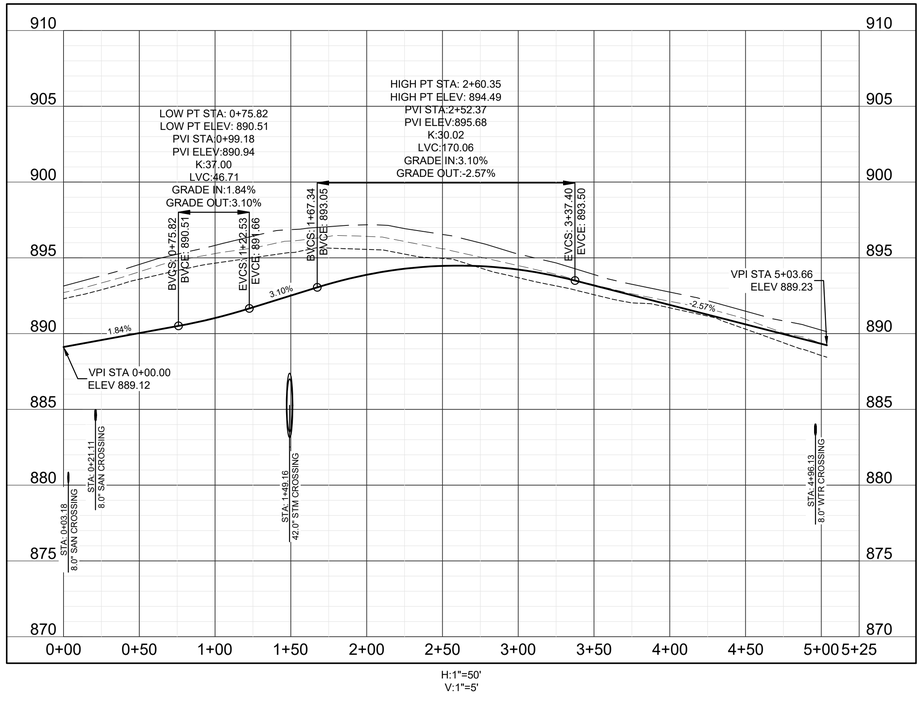
- PROPOSED DIRECTION OF FLOW
- EXISTING DIRECTION OF FLOW

NOTES:

1. RESIDENTIAL LOCAL STREET SECTION PER CITY STANDARD DETAIL 204-3. REFER TO SHEET 53 .

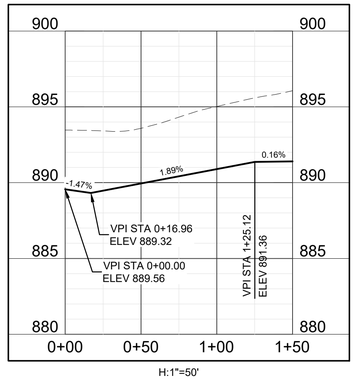
2. FOR CURB TRANSITION DETAIL, REFER TO SHEET 52.

SUZANNE KIMBERLY WAY



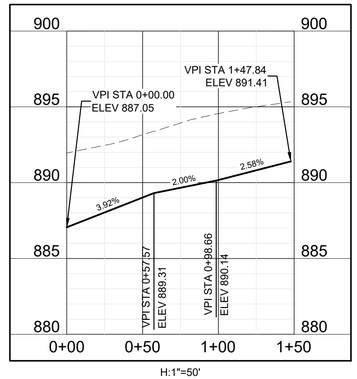
H:1"=50'
V:1"=5'

SUZANNE KIMBERLY WAY CURB RETURN-3



H:1"=50'
V:1"=5'

SUZANNE KIMBERLY WAY CURB RETURN-4



H:1"=50'
V:1"=5'

NO.	DATE	REVISION	BY

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep 30, 2025

TBPELS FIRM No. 17877
ELI ENGINEERING
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LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

SUZANNE KIMBERLY WAY - STA 0+00 TO END

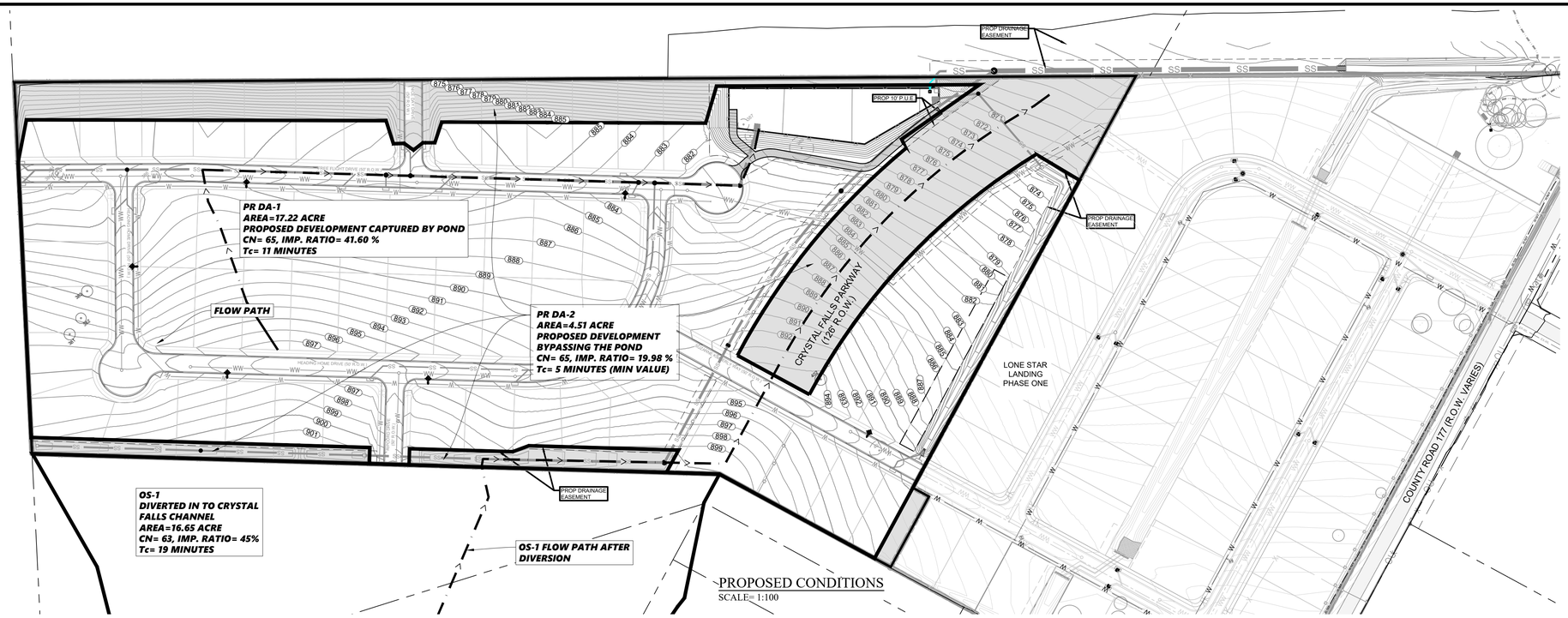
DRAWING SCALE: HORIZ.= VERT.=

SURVEYED: DATE: DRAWN: JTC

FILE NAME: RR DESIGNED: EEI

SHEET 15 OF 62

PICP-25-0248



PROPOSED CONDITIONS
SCALE= 1:100

100 0 100 200 300
PLAN SCALE: 1"=100'

NOTES:

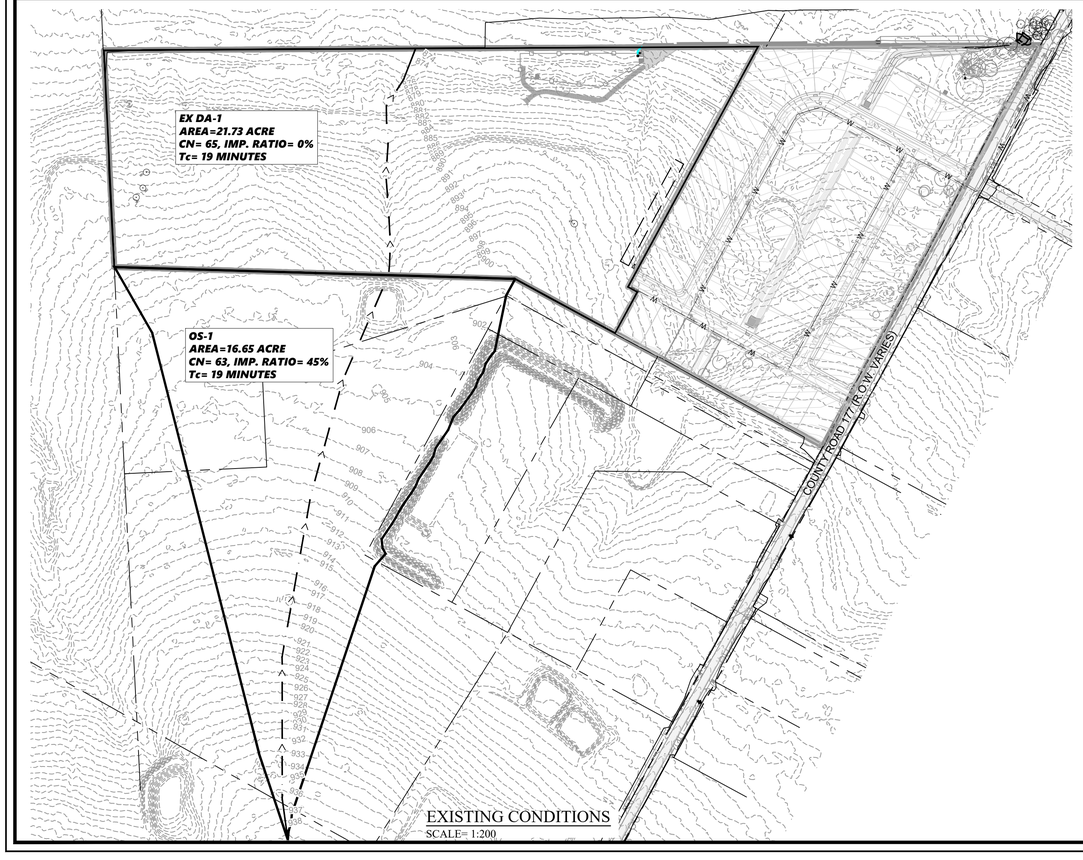
1. RESIDENTIAL DRAINAGE FACILITIES INCLUDE ALL DETENTION PONDS, WATER QUALITY PONDS, POND OUTLET STRUCTURES, BERMS, IMPROVED CHANNELS OR OTHER IMPROVEMENTS ASSOCIATED WITH THE DRAINAGE IMPROVEMENTS. ROADSIDE SWALES, STORM SEWER OUTFALLS UNLESS VISIBLE FROM A ROW, INLETS, AND AREAS OF CONCRETE THAT ARE NO MORE THAN ONE HUNDRED (100) SQUARE FEET IN SIZE ARE NOT INCLUDED.

2. RESIDENTIAL DRAINAGE FACILITIES SHALL UTILIZE EARTHEN BERMS AND BE DESIGNED WITH A CURVI-LINEAR SHAPE. ANY STRUCTURAL STABILIZATION WITH SLOPES STEEPER THAN 3:1 SHALL BE LIMITED TO THE USE OF NATIVE STONE (EXCEPT FOR OUTLET STRUCTURES WHICH CAN BE CONCRETE) AND SHALL BE LIMITED TO NOT MORE THAN THIRTY (30%) PERCENT OF THE PERIMETER OF THE POND. SUCH PONDS SHALL BE SEAMLESSLY INTEGRATED WITH THE LANDSCAPING. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS. IN THE EVENT THAT THE DRAINAGE FACILITY IS BELOW GRADE, CONCRETE IS PERMITTED INSTEAD OF NATIVE STONE AND SCREENING REQUIREMENTS ARTICLE VI, SEC. 1 (D) OF THIS ORDINANCE SHALL APPLY.

3. ANY FENCING AROUND RESIDENTIAL DETENTION PONDS SHALL BE CONSTRUCTED OF WROUGHT IRON OR DECORATIVE TUBULAR METAL OR OTHER SIMILAR PRODUCT.

LEGEND

- EXISTING ATLAS 14 100 YEAR ULT FLOODPLAIN
- PROPOSED DRAINAGE AREA BOUNDARY
- BYPASS AREAS
- PROPOSED FLOW DIRECTION



EXISTING CONDITIONS
SCALE= 1:200

Time of Concentration Calculations				Sheet Flow				Shallow Conc. Flow				Channel Flow			Total	
Existing Flows		Area	Area	L	n	S	T_t	L	Surface Type	S	T_t	L	Vavg	T_t	T_c	Lag Time
From	To	(Ac)	(sf)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(min)	(ft)	(ft/s)	(min)	(min)	(min)
EX DA-1	ANALYSIS POINT. THESE BASINS ARE LUMPED IN PRE-DEV ANALYSIS. HENCE GOT THE SAME TIME OF CONCENTRATION	21.73	946,501	100	0.150	0.030	7.53	1,420	Unpaved	0.0260	9.10	620	5.00	2.10	**19**	**11**
OS-1		16.65	725,252	100	0.150	0.030	7.53	1,420	Unpaved	0.0260	9.10	620	5.00	2.10	**19**	**11**
		21.73		"n" = "short grass, prairie, from CoA DCM Table 2-2												

Time of Concentration Calculations				Sheet Flow				Shallow Conc. Flow				Channel Flow			Total	
Proposed Flows		Area	Area	L	n	S	T_t	L	Surface Type	S	T_t	L	Vavg	T_t	T_c	Lag Time
From	To	(Ac)	(sf)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(min)	(ft)	(ft/s)	(min)	(min)	(min)
PR DA-1	ANALYSIS POINT VIA POND-PH2	17.22	750,070	100	0.150	0.050	6.14	200	Unpaved	0.0500	0.92	1,050	5.00	3.50	**11**	**6**
PR DA-2 - BYPASS	ANALYSIS POINT, BYPASSES THE POND-PH2	4.51	196,425													
OS-1_POST DEV	DRAINS TO DIVERSION SYSTEM	16.65	725,252	100	0.150	0.030	7.53	1,4								

EXISTING			IMPERVIOUS			GRASS		
Drainage Area	Total Area	Total Area	Area Impervious	Area Impervious	Area Impervious	Area Grass	Area Grass	Area Grass
	(Ac)	(sf)	(sf)	(Ac)	(%)	(sf)	(Ac)	(%)
EX DA-1	21.73	946,495	0	0.00	0.0%	946,495	21.73	100.0%
OS-1	16.65	725,247	326,361	7.49	45.0%	398,886	9.16	55.0%

PROPOSED			IMPERVIOUS			GRASS		
Drainage Area	Total Area	Total Area	Area Impervious	Area Impervious	Area Impervious	Area Grass	Area Grass	Area Grass
	(Ac)	(sf)	(sf)	(Ac)	(%)	(sf)	(Ac)	(%)
PR DA-1	17.22	750,070	312,013	7.16	41.60%	438,057	10.06	58.4%
PR DA-2 - BYPASS	4.51	196,425	39,248	0.90	19.98%	157,177	3.61	80.0%

Drainage Basin Characteristics - Existing Conditions

Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
EX DA-1	21.73	0.00%	65	11	21.10	57.83	86.67	139.22
OS-1	16.65	45.00%	63	11	35.32	64.28	85.82	124.46
EX AP		-			56.08	122.06	172.33	263.68

Drainage Basin Characteristics - Proposed Conditions

Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
PR DA-1	17.22	41.60%	65	6	46.13	85.20	113.98	165.56
PR DA-2 - BYPASS	4.51	19.98%	65	3	10.48	22.41	31.52	48.02
OS-1_POST DEV	21.73	45.00%	63	12	33.96	61.76	82.44	119.54
POND-PH2		-			18.59	50.59	74.62	124.97
PR AP		-			55.60	120.97	169.23	263.21

Pond Stage-Storage-Discharge Table

ELEV	CONTOUR AREA SQ.FT	STORAGE INCR. (CU FT)	STORAGE CUM (CU FT)	STORAGE ACRE FT)	2-0.5'Hx2.75'W Orifice @ 865.50 CENTROID Q (cfs)	V(ft/s)	2-1'Hx2.75'W Orifice @ 866.86 CENTROID Q (cfs)	V(ft/s)	2'Hx5'W Orifice @ 868.35 CENTROID Q (cfs)	V(ft/s)
860.5	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
861	1,250.00	312.50	312.50	0.01	0.00	0.00	0.00	0.00	0.00	0.00
862	8,000.00	4625.00	4937.50	0.11	0.00	0.00	0.00	0.00	0.00	0.00
863	16,000.00	12000.00	16937.50	0.39	0.00	0.00	0.00	0.00	0.00	0.00
864	20,850.00	18425.00	35362.50	0.81	0.00	0.00	0.00	0.00	0.00	0.00
865	21,000.00	20925.00	56287.50	1.29	0.00	0.00	0.00	0.00	0.00	0.00
865.25	21,043.75	5255.47	61542.97	1.41	0.00	0.00	0.00	0.00	0.00	0.00
866	21,175.00	15832.03	77375.00	1.78	10.92	3.97	0.00	0.00	0.00	0.00
867	21,350.00	21282.50	98637.50	2.26	18.82	6.88	11.56	2.10	0.00	0.00
868	21,550.00	21450.00	120087.50	2.76	24.43	8.88	32.99	6.00	0.00	0.00
869	21,725.00	21637.50	141725.00	3.25	28.90	10.51	45.20	8.22	45.29	4.53
870	21,800.00	21762.50	163487.50	3.75	32.77	11.92	54.75	9.95	72.16	7.22

Detention Analysis Summary - Pond #1

	Analysis Point Peak Pre-Dev Flows(cfs)	Peak Post Dev Flows(cfs)	Peak Flow Entering Pond (cfs)	Peak Flow Leaving Pond (cfs)	Peak Elevation (m.s.l.)	Freeboard (ft)
2-YR	56.08	55.60	46.13	18.59	866.85	3.25
10-YR	122.06	120.97	85.20	50.59	867.70	2.40
25-YR	172.33	169.23	113.98	74.62	868.40	1.70
100-YR	263.68	263.21	165.56	124.97	869.10	1.00

PROPOSED

Analysis Point	Existing Flows		Proposed Flows	
2 YR	56.08	CFS	55.60	CFS
10 YR	122.06	CFS	120.97	CFS
25 YR	172.33	CFS	169.23	CFS
100 YR	263.68	CFS	263.21	CFS

NOTE: ALL PROPOSED FLOWS LEAVING THE PROPERTY ARE LESS THAN OR EQUAL TO EXISTING CONDITION FLOWS

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

NO.	DATE	REVISION	BY

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep 30, 2025

TBPELS FIRM No. 17877
ELI ENGINEERING
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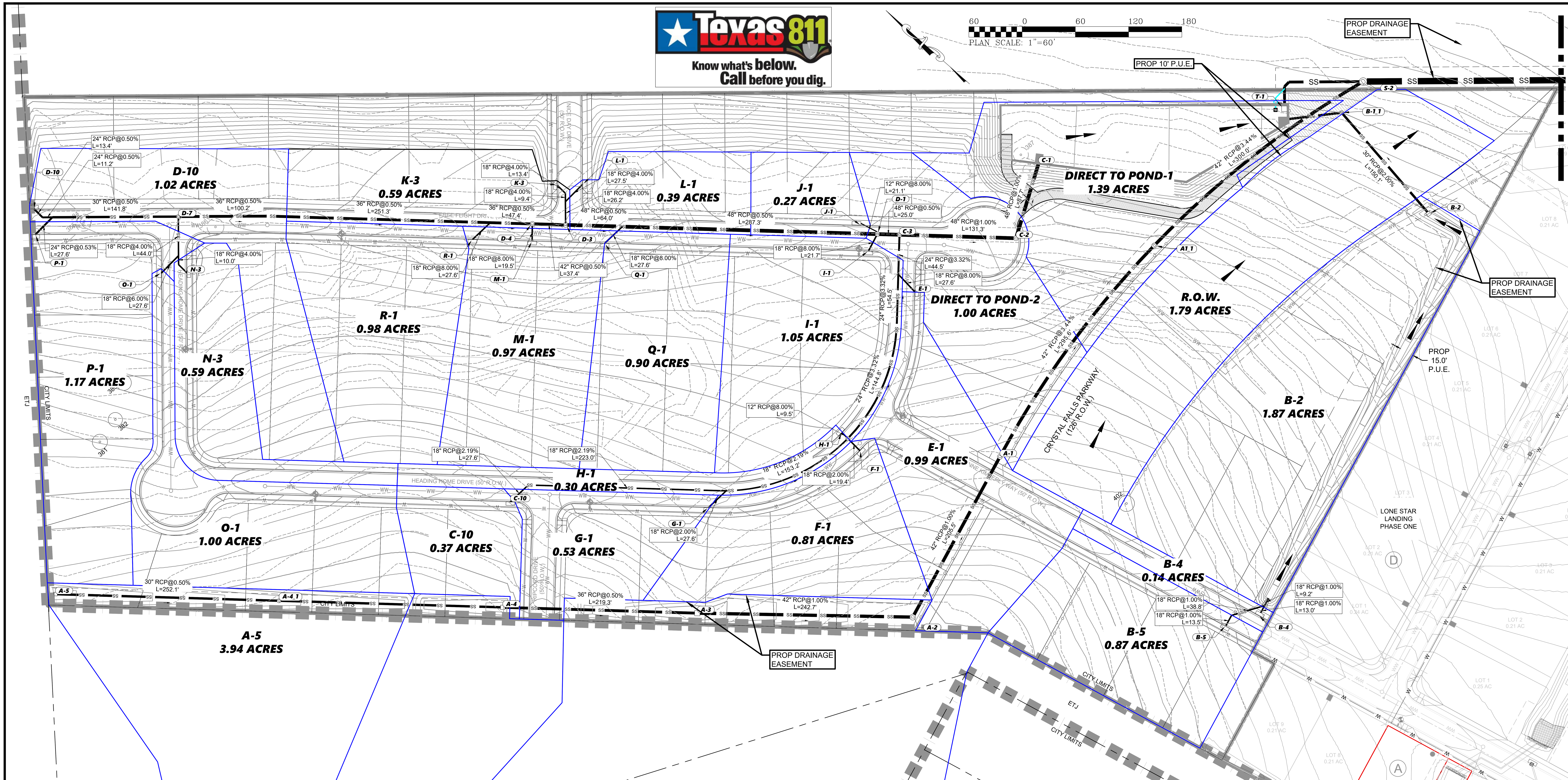
LONE STAR LANDING PHASE TWO
SUBDIVISION IMPROVEMENTS
LEANDER, TEXAS 78641 (CITY LIMITS)
PROPOSED GRADING & DRAINAGE AREA MAP

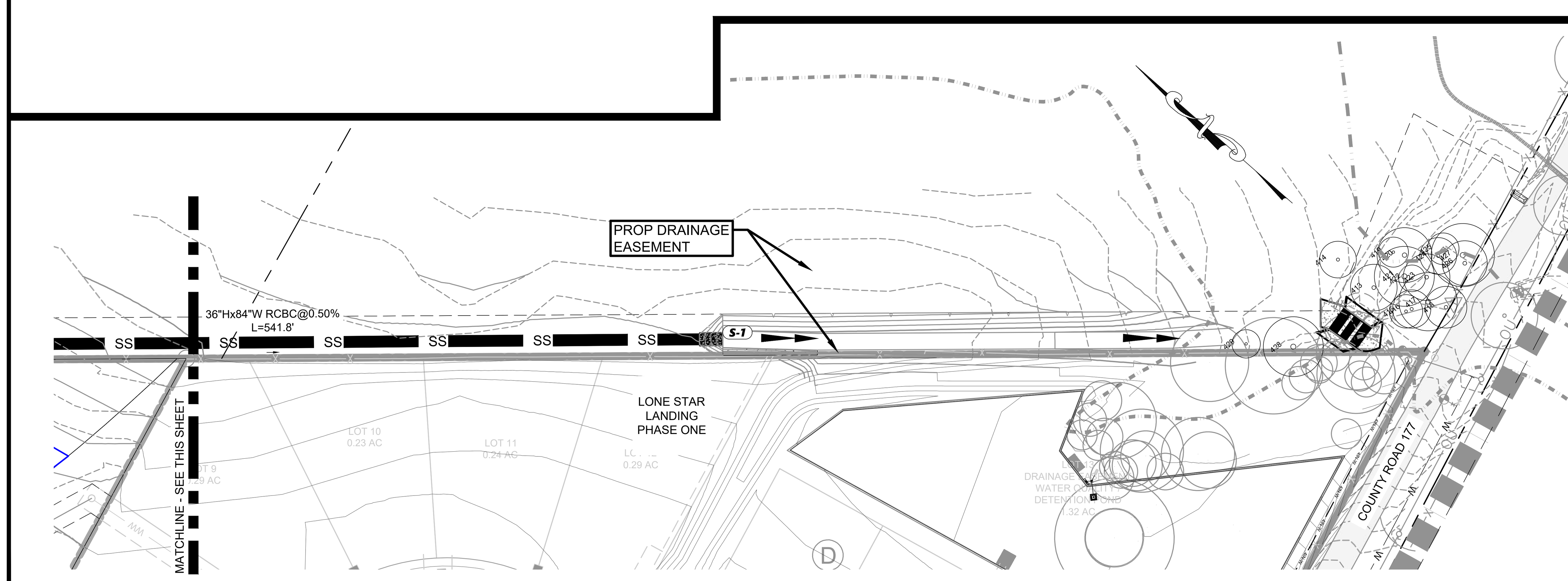
DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEJ

SHEET
16
OF
62

PICP-25-0248

G:\Users\Jason\Dropbox\EEI Engineering\2-Working Folder\Lone Star Landing Projects\PHASE TWO\CONSTRUCTION PLANS\00.01-CAD\00.04-Sheets\LL_LONE STAR LANDING_PH2_PROP DAM.dwg Sep 30, 25 12:06 pm





ON-SITE DRAINAGE CALCULATIONS

Lonestar Landing Phase II Rational Calculations

INLET/BASIN	AREA ac.	TC min.	C25	C100	I2 in./hr.	I25 in./hr.	I100 in./hr.	Q2 cfs	Q25 cfs	Q100 cfs	Description
A-5	3.94	21	0.62	0.62	3.54	6.54	8.69	8.65	16.0	21.2	4x4 Grate Inlet - Sag
A-4	3.69	21	0.62	0.62	3.54	6.54	8.69	8.10	15.0	19.9	5x5 Grate Inlet - Sag
A-3	9.06	21	0.62	0.62	3.54	6.54	8.69	19.88	36.7	48.8	6x6 Area Inlet - Sag
R.O.W.	1.79	5	0.58	0.65	6.14	11.3	15.0	6.38	11.7	17.5	Direct to proposed R.O.W.
B-5	0.87	5	0.58	0.65	6.14	11.3	15.0	3.10	5.7	8.5	Curb Inlet 3'x2' grate - On Grade
B-4	0.14	5	0.58	0.65	6.14	11.3	15.0	0.49	0.9	1.3	Curb Inlet 3'x2' grate - On Grade
B-2	1.87	5	0.58	0.65	6.14	11.3	15.0	6.67	12.3	18.3	Direct to proposed Channel-2
C-10	0.37	5	0.58	0.65	6.14	11.3	15.0	1.31	2.4	3.6	Curb Inlet 3'x2' grate - On Grade
D-10	1.02	5	0.58	0.65	6.14	11.3	15.0	3.65	6.7	10.0	Curb Inlet 3'x2' grate - On Grade
E-1	0.99	5	0.58	0.65	6.14	11.3	15.0	3.53	6.5	9.7	Curb Inlet 3'x2' grate - On Grade
F-1	0.81	5	0.58	0.65	6.14	11.3	15.0	2.88	5.3	7.9	Curb Inlet 3'x2' grate - On Grade
G-1	0.53	5	0.58	0.65	6.14	11.3	15.0	1.90	3.5	5.2	Curb Inlet 3'x2' grate - On Grade
H-1	0.30	5	0.58	0.65	6.14	11.3	15.0	1.06	2.0	2.9	Curb Inlet 3'x2' grate - On Grade
I-1	1.05	5	0.58	0.65	6.14	11.3	15.0	3.75	6.9	10.3	Curb Inlet 3'x2' grate - On Grade
J-1	0.27	5	0.58	0.65	6.14	11.3	15.0	0.96	1.8	2.6	Curb Inlet 3'x2' grate - On Grade
K-3	0.59	5	0.58	0.65	6.14	11.3	15.0	2.11	3.9	5.8	Curb Inlet 3'x2' grate - On Grade
L-1	0.39	5	0.58	0.65	6.14	11.3	15.0	1.40	2.6	3.8	Curb Inlet 3'x2' grate - On Grade
M-1	0.97	5	0.58	0.65	6.14	11.3	15.0	3.44	6.3	9.4	Curb Inlet 3'x2' grate - Sag
N-3	0.59	5	0.58	0.65	6.14	11.3	15.0	2.09	3.9	5.7	Curb Inlet 3'x2' grate - On Grade
O-1	1.00	5	0.58	0.65	6.14	11.3	15.0	3.58	6.6	9.8	Curb Inlet 3'x2' grate - On Grade
P-1	1.17	5	0.58	0.65	6.14	11.3	15.0	4.18	7.7	11.4	Curb Inlet 3'x2' grate - On Grade
Q-1	0.90	5	0.58	0.65	6.14	11.3	15.0	3.21	5.9	8.8	Curb Inlet 3'x2' grate - Sag
R-1	0.98	5	0.58	0.65	6.14	11.3	15.0	3.50	6.4	9.6	Curb Inlet 3'x2' grate - Sag
Direct to pond-1	1.39	5	0.58	0.65	6.14	11.3	15.0	4.94	9.1	13.5	Drains direct to pond
Direct to pond-2	1.00	5	0.58	0.65	6.14	11.3	15.0	3.55	6.5	9.7	Drains direct to pond

LEGEND

- PROPOSED CHANNEL/PIPE OUTLET FLOW DIRECTION
- PROPOSED GREEN ARMOR 7010 EROSION CONTROL
- PROPOSED HYDROTURF CHANNEL REVETMENT

GARY ELI JONES 79198 REGISTERED PROFESSIONAL ENGINEER — STATE OF TEXAS
Sep 30, 2025

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LONE STAR LANDING PHASE TWO

LEANDER, TEXAS 78641 (CITY LIMITS)

SUBDIVISION IMPROVEMENTS

INLET CONTRIBUTING DRAINAGE AREA MAP

NO. | DATE | REVISION | BY

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED: RR
FILE NAME:
DATE:
DRAWN: JTC
DESIGNED: EEJ

SHEET 17 OF 62

PICP-25-0248

RAINAGE CALCULATION TABLE

E AND DISCHARGE DATA						DOWNSTREAM								UPSTREAM						LOSSES						
Line	STA	LineLength	PipeSize	Area	InletTime	Q total	Capacity	VelocNorm	AreaDn	HGLdN	VelocDn	Vel HdDn	EGLDn	AreaUp	HGLUp	VelocUp	Vel HdUp	EGLUp	Pipe n	SfAve	EnergyLoss	HGL Junction	EGL Junction	MinorLoss	Line ID
		(ft)	(in)	(ac)	(min)	(cfs)	(cfs)	(ft/s)	(sqft)	(ft)	(ft/s)	(ft)	(ft)	(sqft)	(ft)	(ft/s)	(ft)	(ft)	Value	(%)	(ft)	(ft)	(ft)	(ft)	
A																										
A1_1	3+00.03	300	42	-	-	89.9	202.48	20.4	9.62	867.34	9.35	1.36	868.69	8.53	875.93	10.54	1.73	877.66	0.012	0.030	8.965	875.93	877.66	0	A1_1 TO S3
A1	5+95.62	295.59	42	-	-	89.9	202.48	20.4	9.62	876.85	9.35	1.36	878.2	8.53	886.1	10.54	1.73	887.83	0.012	0.033	9.625	886.1	887.83	0	A1 TO A1_1
A2	8+01.07	205.45	42	-	21	89.9	108.98	12.65	9.62	887.01	9.35	1.36	888.37	8.53	888.16	10.54	1.73	889.88	0.012	0.007	1.51	888.16	889.88	0.00	A2 TO A1
A3	10+43.75	242.68	42	9.06	21	89.9	108.98	12.65	9.62	889.07	9.35	1.36	890.43	8.53	890.58	10.54	1.73	892.31	0.012	0.008	1.88	890.58	892.31	0	A3 TO A2
A4	12+63.02	219.27	36	3.69	21	41.1	51.09	8.04	7.07	891.99	5.82	0.53	892.52	7.07	892.7	5.81	0.53	893.23	0.012	0.003	0.71	892.90	893.43	0.2	A4 TO A3
A4_1	15+15.13	252.11	30	-	-	21.2	31.41	6.87	4.91	893.25	4.32	0.29	893.54	4.91	893.83	4.32	0.29	894.12	0.012	0.002	0.57	893.89	894.18	0.06	A4_1 TO A4
A5	17+67.24	252.11	30	3.94	21	21.2	31.41	6.87	4.91	894	4.32	0.29	894.29	4.91	894.58	4.32	0.29	894.87	0.012	0.002	0.57	894.65	894.94	0.07	A5 TO A4_1
B																										
B1	0+10.29	OUTFALL																								
B1_1	0+71.85	61.56	30	-	-	28.1	62.87	12.44	28.1	4.91	869.1	5.73	0.51	869.61	4.91	869.35	5.72	0.51	869.86	0.004	0.247	869.68	870.19	0.34	B1_1 TO B1
B2	2+21.95	150.10	30	1.87	5	28.1	62.87	12.44	28.1	4.91	869.89	5.73	0.51	870.4	4.91	870.49	5.72	0.51	871	0.004	0.60	870.62	871.13	0.13	CHANNEL-2
B3	7+30.13	508.18	Channel-2	-	-	28.1	383.8	5.09	28.1	6.79	870.89	4.14	0.27	871.16	6.79	885.8	4.14	0.27	886.07	0.029	14.91	885.80	886.07	0	B-3_1 TO B-3
B3_1	7+39.37	9.24	18	-	-	9.8	11.37	7.23	9.8	1.51	886.32	6.49	0.66	886.98	1.51	886.42	6.48	0.65	887.07	0.010	0.09	886.48	887.13	0.06	B4 TO B3_1
B4_1	7+78.07	38.70	18	-	-	8.5	11.37	7.06	8.5	1.75	886.68	4.84	0.36	887.05	1.41	886.73	6.03	0.56	887.29	0.006	0.25	886.79	887.35	0.06	B-4_1 TO B-3_1
B5	7+91.59	13.52	18	0.87	5	8.5	11.37	7.06	8.5	1.65	886.93	5.15	0.41	887.34	1.41	886.86	6.03	0.56	887.42	0.006	0.08	887.41	887.97	0.55	B5 TO B4_1
C																										
C1	0+24.33	OUTFALL																								
C2	1+12.	87.67	48	-	-	116.5	155.29	13.56	10.75	871.27	10.83	1.82	873.09	10.75	872.14	10.83	1.82	873.97	0.012	0.010	0.873	872.14	873.97	0	C2 TO C1
C3	2+43.34	131.34	48	-	-	116.5	155.62	13.58	12.56	873.17	9.27	1.34	874.5	10.78	873.47	10.81	1.82	875.28	0.012	0.006	0.782	874.04	875.86	0.57	C3 TO C2
C4	2+87.86	44.52	24	-	-	29.3	44.68	15.16	3.04	876.62	9.64	1.45	878.07	3.04	878.1	9.64	1.45	879.55	0.012	0.033	1.48	878.1	879.55	0	C4 TO C3
C5	3+42.34	54.48	24	-	-	19.6	44.67	13.75	3.14	878.9	6.24	0.61	879.51	2.64	879.63	7.42	0.86	880.48	0.012	0.018	0.971	879.63	880.48	0	C5 TO C4
C6	4+87.15	144.81	24	-	-	19.6	44.67	13.75	2.66	879.64	7.37	0.84	880.48	2.64	884.44	7.42	0.86	885.29	0.012	0.033	4.813	884.44	885.29	0	C6 TO C5
C7	6+40.29	153.14	18	-	-	8.8	16.84	9.63	1.77	885.06	4.98	0.39	885.45	1.43	887.85	6.15	0.59	888.44	0.012	0.020	2.993	887.85	888.44	0	C7 TO C6
C9	8+63.28	222.99	18	-	-	3.6	16.84	7.57	1.77	888.34	2.04	0.06	888.4	0.84	892.34	4.26	0.28	892.62	0.012	0.019	4.216	892.34	892.62	0	C9 TO C7
C10	8+90.86	27.58	18	0.37	5	3.6	16.84	7.57	0.86	892.35	4.19	0.27	892.62	0.84	892.94	4.26	0.28	893.23	0.012	0.022	0.605	892.94	893.23	0	C10 TO C9
D																										
D1 (TIES IN TO C3)	0+24.96	24.96	48	-	-	87.2	107.91	9.55	12.56	875.41	6.94	0.75	876.16	12.57	875.49	6.94	0.75	876.24	0.012	0.003	0.078	875.69	876.44	0.2	D1 TO C3
D2	3+12.21	287.25	48	-	-	74.3	110.1	9.4	12.56	876.11	5.91	0.54	876.65	12.57	876.76	5.91	0.54	877.31	0.012	0.002	0.655	876.85	877.39	0.08	D2 TO D1
D3	3+76.26	64.05	48	-	-	65.5	110.34	9.15	12.56	876.97	5.21	0.42	877.39	12.57	877.08	5.21	0.42	877.5	0.012	0.002	0.113	877.21	877.63	0.13	D3 TO D2
D4	4+13.7	37.44	42	-	-	55.9	77.03	8.73	9.62	877.31	5.81	0.53	877.84	9.62	877.41	5.81	0.52	877.94	0.012	0.003	0.099	877.58	878.11	0.17	D4 TO D3
D5	4+61.05	47.35	36	-	-	46.5	51.34	8.23	7.07	877.7	6.58	0.67	878.38	7.07	877.9	6.58	0.67	878.57	0.012	0.004	0.196	877.95	878.62	0.05	D5 TO D4
D6	7+12.39	251.34	36	-	-	36.9	51.16	7.88	7.07	878.2	5.22	0.42	878.62	7.07	878.85	5.22	0.42	879.28	0.012	0.003	0.656	878.86	879.28	0	D6 TO D5
D7	8+12.63	100.24	36	-	-	36.9	51.09	7.87	7.07	878.86	5.22	0.42	879.28	7.07	879.12	5.22	0.42	879.54	0.012	0.003	0.262	879.33	879.75	0.21	D7 TO D6
D8	9+54.39	141.76	30	-	-	21.4	31.42	6.88	4.91	879.57	4.36	0.3	879.87	4.91	879.9	4.36	0.3	880.2	0.012	0.002	0.329	879.95	880.24	0.04	D8 TO D7
D9	9+65.61	11.22	24	-	-	10	17.31	5.71	3.14	880.08	3.18	0.16	880.24	3.14	880.1	3.18	0.16	880.26	0.012	0.002	0.019	880.13	880.28	0.02	D9 TO D8
D10	9+79.04	13.43	24	0.99	5	10	17.31	5.71	3.14	880.13	3.18	0.16	880.28	3.14	880.15	3.18	0.16	880.31	0.012	0.002	0.022	880.19	880.35	0.04	D10 TO D9
E																										
E1 (TIES IN TO C4)	0+72.11	27.60	18	0.99	5	9.7	32.17	15.93	1.77	879.03	5.49	0.47	879.5	1.5	880.14	6.46	0.65	880.79	0.012	0.047	1.286	880.14	880.79	0	E1 TO C4
F																										
F1 (TIES IN TO C6)	0+19.43	19.40	18	0.81	5	7.9	16.09	9.06	1.77	885.11	4.47	0.31	885.42	1.73	885.18	4.56	0.32	885.5	0.012	0.004	0.087	885.43	885.75	0.24	F1 TO C6
G																										
G1 (TIES IN TO C7)	0+27.58	27.60	18	0.53	5	5.2	16.07	8.11	1.77	888.23	2.94	0.13	888.37	1.06	888.15	4.89	0.37	888.52	0.012	0.006	0.156	888.15	888.52	0	G1 TO C7
H																										
H1 (TIES IN TO C6)	0+00	9.50	12	0.30	5	2.9	10.91	11.74	0.79	885.17	3.69	0.21	885.38	0.61	885.35	4.77	0.35	885.71	0.012	0.035	0.329	885.35	885.71	0	H1 TO C6
I																										
I1 (TIES IN TO D1)	0+29.37	21.70	18	1.05	5	10.3	32.19	16.2	1.77	876.12	5.83	0.53	876.65	1.77	876.3	5.83	0.53	876.82	0.012	0.008	0.178	876.83	877.36	0.54	I1 TO D1
J																										
J1 (TIES IN TO D1)	0+28.76	21.10	12	0.27	5	2.6	10.91	11.39	0.79	876.33	3.31	0.17	876.5	0.79	876.43	3.31	0.17	876.6	0.012	0.005	0.095	876.68	876.85	0.25	J1 TO D1
K																										
K1 (TIES IN TO D3)	0+34.83	26.20	18	-	-	9.6	22.75	12.33	1.77	877.35	5.43	0.46	877.81	1.77	877.54	5.43	0.46	878	0.012	0.007	0.186	877.61	878.07	0.07	K1 TO D3
K2	0+44.22	9.39	18	-	-	5.8	22.75	10.75	1.77	877.9	3.28	0.17	878.07	1.77	877.92	3.28	0.17	878.09	0.012	0.003	0.024	877.95	878.12	0.02	K2 TO K1
K3	0+57.66	13.44	18	0.59	5	5.8	22.75	10.75	1.77	877.95	3.28	0.17	878.12	1.68	877.96	3.45	0.19	878.15	0.012	0.002	0.033	878.08	878.26	0.11	K3 TO K2
L																										
L1 (TIES IN TO K1)	0+33.67	27.50	18	0.39	5	3.8	22.76	9.55	1.77	878	2.15	0.07	878.07	1.52	878	2.5	0.1	878.1	0.012	0.001	0.03	878.06	878.16	0.06	L1 TO K1
M																										
M1 (TIES IN TO D4)	0+27.12	19.50	18	0.97	5	9.4	32.19	15.79	1.77	877.84	5.32	0.44	878.28	1.77	877.98	5.32	0.44	878.42	0.012	0.007	0.133	878.28	878.72	0.31	M1 TO D4
N																										
N1 (TIES IN TO D7)	0+60.92	44.00	18	-	-	15.5	22.75	13.84	1.77	879.03	8.77	1.2	880.23	1.73	880.01	8.96	1.25	881.26	0.012	0.023	1.028	880.01	881.26	0	N1 TO D7
N2	0+70.92	10.00	18	-	-	5.7	22.77	10.71	1.77	881.09	3.23	0.16	881.25	1.77	881.11	3.23	0.16	881.27	0.012	0.003	0.025	881.14	881.3	0.02	N2 TO N1
N3	0+84.35	13.43	18	0.59	5	5.7	22.76	10.71	1.77	881.14	3.23	0.16	881.3	1.77	881.17	3.23	0.16	881.33	0.012	0.003	0.034	881.27	881.44	0.1	N3 TO N2
O																										
O1 (TIES IN TO N1)	0+34.79	27.60	18	1.00	5	9.8	27.88	14.38	1.77	880.76	5.55	0.48	881.24	1.51	881.44	6.49	0.66	882.1	0.012	0.031	0.862	881.44	882.1	0	O1 TO N1
P																										
P1 (TIES IN TO D8)	0+35.4	27.60	24	1.17	5	11.4	17.84	6.02	3.14	880.04	3.63	0.2	880.24	3.14	880.1	3.63	0.2	880.3	0.012	0.002	0.06	880.15	880.36	0.06	P1 TO D8
Q																										
Q1 (TIES IN TO D2)	0+34.97	27.60	18	0.90	5	8.8	32.18	15.51	1.77	877	4.98	0.39	877.39	1.43	877.67	6.15	0.59	878.25	0.012	0.031	0.865	877.67	878.25	0	Q1 TO D2
R																										
R1 (TIES IN TO D5)	0+34.55	27.60	18	0.98	5	9.6	32.18	15.89	1.77	878.16	5.43	0.46	878.62	1.49	878.46	6.42	0.64	879.1	0.012	0.017	0.48	878.46	879.1	0	R1 TO D5
S																										
S1	3+49.97	OUTFALL		-	-																				**OUTFALL**
S2	8+91.77	541.8	36 x 84r	-	-	263.21	189.97	12.53	21	863.4	12.53	2.44	865.84	21	865.71	12.53	2.44	868.15	0.012	0.004	2.309	865.71	868.15	0	S2 TO S1
T																										
T1_2 (TIES IN TO S3)	0+83.61	83.60	36 x 36r	OND DISCHARGE		125	136.41	17.36	9	866.35	13.89	3	869.35	9	867.55	13.89	3	870.55	0.012	0.014	1.195	867.55	870.55	0	T1_2 TO S3
T1_1	0+90.7	7.09	36 x 36r			125	136.41	17.36	9	867.55	13.89	3	870.55	9	867.7	13.89	3	870.7	0.012	0.022	0.156	867.7	870.7	0	T1_1 TO T1_2
T1	1+15.56	24.86	36 x 36r			125	136.4	17.36	9	867.7	13.89	3	870.7	9	868.25	13.89	3	871.25	0.012	0.022	0.547	868.25	871.25	0	T1 TO T1_1

25 Yr. Inlet Calculations Section II

Inlet #	Drainage Sub-Area	Q (cfs)	Q total (cfs)	Slope (%)	a (in)	yo (ft)	Ponded Width (ft)	Qa / La	La (ft)	Length of Inlet (ft)	L / La	a / yo	Fig 4-11 Q / Qa	Q (cfs)
	B-5	5.7	5.7	2.57	5	0.37	7.4	0.83	6.9	10	1.45	1.12	1	5.7
	B-4	0.9	0.9	2.57	5	0.20	3.4	0.66	1.4	10	7.24	2.05	1	0.9
	C-10	2.4	2.4	1.56	5	0.30	5.6	0.76	3.2	10	3.14	1.37	1	2.4
	D-10	6.7	6.7	1.79	5	0.42	8.9	0.88	7.7	10	1.31	1.00	1	6.7
	E-1	6.5	6.5	3.10	5	0.38	7.6	0.83	7.8	10	1.28	1.10	1	6.5
	F-1	5.3	5.3	1.56	5	0.40	8.1	0.85	6.2	10	1.61	1.05	1	5.3
	G-1	3.5	3.5	1.56	5	0.34	6.6	0.80	4.4	10	2.28	1.21	1	3.5
	H-1	2.0	2.0	1.56	5	0.28	5.1	0.74	2.6	10	3.77	1.47	1	2.0
	I-1	6.9	6.9	1.48	5	0.43	9.6	0.90	7.7	10	1.30	0.96	1	6.9
	J-1	1.8	1.8	1.48	5	0.28	5.0	0.73	2.4	10	4.13	1.50	1	1.8
	K-3	3.9	3.9	2.00	5	0.34	6.6	0.80	4.9	10	2.05	1.22	1	3.9
	L-1	2.6	2.6	2.00	5	0.30	5.5	0.75	3.4	10	2.91	1.39	1	2.6
	M-1	6.3	6.3	1.40	5	0.43	9.2	0.89	7.1	10	1.40	0.98	1	6.3
	N-3	3.9	3.9	1.79	5	0.35	6.7	0.80	4.8	10	2.08	1.20	1	3.9
	O-1	6.6	6.6	1.79	5	0.41	8.8	0.87	7.5	10	1.33	1.00	1	6.6
	P-1	7.7	7.7	1.79	5	0.44	9.7	0.90	8.6	10	1.17	0.95	1	7.7
	Q-1	5.9	5.9	1.53	5	0.41	8.7	0.87	6.8	10	1.47	1.01	1	5.9
	R-1	6.4	6.4	1.40	5	0.43	9.3	0.89	7.2	10	1.38	0.97	1	6.4

100 Yr. Inlet Calculations Section II

Inlet #	Drainage Sub-Area	Q (cfs)	Q total (cfs)	Slope (%)	a (in)	yo (ft)	Ponded Width (ft)	Qa / La	La (ft)	Length of Inlet (ft)	L / La	a / yo	Fig 4-11 Q / Qa	Q (cfs)
	B-5	8.5	8.5	2.57	5	0.42	9.2	0.89	9.6	10	1.04	0.98	1	8.5
	B-4	1.3	1.3	2.57	5	0.23	4.0	0.68	2.0	10	5.07	1.80	1	1.3
	C-10	3.6	3.6	1.56	5	0.35	6.8	0.81	4.5	10	2.24	1.19	1	3.6
	D-10	10.0	10.0	1.79	5	0.48	11.7	0.94	10.6	10	0.94	0.88	1	10.0
	E-1	9.7	9.7	3.10	5	0.43	9.4	0.89	10.8	10	0.92	0.97	1	9.7
	F-1	7.9	7.9	1.56	5	0.45	10.3	0.91	8.6	10	1.16	0.92	1	7.9
	G-1	5.2	5.2	1.56	5	0.39	8.1	0.85	6.1	10	1.63	1.06	1	5.2
	H-1	2.9	2.9	1.56	5	0.32	6.1	0.78	3.7	10	2.68	1.29	1	2.9
	I-1	10.3	10.3	1.48	5	0.50	13.6	0.96	10.6	10	0.94	0.84	1	10.3
	J-1	2.6	2.6	1.48	5	0.32	5.9	0.77	3.4	10	2.93	1.32	1	2.6
	K-3	5.8	5.8	2.00	5	0.41	8.8	0.87	6.6	10	1.51	1.01	1	5.8
	L-1	3.8	3.8	2.00	5	0.34	6.5	0.80	4.8	10	2.07	1.22	1	3.8
	M-1	9.4	9.4	1.40	5	0.49	12.5	0.95	9.9	10	1.01	0.86	1	9.4
	N-3	5.7	5.7	1.79	5	0.40	8.2	0.85	6.7	10	1.49	1.05	1	5.7
	O-1	9.8	9.8	1.79	5	0.47	11.5	0.94	10.4	10	0.96	0.88	1	9.8
	P-1	11.4	11.4	1.79	5	0.50	14.0	0.97	11.8	10	0.85	0.84	1	11.4
	Q-1	8.8	8.8	1.53	5	0.47	11.2	0.93	9.4	10	1.06	0.89	1	8.8
	R-1	9.6	9.6	1.40	5	0.49	12.8	0.96	10.0	10	1.00	0.85	1	9.6

Parabolic Crown Streets Without Curb Split
Source: City of Austin Drainage Criteria Manual
Section 3.3.3, p.3-6

25 Yr. Calculations Section I

Sub-Area	Q (cfs)	Street Width (ft)	Slope (%)	Depth at Gutter y_o (ft)	Depth at Gutter yo (inches)	Spread of Water (ft)
B-5	5.7	30	2.57	0.37	4.5	7.43
B-4	0.9	30	2.57	0.20	2.4	3.44
C-10	2.4	30	1.56	0.30	3.7	5.63
D-10	6.7	30	1.79	0.42	5.0	8.91
E-1	6.5	30	3.10	0.38	4.5	7.57
F-1	5.3	30	1.56	0.40	4.7	8.13
G-1	3.5	30	1.56	0.34	4.1	6.63
H-1	2.0	30	1.56	0.28	3.4	5.14
I-1	6.9	30	1.48	0.43	5.2	9.58
J-1	1.8	30	1.48	0.28	3.3	4.99
K-3	3.9	30	2.00	0.34	4.1	6.57
L-1	2.6	30	2.00	0.30	3.6	5.49
M-1	6.3	30	1.40	0.43	5.1	9.24
N-3	3.9	30	1.79	0.35	4.2	6.72
O-1	6.6	30	1.79	0.41	5.0	8.81
P-1	7.7	30	1.79	0.44	5.2	9.66
Q-1	5.9	30	1.53	0.41	4.9	8.66
R-1	6.4	30	1.40	0.43	5.1	9.35

100 Yr. Calculations Section 1

Sub-Area	Q (cfs)	Street Width (ft)	Slope (%)	Depth at Gutter y_o (ft)	Depth at Gutter yo (inches)	Spread of Water (ft)
B-5	8.5	30	2.57	0.42	5.1	9.19
B-4	1.3	30	2.57	0.23	2.8	4.01
C-10	3.6	30	1.48	0.35	4.2	6.80
D-10	10.0	30	1.79	0.48	5.7	11.72
E-1	9.7	30	3.10	0.43	5.2	9.39
F-1	7.9	30	1.56	0.45	5.4	10.28
G-1	5.2	30	1.56	0.39	4.7	8.05
H-1	2.9	30	1.56	0.32	3.9	6.10
I-1	10.3	30	1.48	0.50	5.9	13.60
J-1	2.6	30	1.48	0.32	3.8	5.91
K-3	5.8	30	1.40	0.41	5.0	8.77
L-1	3.8	30	2.00	0.34	4.1	6.54
M-1	9.4	30	1.40	0.49	5.8	12.50
N-3	5.7	30	1.79	0.40	4.8	8.17
O-1	9.8	30	1.79	0.47	5.7	11.51
P-1	11.4	30	1.79	0.50	6.0	13.98
Q-1	8.8	30	1.53	0.47	5.6	11.22
R-1	9.6	30	1.40	0.49	5.9	12.78

BY
REVISION
DATE
NO.

GARY ELI JONES 79198 REGISTERED PROFESSIONAL ENGINEER
Sep 30, 2025

TBPELS FIRM No. 17877
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (F) 512-532-0560
gejtexas@gmail.com

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

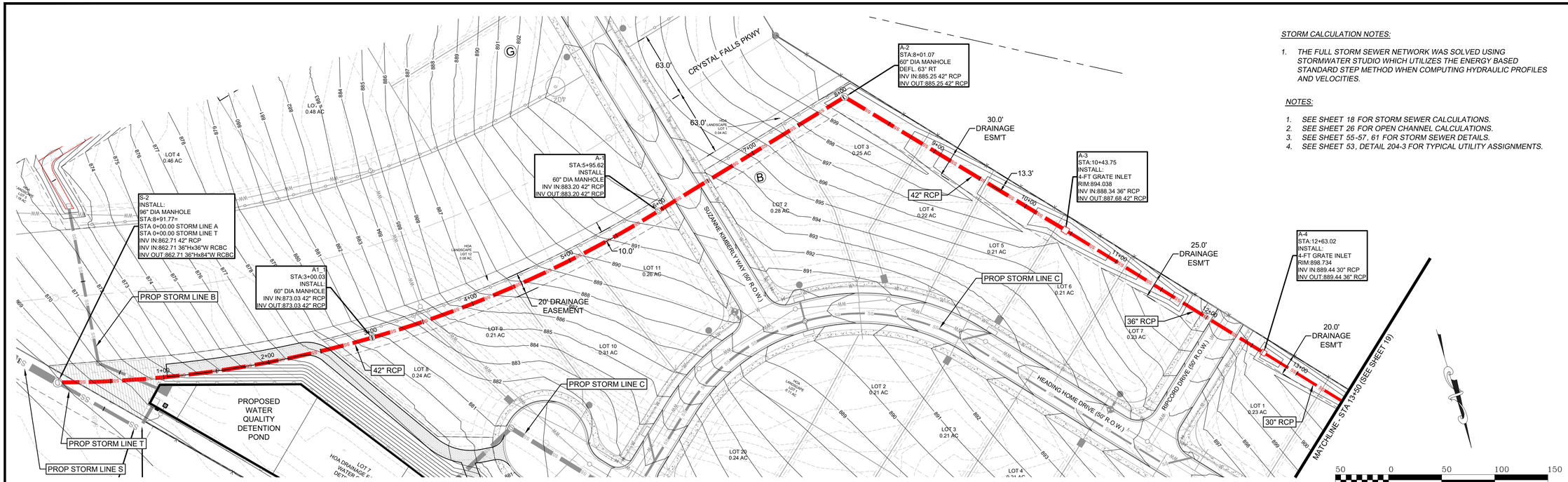
SUBDIVISION IMPROVEMENTS

STORM SEWER CALCULATIONS AND STRUCTURE TABLES

DRAWING SCALE: HORIZ.=
VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

SHEET 18 OF 62

PICP-25-0248

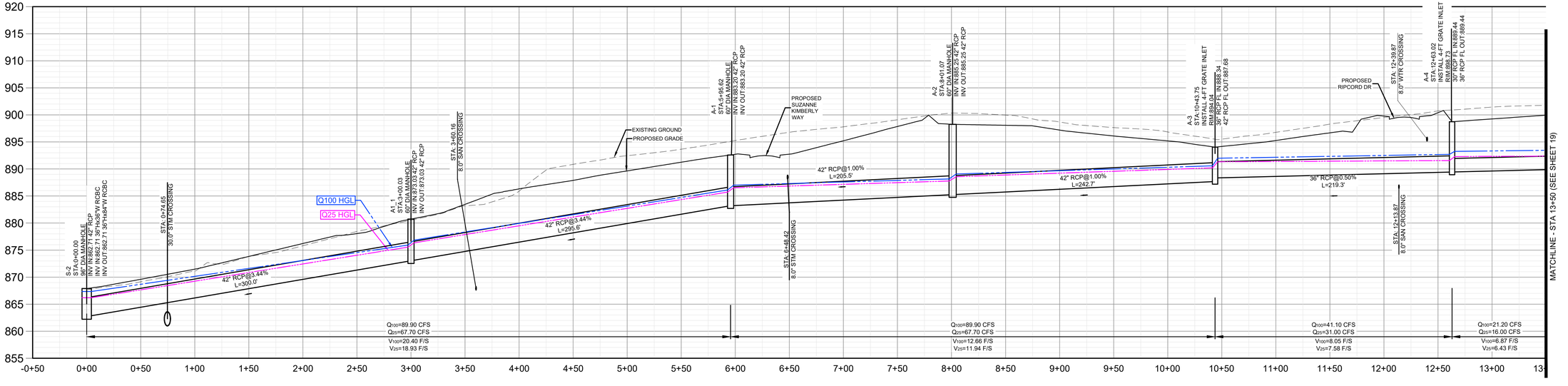


STORM CALCULATION NOTES:

1. *THE FULL STORM SEWER NETWORK WAS SOLVED USING STORMWATER STUDIO WHICH UTILIZES THE ENERGY BASED STANDARD STEP METHOD WHEN COMPUTING HYDRAULIC PROFILES AND VELOCITIES.*

NOTES:

1. *SEE SHEET 18 FOR STORM SEWER CALCULATIONS.*
2. *SEE SHEET 26 FOR OPEN CHANNEL CALCULATIONS.*
3. *SEE SHEET 55-57, 61 FOR STORM SEWER DETAILS.*
4. *SEE SHEET 53, DETAIL 204-3 FOR TYPICAL UTILITY ASSIGNMENTS.*



PROFILE LEGEND

- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- Q100 HYDRAULIC GRADE LINE
- Q25 HYDRAULIC GRADE LINE

PLAN LEGEND

- PROPOSED STORM PIPE
- PROPOSED 10' CURB INLET
- PROPOSED GREEN ARMOR 7010 EROSION CONTROL
- PROPOSED FUTERRA R45 CHANNEL REVETMENT

NO.	DATE	REVISION	BY

GARY ELI JONES 79198 REGISTERED PROFESSIONAL ENGINEER
Sep 30, 2025

TBPELS FIRM No. 17877
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (F) 512-532-0560
gaj6texas@gmail.com

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

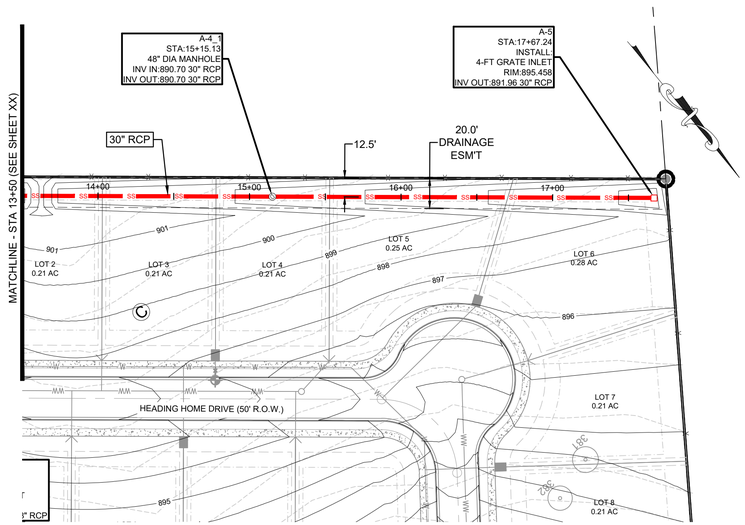
STORM SEWER LINE A - STA 0+00 TO 13+50

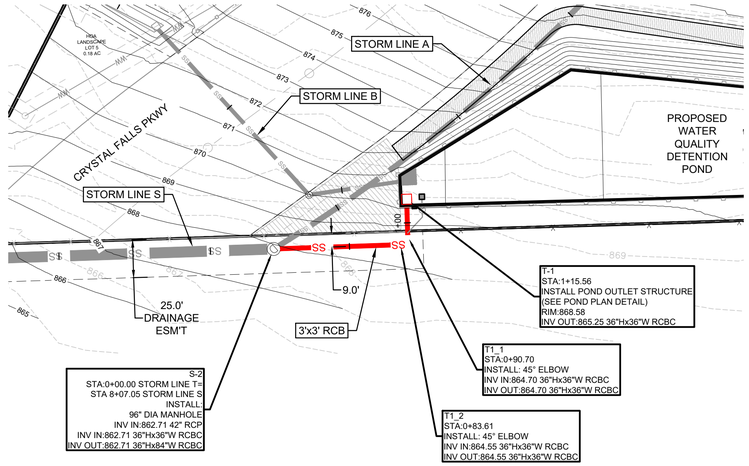
DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEJ

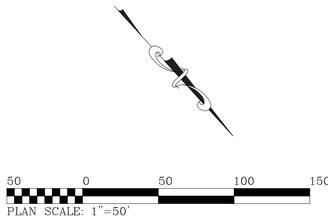
SHEET 19 OF 62

PICP-25-0248

C:\Users\Voiced Customer\Dropbox\ELI Engineering\2--Working Folder\Lone Star Landing Projects\PHASE TWO\CONSTRUCTION PLANS\00.01--CAD\00.04--Sheets\ELI_LONE STAR LANDING_PH2_STORM AND CHANNEL PP.dwg Sep 30, 25 1:30 pm





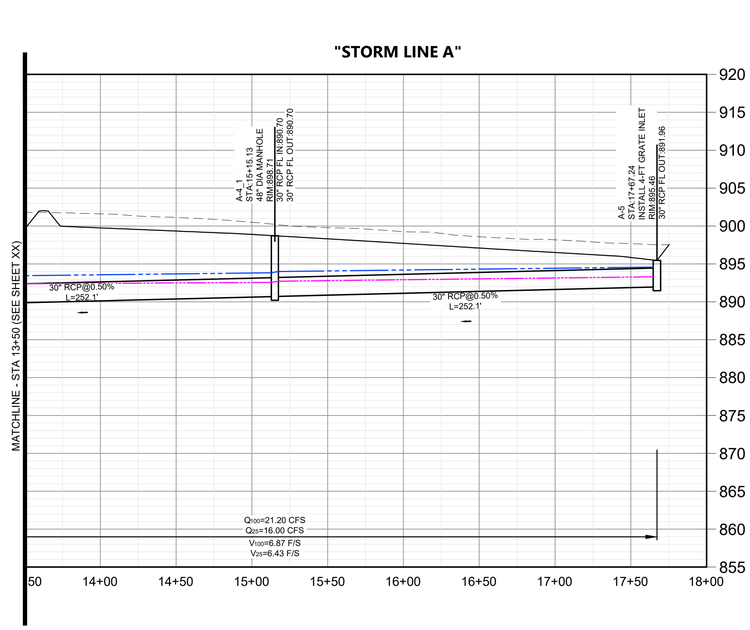


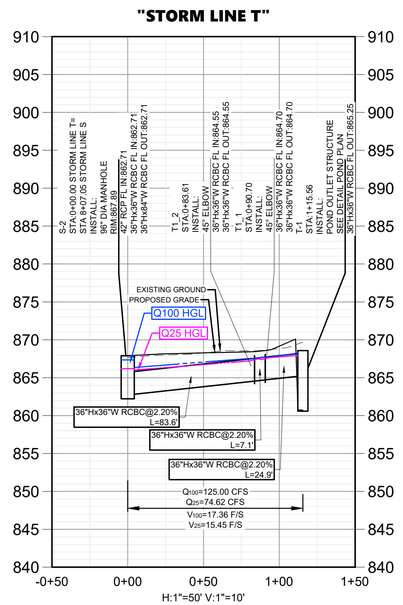
STORM CALCULATION NOTES:

1. *THE FULL STORM SEWER NETWORK WAS SOLVED USING STORMWATER STUDIO WHICH UTILIZES THE ENERGY BASED STANDARD STEP METHOD WHEN COMPUTING HYDRAULIC PROFILES AND VELOCITIES.*

NOTES:

1. *SEE SHEET 18 FOR STORM SEWER CALCULATIONS.*
2. *SEE SHEET 26 FOR OPEN CHANNEL CALCULATIONS.*
3. *SEE SHEET 55-57, 61 FOR STORM SEWER DETAILS.*
4. *SEE SHEET 27, 28 & 29 FOR POND PLAN AND DETAILS.*
5. *SEE SHEET 53, DETAIL 204-3 FOR TYPICAL UTILITY ASSIGNMENTS.*





PLAN LEGEND

- PROPOSED STORM PIPE
- PROPOSED 10' CURB INLET
- PROPOSED GREEN ARMOR 7010 EROSION CONTROL
- PROPOSED FUTERRA R45 CHANNEL REVETMENT

PROFILE LEGEND

- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- Q100 HYDRAULIC GRADE LINE
- Q25 HYDRAULIC GRADE LINE

NO.	DATE	REVISION	BY

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep 30, 2025

TBPELS FIRM No. 17877
ELI ENGINEERING
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LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

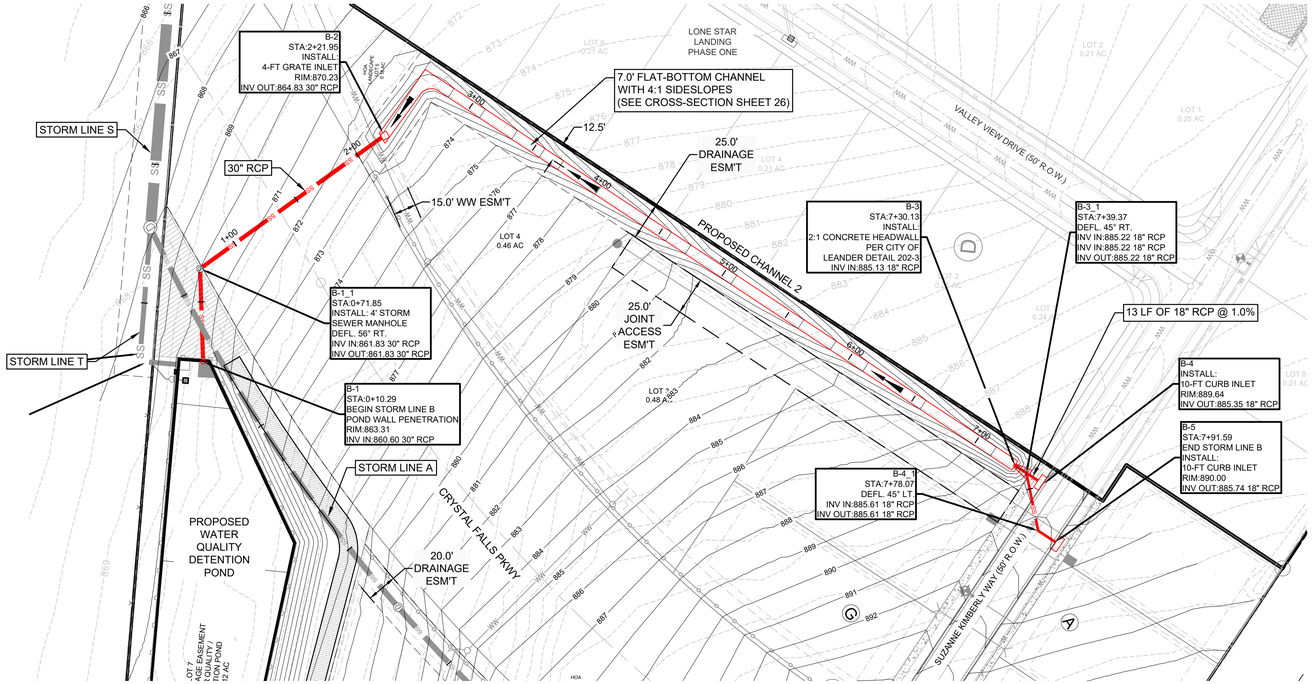
SUBDIVISION IMPROVEMENTS

STORM SEWER LINE A - STA 13+50 TO END
STORM SEWER LINE T - STA 0+00 TO END

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

SHEET
20
OF
62

PICP-25-0248



50 0 50 100 150

PLAN SCALE: 1"=50'

PROFILE LEGEND

- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- Q100 HYDRAULIC GRADE LINE
- Q25 HYDRAULIC GRADE LINE

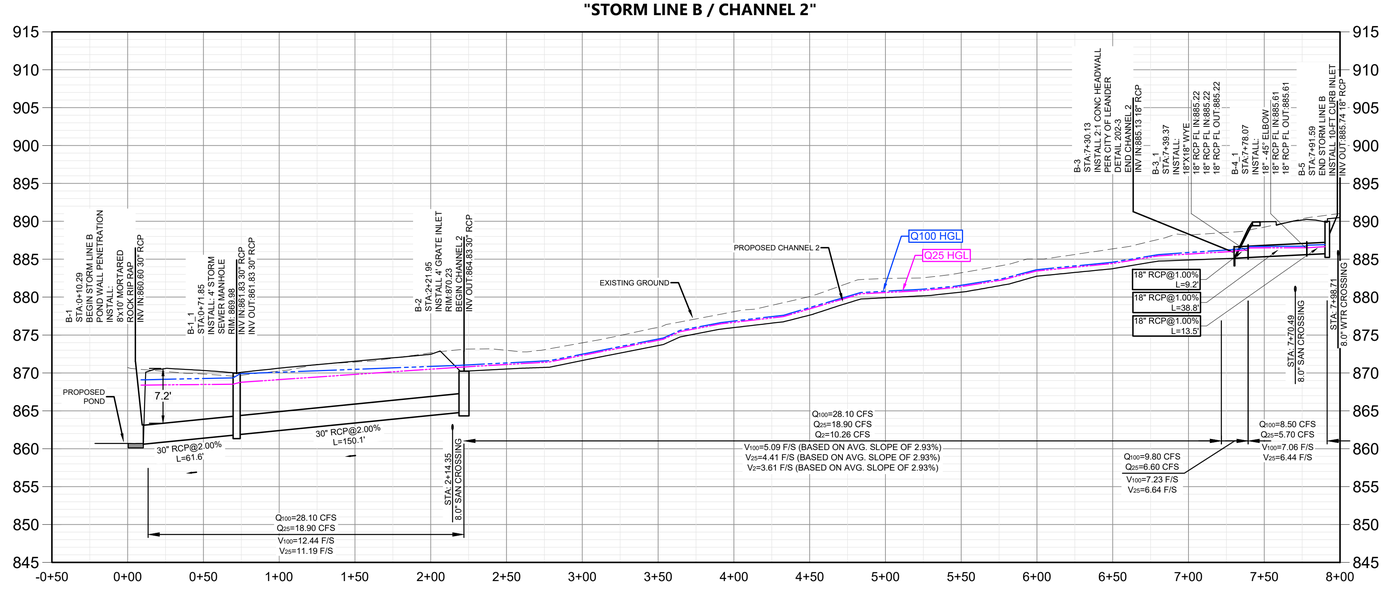
PLAN LEGEND

- PROPOSED STORM PIPE
- PROPOSED 10' CURB INLET
- PROPOSED DIRECTION OF FLOW
- EXISTING DIRECTION OF FLOW

NOTES:

1. *SEE SHEET 18 FOR STORM SEWER CALCULATIONS.*
2. *SEE SHEET 26 FOR OPEN CHANNEL CALCULATIONS.*
3. *SEE SHEET 55-57, 61 FOR STORM SEWER DETAILS.*
4. *SEE SHEET 53, DETAIL 204-3 FOR TYPICAL UTILITY ASSIGNMENTS.*

"STORM LINE B / CHANNEL 2"



STORM CALCULATION NOTES:

1. *THE FULL STORM SEWER NETWORK WAS SOLVED USING STORMWATER STUDIO WHICH UTILIZES THE ENERGY BASED STANDARD STEP METHOD WHEN COMPUTING HYDRAULIC PROFILES AND VELOCITIES.*

NO.	DATE	REVISION	BY

STATE OF TEXAS
GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep 30, 2025

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LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

STORM SEWER LINE B & CHANNEL 2 - STA 0+00 TO END

DRAWING SCALE: HORIZ.= VERT.=

SURVEYED: FILE NAME: DATE: DRAWN: JTC DESIGNED: EEJ

SHEET
21
OF
62

PICP-25-0248

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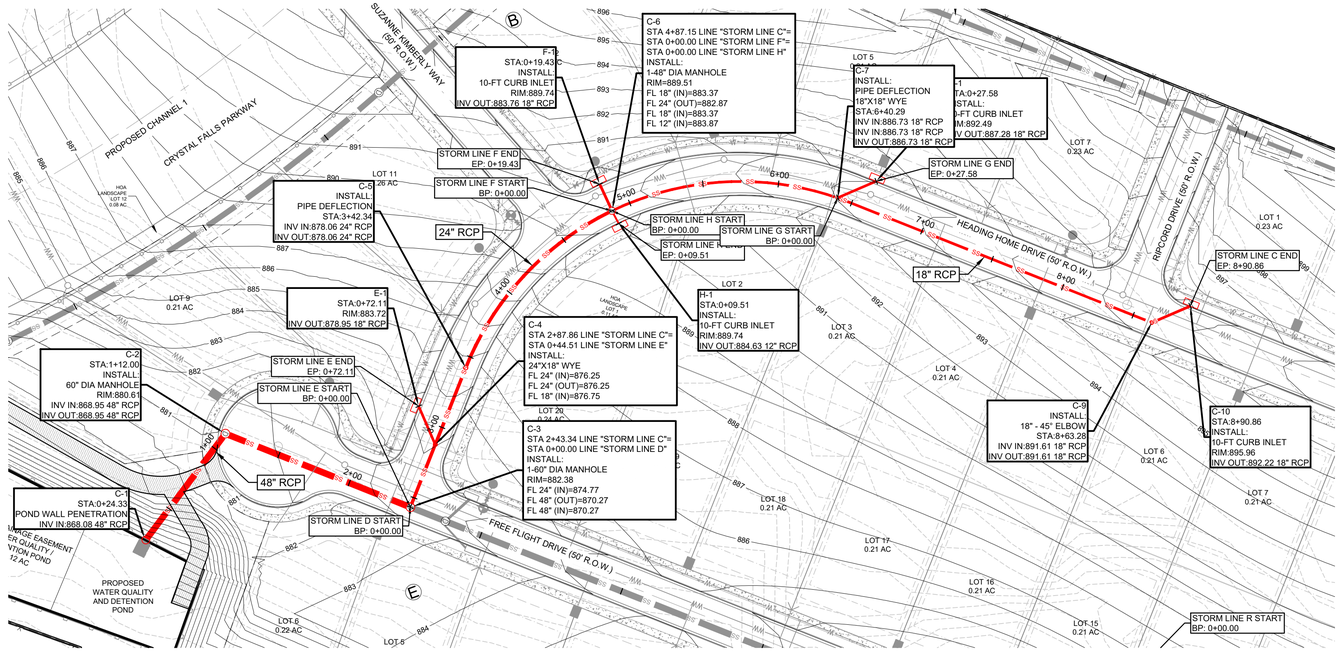
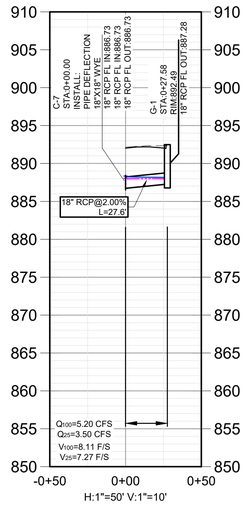
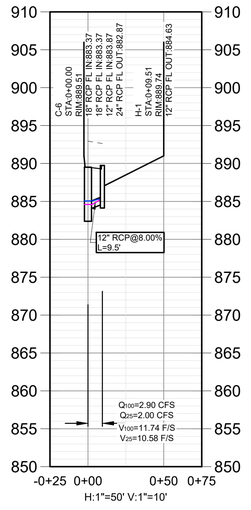


50 0 50 100 150
PLAN SCALE: 1"=50'

"STORM LINE G"



"STORM LINE H"



PROFILE LEGEND

- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- Q100 HYDRAULIC GRADE LINE
- Q25 HYDRAULIC GRADE LINE

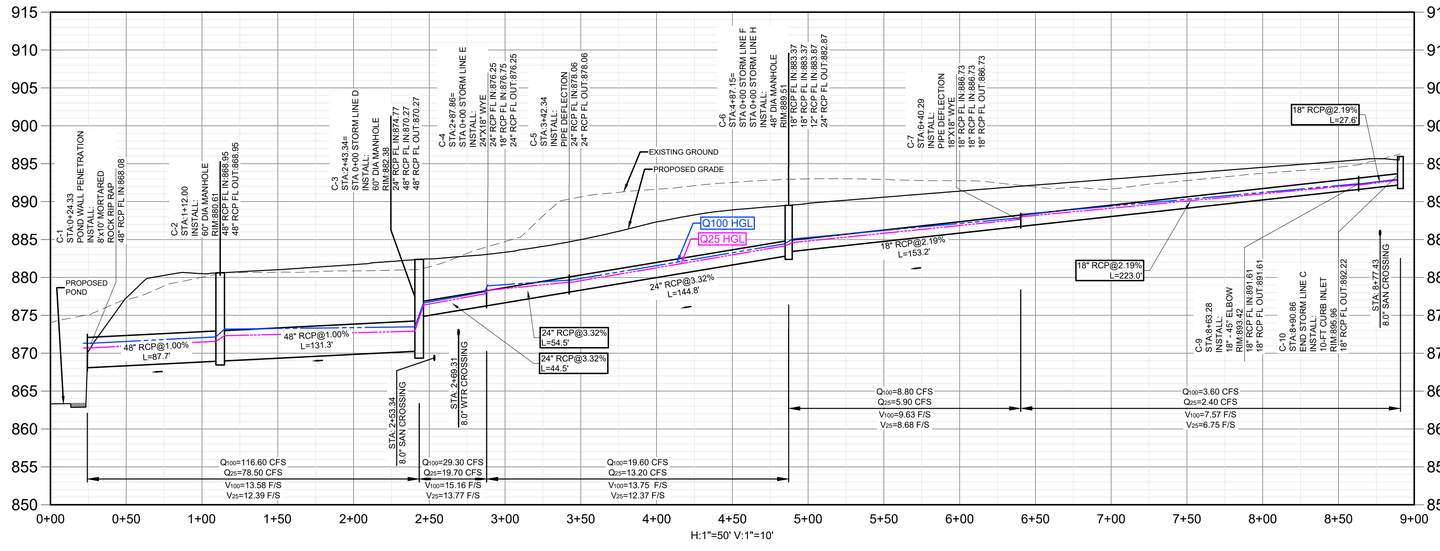
PLAN LEGEND

- PROPOSED STORM PIPE
- PROPOSED 10' CURB INLET
- PROPOSED GREEN ARMOR 7010 EROSION CONTROL
- PROPOSED FUTERRA R45 CHANNEL REVETMENT

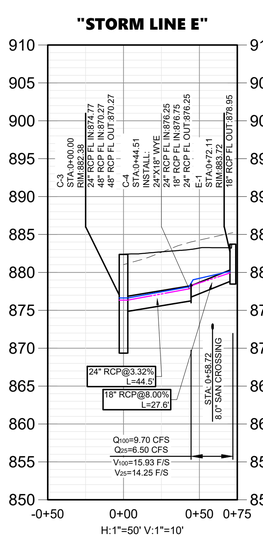
NOTES:

1. *SEE SHEET 18 FOR STORM SEWER CALCULATIONS.*
2. *SEE SHEET 26 FOR OPEN CHANNEL CALCULATIONS.*
3. *SEE SHEET 55-57, 61 FOR STORM SEWER DETAILS.*
4. *SEE SHEET 53, DETAIL 204-3 FOR TYPICAL UTILITY ASSIGNMENTS.*

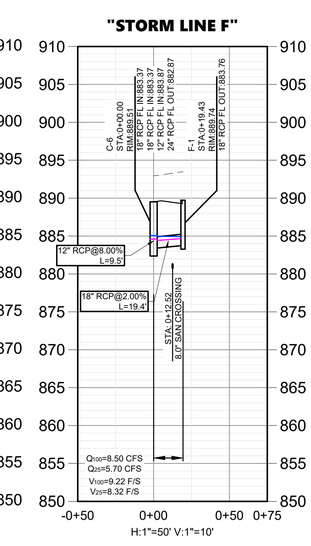
"STORM LINE C"



"STORM LINE E"



"STORM LINE F"



STORM CALCULATION NOTES:

1. *THE FULL STORM SEWER NETWORK WAS SOLVED USING STORMWATER STUDIO WHICH UTILIZES THE ENERGY BASED STANDARD STEP METHOD WHEN COMPUTING HYDRAULIC PROFILES AND VELOCITIES.*

NO.	DATE	REVISION	BY

GARY ELI JONES 79198 REGISTERED PROFESSIONAL ENGINEER
Sep 30, 2025

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LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

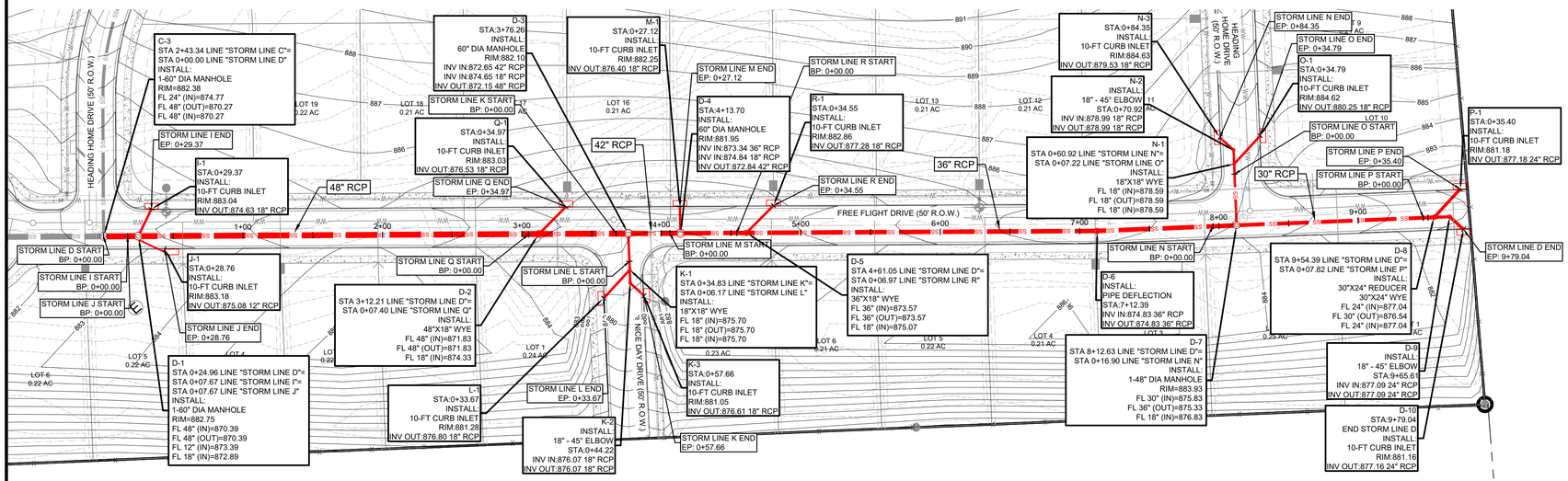
STORM SEWER LINE C, E, F, G & H - STA 0+00 TO END

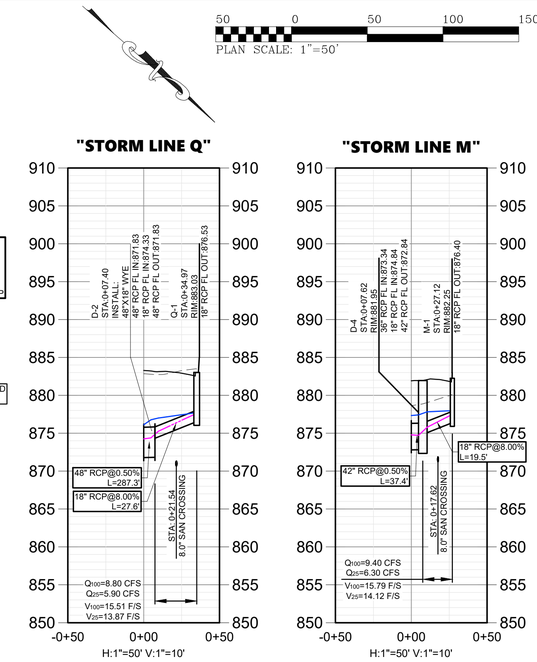
DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

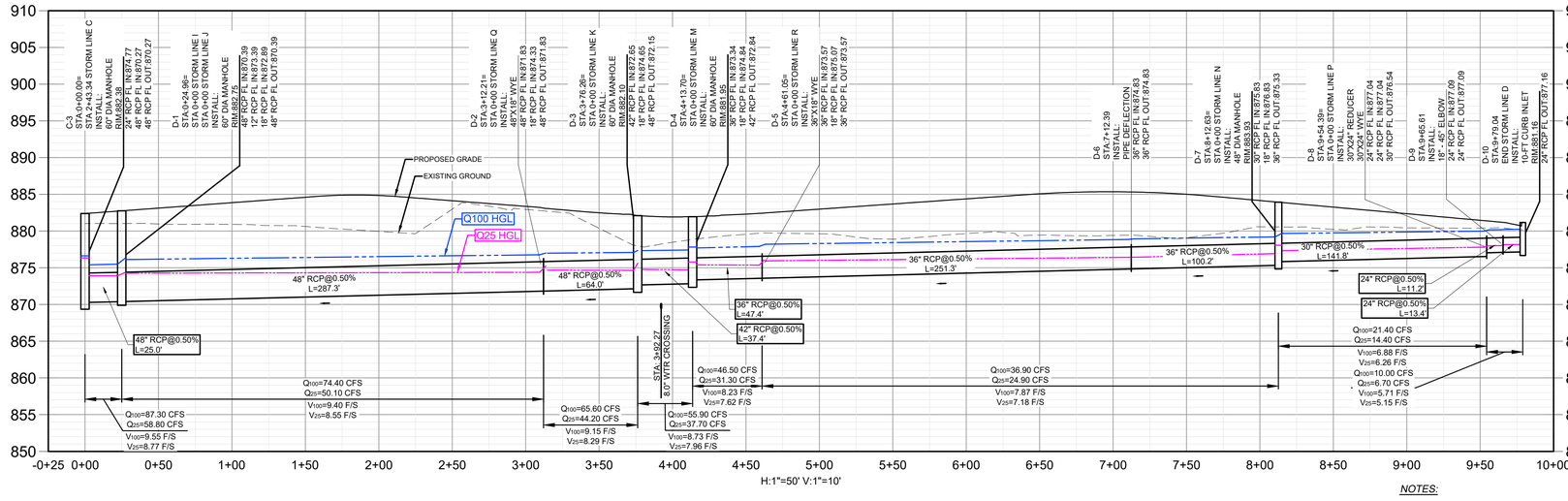
SHEET 22 OF 62

PICP-25-0248

C:\Users\Jcox\Dropbox\ELI Engineering\2--Working Folder\Lone Star Landing Projects\PHASE TWO\CONSTRUCTION PLANS\00.01--CAD\00.04--Sheets\ELI_LONE STAR LANDING_PH2_STORM AND CHANNEL PP.dwg Sep 30, 25 11:37 am







FOR PROFILES OF LINES K, L, N, O, P & R, SEE SHEET 24.

PROFILE LEGEND

- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- Q100 HYDRAULIC GRADE LINE
- Q25 HYDRAULIC GRADE LINE

PLAN LEGEND

- PROPOSED STORM PIPE
- PROPOSED 10' CURB INLET
- PROPOSED GREEN ARMOR 7010 EROSION CONTROL
- PROPOSED FUTERRA R45 CHANNEL REVETMENT

NOTES:

1. *SEE SHEET 18 FOR STORM SEWER CALCULATIONS.*
2. *SEE SHEET 26 FOR OPEN CHANNEL CALCULATIONS.*
3. *SEE SHEET 55-57, 61 FOR STORM SEWER DETAILS.*
4. *SEE SHEET 53, DETAIL 204-3 FOR TYPICAL UTILITY ASSIGNMENTS.*

STORM CALCULATION NOTES:

1. *THE FULL STORM SEWER NETWORK WAS SOLVED USING STORMWATER STUDIO WHICH UTILIZES THE ENERGY BASED STANDARD STEP METHOD WHEN COMPUTING HYDRAULIC PROFILES AND VELOCITIES.*

PLAN SCALE: 1"=50'

NO.	DATE	REVISION	BY

GARY ELI JONES 79198 REGISTERED PROFESSIONAL ENGINEER
Sep 30, 2025

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LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

STORM SEWER LINE D, I, J, M & Q- STA 0+00 TO END

DRAWING SCALE: HORIZ.= VERT.=

SURVEYED:		FILE NAME:	RR	DATE:		DRAWN:	JTC	DESIGNED:	EEI

SHEET 23 OF 62

PICP-25-0248

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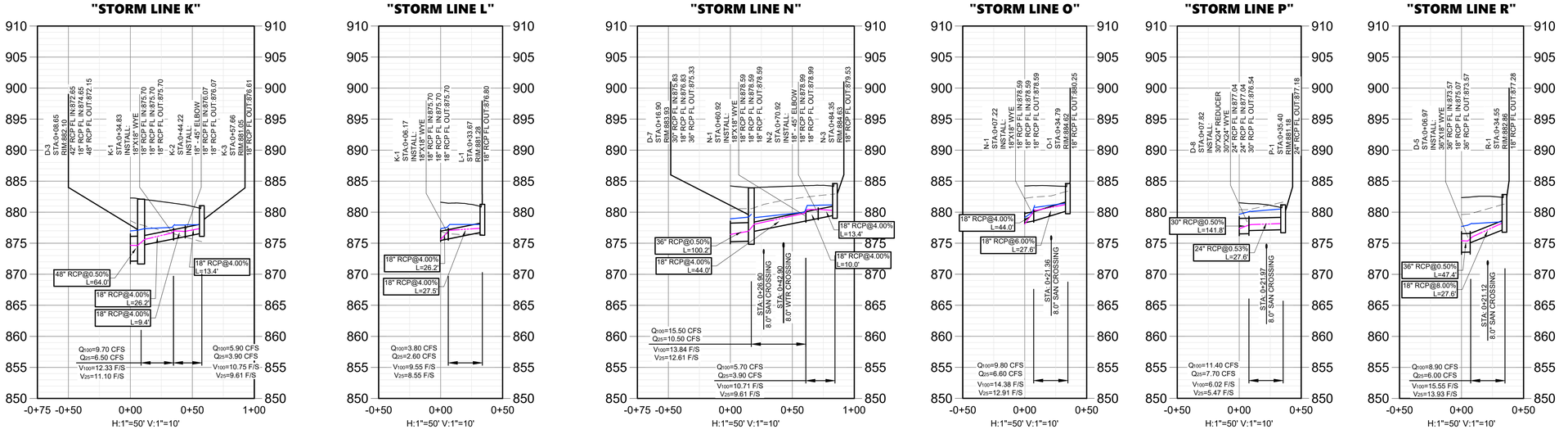
PLAN SCALE: 1"=50'

FOR PLAN VIEWS OF LINES K, L, N, O, P & R, SEE SHEET 23.



PROFILE LEGEND

- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- Q100 HYDRAULIC GRADE LINE
- Q25 HYDRAULIC GRADE LINE

NOTES:

1. *SEE SHEET 18 FOR STORM SEWER CALCULATIONS.*
2. *SEE SHEET 26 FOR OPEN CHANNEL CALCULATIONS.*
3. *SEE SHEET 55-57, 61 FOR STORM SEWER DETAILS.*
4. *SEE SHEET 53, DETAIL 204-3 FOR TYPICAL UTILITY ASSIGNMENTS.*

STORM CALCULATION NOTES:

1. *THE FULL STORM SEWER NETWORK WAS SOLVED USING STORMWATER STUDIO WHICH UTILIZES THE ENERGY BASED STANDARD STEP METHOD WHEN COMPUTING HYDRAULIC PROFILES AND VELOCITIES.*

NO. | DATE | REVISION | BY

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS
Sep 30, 2025

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gaztexas@gmail.com

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

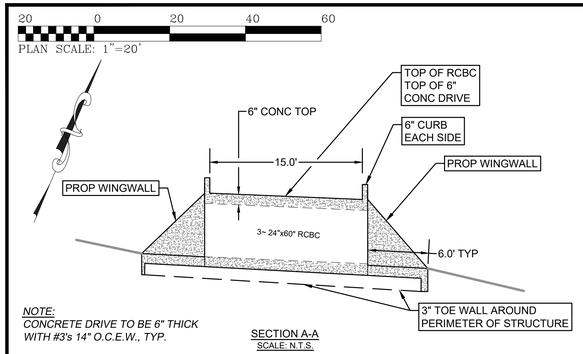
SUBDIVISION IMPROVEMENTS

STORM SEWER LINE K, L, N, O, P & R - STA 0+00 TO END

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

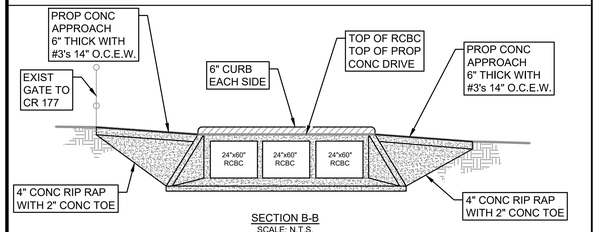
SHEET
24
OF
62

PICP-25-0248



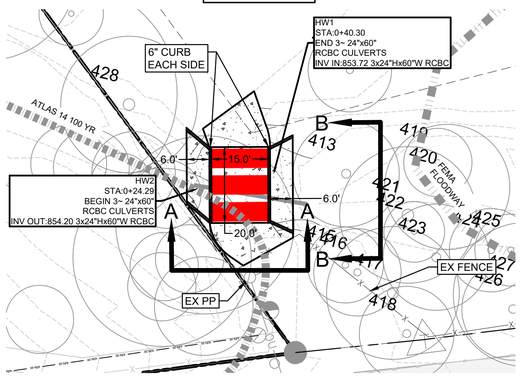
NOTE:
CONCRETE DRIVE TO BE 6" THICK WITH #3's 14" O.C.E.W., TYP.

SECTION A-A
SCALE: N.T.S.

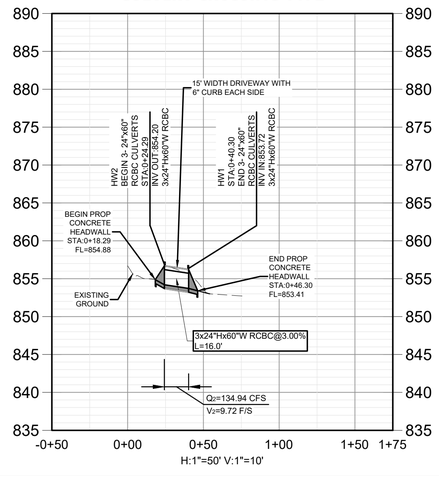


SECTION B-B
SCALE: N.T.S.

CUT/FILL NOTE:
CUT: 14.84 CY
FILL: 5.45 CY



"CULVERT CROSSING-PH 2"



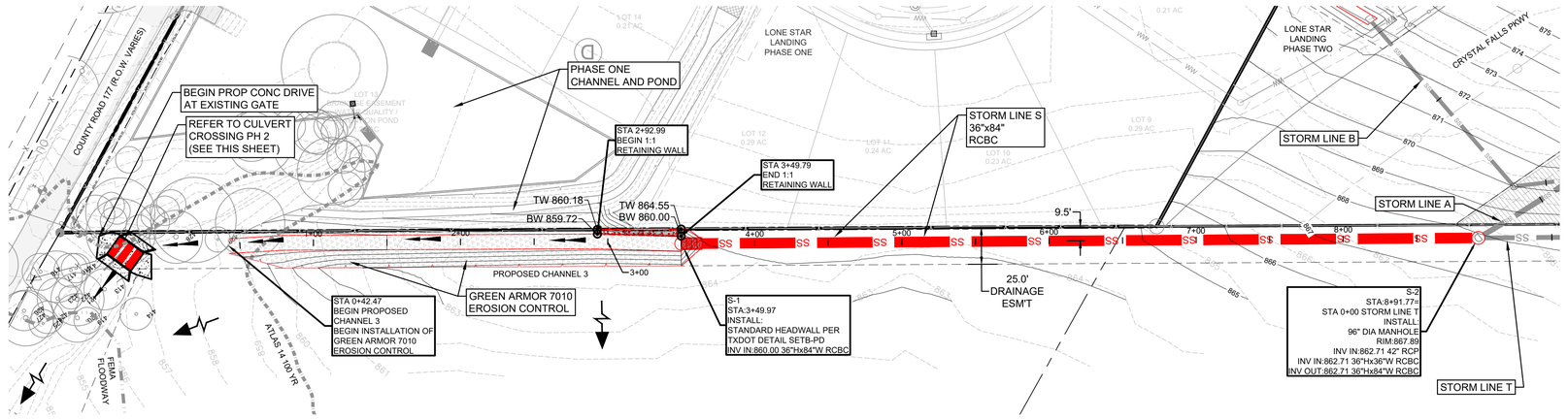
PROFILE LEGEND

- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- Q100 HYDRAULIC GRADE LINE
- Q25 HYDRAULIC GRADE LINE
- ATLAS 14 100 YR FLOODPLAIN
- FEMA 100 YR FLOODPLAIN

PLAN LEGEND

50 0 50 100 150
PLAN SCALE: 1"=50'

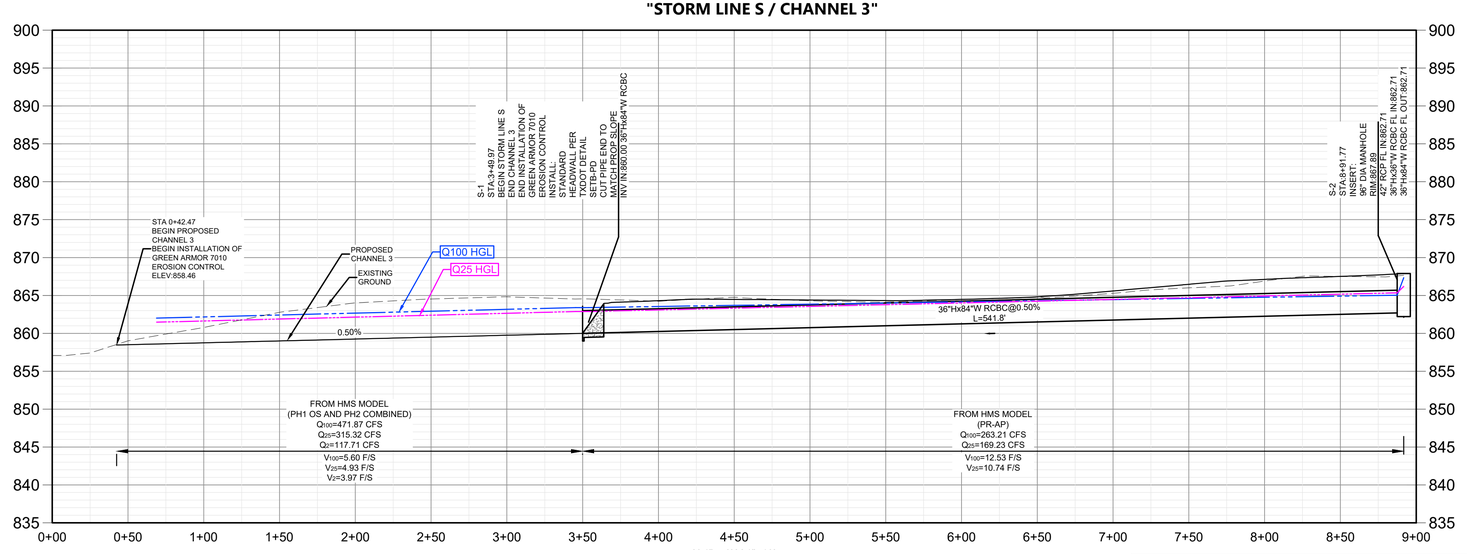
- PROPOSED STORM PIPE
- PROPOSED 10' CURB INLET
- PROPOSED GREEN ARMOR 7010 EROSION CONTROL
- PROPOSED DIRECTION OF FLOW
- EXISTING DIRECTION OF FLOW



NOTES:

1. *SEE SHEET 18 FOR STORM SEWER CALCULATIONS.*
2. *SEE SHEET 26 FOR OPEN CHANNEL CALCULATIONS.*
3. *SEE SHEET 55-57, 61 FOR STORM SEWER DETAILS.*
4. *SEE SHEET 53, DETAIL 204-3 FOR TYPICAL UTILITY ASSIGNMENTS.*

"STORM LINE S / CHANNEL 3"



STORMWATER NOTES:

1. *THE FULL STORM SEWER NETWORK WAS SOLVED USING STORMWATER STUDIO WHICH UTILIZES THE ENERGY BASED STANDARD STEP METHOD WHEN COMPUTING HYDRAULIC PROFILES AND VELOCITIES.*

NO.	DATE	REVISION	BY

GARY ELI JONES
79198
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Sep 30, 2025

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TBPELS FIRM No. 17877

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

STORM SEWER LINE S, CHANNEL 3 & OFFSITE CULVERT- STA 0+00 TO END

HORIZ.=
VERT.=
DRAWING SCALE:
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

SHEET
25
OF
62

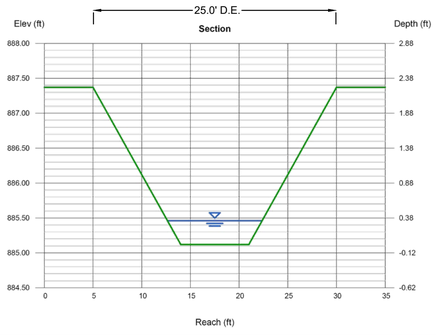
PICP-25-0248

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Aug 1 2025

CHANNEL-2 Q2 CALCULATIONS

Trapezoidal		Highlighted	
Bottom Width (ft)	= 7.00	Depth (ft)	= 0.34
Side Slopes (z:1)	= 4.00, 4.00	Q (cfs)	= 10.26
Total Depth (ft)	= 2.25	Area (sqft)	= 2.84
Invert Elev (ft)	= 885.12	Velocity (ft/s)	= 3.61
Slope (%)	= 2.93	Wetted Perim (ft)	= 9.80
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.38
		Top Width (ft)	= 9.72
Calculations		EGL (ft)	= 0.54
Compute by:	Known Q		
Known Q (cfs)	= 10.26		

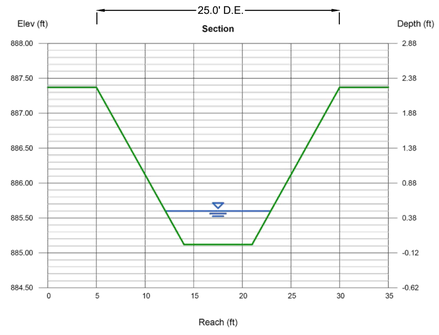


Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Aug 1 2025

CHANNEL-2 Q25 CALCULATIONS

Trapezoidal		Highlighted	
Bottom Width (ft)	= 7.00	Depth (ft)	= 0.48
Side Slopes (z:1)	= 4.00, 4.00	Q (cfs)	= 18.90
Total Depth (ft)	= 2.25	Area (sqft)	= 4.28
Invert Elev (ft)	= 885.12	Velocity (ft/s)	= 4.41
Slope (%)	= 2.93	Wetted Perim (ft)	= 10.96
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.55
		Top Width (ft)	= 10.84
Calculations		EGL (ft)	= 0.78
Compute by:	Known Q		
Known Q (cfs)	= 18.90		

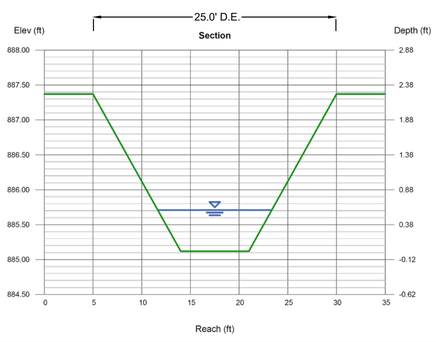


Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Friday, Aug 1 2025

CHANNEL-2 Q100 CALCULATIONS

Trapezoidal		Highlighted	
Bottom Width (ft)	= 7.00	Depth (ft)	= 0.59
Side Slopes (z:1)	= 4.00, 4.00	Q (cfs)	= 28.10
Total Depth (ft)	= 2.25	Area (sqft)	= 5.52
Invert Elev (ft)	= 885.12	Velocity (ft/s)	= 5.09
Slope (%)	= 2.93	Wetted Perim (ft)	= 11.87
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.70
		Top Width (ft)	= 11.72
Calculations		EGL (ft)	= 0.99
Compute by:	Known Q		
Known Q (cfs)	= 28.10		



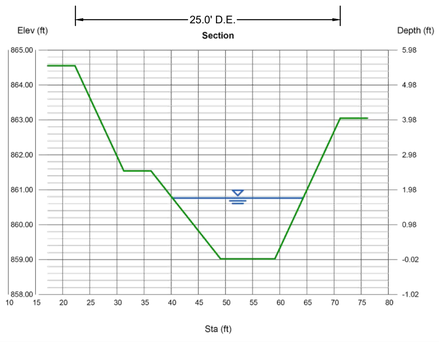
Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Saturday, Aug 9 2025

CHANNEL-3 Q2 CALCULATIONS

User-defined		Highlighted	
Invert Elev (ft)	= 859.02	Depth (ft)	= 1.74
Slope (%)	= 0.50	Q (cfs)	= 117.71
N-Value	= 0.030	Area (sqft)	= 29.63
		Velocity (ft/s)	= 3.97
Calculations		Wetted Perim (ft)	= 24.51
Compute by:	Known Q	Crit Depth, Yc (ft)	= 1.35
Known Q (cfs)	= 117.71	Top Width (ft)	= 24.06
		EGL (ft)	= 1.99

(Sta, El, n)-(Sta, El, n)...
(22.26, 864.55)-(31.27, 861.54, 0.030)-(36.27, 861.54, 0.030)-(49.10, 859.02, 0.030)-(59.10, 859.02, 0.030)-(71.15, 863.05, 0.030)



Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Saturday, Aug 9 2025

CHANNEL-3 Q25 CALCULATIONS

User-defined		Highlighted	
Invert Elev (ft)	= 859.02	Depth (ft)	= 2.88
Slope (%)	= 0.50	Q (cfs)	= 315.32
N-Value	= 0.030	Area (sqft)	= 63.98
		Velocity (ft/s)	= 4.93
Calculations		Wetted Perim (ft)	= 38.29
Compute by:	Known Q	Crit Depth, Yc (ft)	= 2.31
Known Q (cfs)	= 315.32	Top Width (ft)	= 37.52
		EGL (ft)	= 3.26

(Sta, El, n)-(Sta, El, n)...
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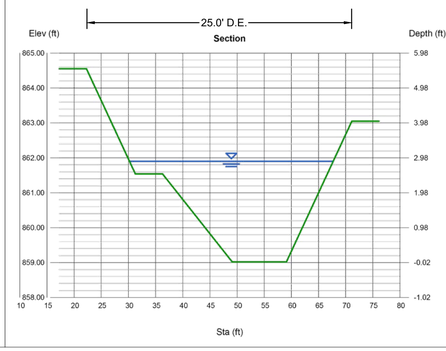

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Saturday, Aug 9 2025

CHANNEL-3 Q100 CALCULATIONS

User-defined		Highlighted	
Invert Elev (ft)	= 859.02	Depth (ft)	= 3.40
Slope (%)	= 0.50	Q (cfs)	= 471.87
N-Value	= 0.030	Area (sqft)	= 84.30
		Velocity (ft/s)	= 5.60
Calculations		Wetted Perim (ft)	= 41.57
Compute by:	Known Q	Crit Depth, Yc (ft)	= 2.88
Known Q (cfs)	= 471.87	Top Width (ft)	= 40.63
		EGL (ft)	= 3.89

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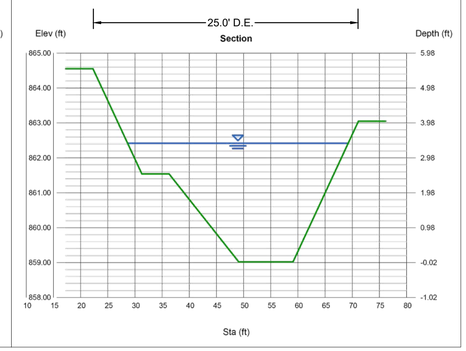


BY | REVISION | DATE | NO.

Sep 30, 2025

TBPELS FIRM No. 17877
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (F) 512-532-0560
gejtexas@gmail.com

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

OPEN CHANNEL CALCULATIONS

DRAWING SCALE: HORIZ.= VERT.=

SURVEYED:

FILE NAME: RR

DATE:

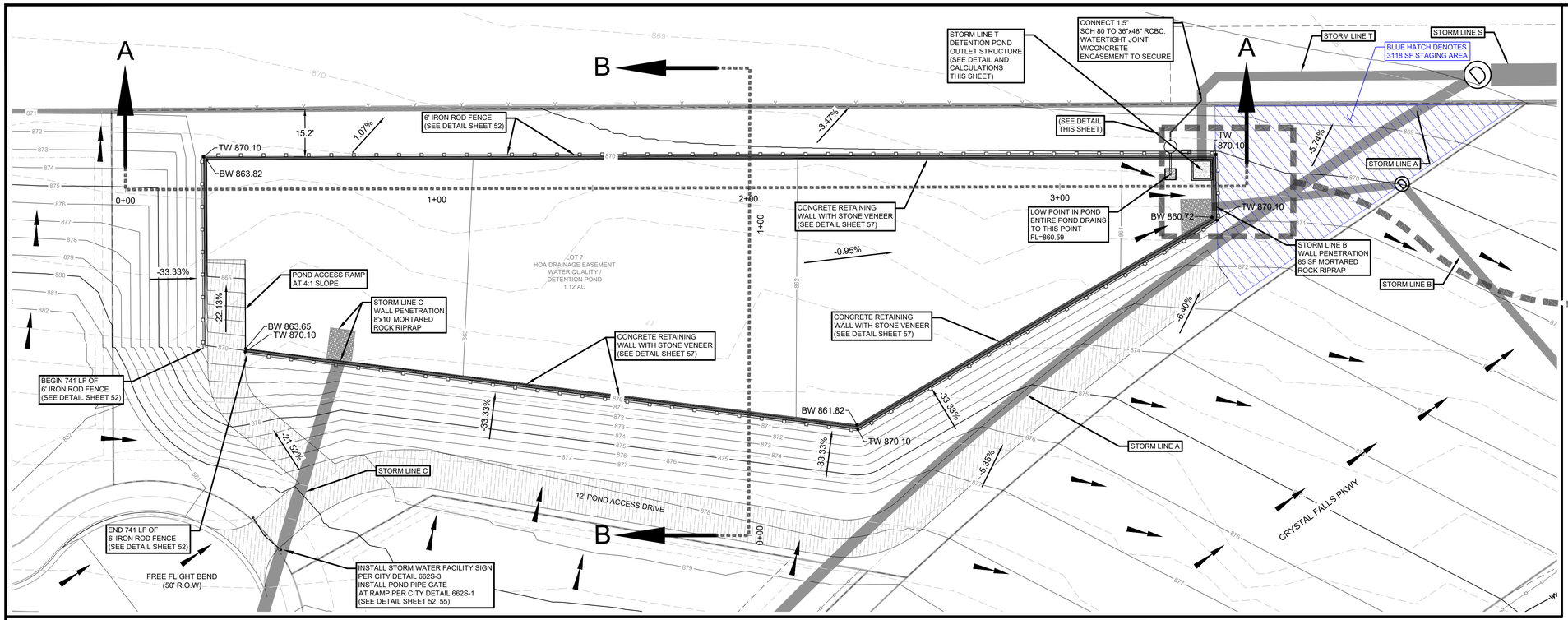
DRAWN: JTC

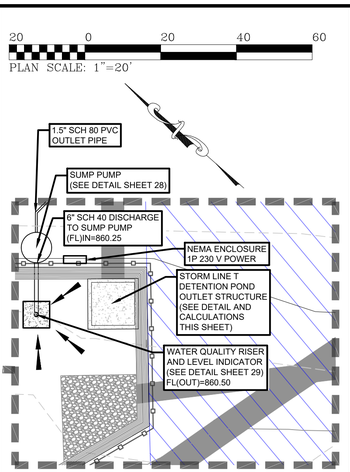
DESIGNED: EEI

SHEET 26 OF 62

PICP-25-0248

C:\Users\Jtcox\Dropbox\ELI Engineering\2--Working Folder\Lone Star Landing Projects\PHASE TWO\CONSTRUCTION PLANS\00.01-CAD\00.04--Sheets\ELI_LONE STAR LANDING_PH2_STORM AND CHANNEL PP.dwg Sep 30, 25 11:41 am





WATER QUALITY RISER
LEVEL INDICATOR
AND OUTLET PIPE DETAIL

SCALE: 1"=10'

LEGEND

- PROPOSED CHANNEL/PIPE OUTLET FLOW DIRECTION
- PROPOSED 6' IRON ROD FENCE

Pond Stage-Storage-Discharge Table

	ELEV	CONTOUR AREA SQ.FT	STORAGE INCR. (CU FT)	STORAGE CUM (CU FT)	STORAGE ACRE FT)	2-0.5'Hx2.75'W Orifice @ 865.50 CENTROID Q (cfs)	(A) V(ft/s)	2-1'Hx2.75'W Orifice @ 866.86 CENTROID Q (cfs)	(B) V(ft/s)	2'Hx5'W Orifice @ 868.35 CENTROID Q (cfs)	(C) V(ft/s)
	860.5	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	861	1,250.00	312.50	312.50	0.01	0.00	0.00	0.00	0.00	0.00	0.00
	862	8,000.00	4625.00	4937.50	0.11	0.00	0.00	0.00	0.00	0.00	0.00
	863	16,000.00	12000.00	16937.50	0.39	0.00	0.00	0.00	0.00	0.00	0.00
	864	20,850.00	18425.00	35362.50	0.81	0.00	0.00	0.00	0.00	0.00	0.00
	865	21,000.00	20925.00	56287.50	1.29	0.00	0.00	0.00	0.00	0.00	0.00
WQV	865.25	21,043.75	5255.47	61542.97	1.41	0.00	0.00	0.00	0.00	0.00	0.00
	866	21,175.00	15832.03	77375.00	1.78	10.92	3.97	0.00	0.00	0.00	0.00
	867	21,350.00	21262.50	98637.50	2.26	18.92	6.88	11.56	2.10	0.00	0.00
	868	21,550.00	21450.00	120087.50	2.76	24.43	8.88	32.99	6.00	0.00	0.00
	869	21,725.00	21637.50	141725.00	3.25	28.90	10.51	45.20	8.22	45.29	4.53
	870.1	21,800.00	23938.75	165663.75	3.80	33.13	12.05	55.61	10.11	74.31	7.43

PROPOSED

Analysis Point	Existing Flows		Proposed Flows	
2 YR	56.08	CFS	55.60	CFS
10 YR	122.06	CFS	120.97	CFS
25 YR	172.33	CFS	169.23	CFS
100 YR	263.68	CFS	263.21	CFS

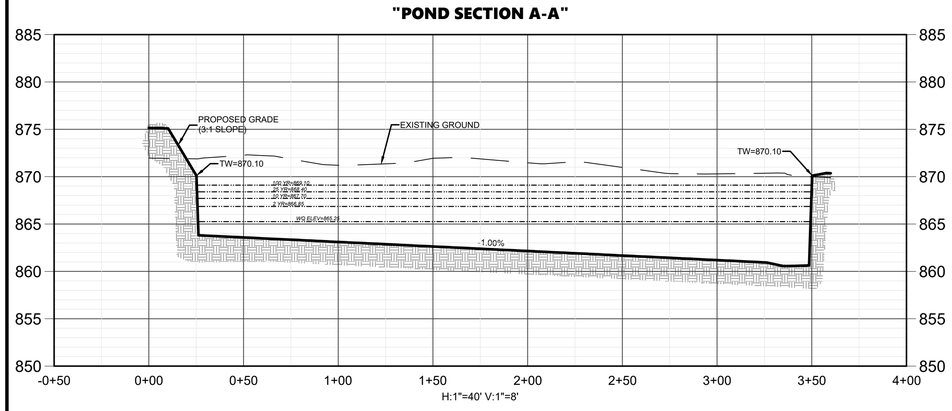
NOTE: ALL PROPOSED FLOWS LEAVING THE PROPERTY ARE LESS THAN OR EQUAL TO EXISTING CONDITION FLOWS

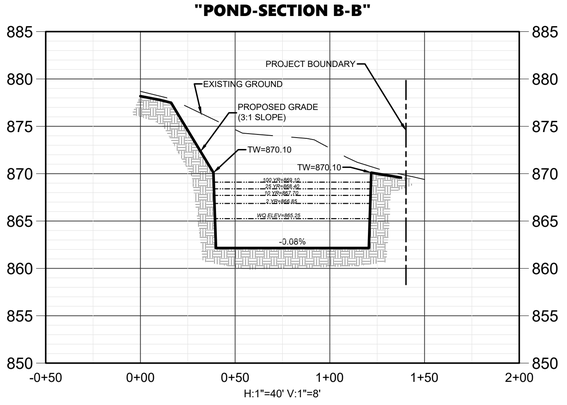
Detention Analysis Summary - Pond #1

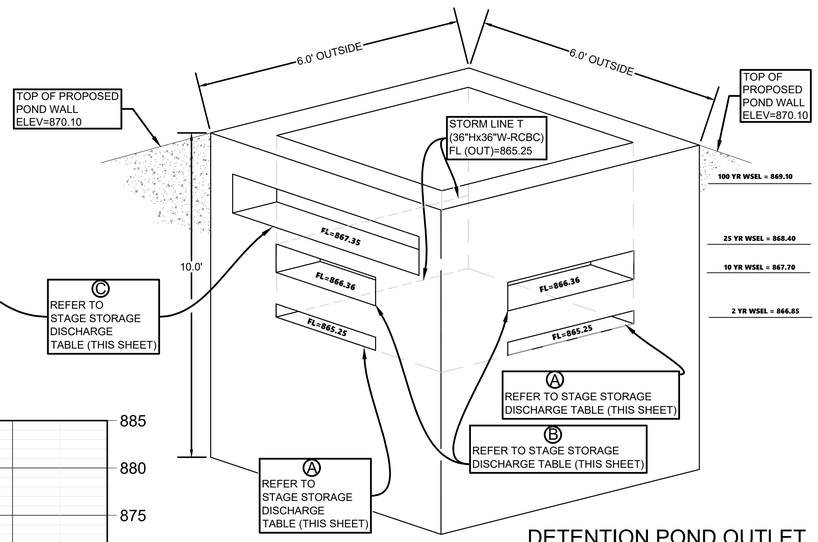
	Analysis Point Peak Pre-Dev Flows(cfs)	Peak Post Dev Flows(cfs)	Peak Flow Entering Pond (cfs)	Peak Flow Leaving Pond (cfs)	Peak Elevation (m.s.l.)	Freeboard (ft)
2-YR	56.08	55.60	46.13	18.59	866.85	3.25
10-YR	122.06	120.97	85.20	50.59	867.70	2.40
25-YR	172.33	169.23	113.98	74.62	868.40	1.70
100-YR	263.68	263.21	165.56	124.97	869.10	1.00

NOTE:

RESIDENTIAL DRAINAGE FACILITIES INCLUDE ALL DETENTION PONDS, WATER QUALITY PONDS, POND OUTLET STRUCTURES, BERMS, IMPROVED CHANNELS OR OTHER IMPROVEMENTS ASSOCIATED WITH THE DRAINAGE IMPROVEMENTS. ROADSIDE SWALES, STORM SEWER OUTFALLS UNLESS VISIBLE FROM A ROW, INLETS, AND AREAS OF CONCRETE THAT ARE NO MORE THAN ONE HUNDRED (100) SQUARE FEET IN SIZE ARE NOT INCLUDED. RESIDENTIAL DRAINAGE FACILITIES SHALL UTILIZE EARTHEN BERMS AND BE DESIGNED WITH A CURVI-LINEAR SHAPE. ANY STRUCTURAL STABILIZATION WITH SLOPES STEEPER THAN 3:1 SHALL BE LIMITED TO THE USE OF NATIVE STONE (EXCEPT FOR OUTLET STRUCTURES WHICH CAN BE CONCRETE) AND SHALL BE LIMITED TO NOT MORE THAN THIRTY (30%) PERCENT OF THE PERIMETER OF THE POND. SUCH PONDS SHALL BE SEAMLESSLY INTEGRATED WITH THE LANDSCAPING. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHERN COLORS. IN THE EVENT THAT THE DRAINAGE FACILITY IS BELOW GRADE, CONCRETE IS PERMITTED INSTEAD OF NATIVE STONE AND SCREENING REQUIREMENTS *ARTICLE VI, SEC. 1(D)* OF THIS ORDINANCE SHALL APPLY.







DETENTION POND OUTLET

SCALE: N.T.S.

NO.	DATE	REVISION	BY

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep 30, 2025

TBPELS FIRM No. 17877
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (F) 512-532-0560
gej@texas@gmail.com

LONE STAR LANDING PHASE TWO
SUBDIVISION IMPROVEMENTS
POND PLAN

LEANDER, TEXAS 78641 (CITY LIMITS)

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

SHEET 27 OF 62

PICP-25-0248

Liberty Pumps
Engineered Products

2LE01-Series
Open 2 Vane
Ordinary Location

1.5 hp

60 Hz

- 2.5" Solids handling
- Horizontal 3" discharge

Technical Data
Performance Curve
Dimensional Data
Specifications and Construction

Optional 3" NPT vertical discharge

Patent: See www.LibertyPumps.com/LEP/patents

Proudly built in the USA with US and global components

SUMP MEMBER

Liberty Pumps
Engineered Products

Technical Data

2LE01-Series - 60 Hz

Model Number	2LE012	2LE015	2LE014	2LE015
HP	1.5	1.5	1.5	1.5
Volts	200/230*	200/230*	460	575
Phase	1	3	3	3
Hz	60	60	60	60
RPM	1725	1725	1725	1725
FLA	12	7.5	3.7	2.9
LRA	29.2	26.4	13.2	10.2
Max kW Input	2.6	2.6	2.6	2.3
Service Factor	1	1	1	1
Power Factor	0.85	0.85	0.83	0.84
KVA Code	E	H	H	H
Std Impeller Diameter (in)	6.2	6.2	6.2	6.2
Shut-Off Head (ft)	32.5	32.5	32.5	32.5
Min Head (ft)	5	5	5	5
Max Flow @ Min Head (GPM)	360	360	360	360
Power Cord Type & Diameter	14/3, SOOW, 0.526 in	14/4, SOOW, 0.526 in	14/4, SOOW, 0.526 in	14/4, SOOW, 0.526 in

*System voltages: 208 and 240 volts with utilization voltages: 200 and 230 volts

Motor Insulation Class	F
Max Stator Temp	140°C (1-phase thermal protector)
Impeller Type	Open 2 Vane
Impeller Material (Std)	Class 30 Cast Iron
Impeller Material (Optional)	Bronze
Power Cord Length (Options)	35, 50, 100 ft
Quick-connect Cord	Standard
Seal Material	Silicon Carbide/Silicon Carbide Buna Elastomers
Max Water Temp for Continuous Duty	40°C
Min Fluid Level for Continuous Operation	Motor Housing Fully Submerged
Fluid pH Range	4–10
Shaft Material	303 Stainless Extension
Fastener Material	316 Stainless Steel
O-Ring Elastomers	Buna-N

Upper Bearing	Single Row Deep Groove Radial Contact
Lower Bearing	Single Row Deep Groove Radial Contact
Oil Type	ISO VG 10 Turbine Oil
Max Submersion Depth	75 ft
Solids Handling	2.5 in
Discharge (Std)	Horizontal, 3 in ISO# ANSI
Discharge (Optional)	Vertical, 3 in NPT
Protective External Finish	Epoxy Powder Coat
Thermal Protection	1-phase - Hermetically Sealed Thermal Protector 3-phase - Overloads Required in Panel
Volute Material	Class 30 Cast Iron
Pump Weight	300 lbs
Certifications	CSA Certified to CSA and UL® Standards CAN/CSA C22.2 No. 108 ANSI/UL 778

Specifications are subject to change without notice.

7000 Apple Tree Avenue – Bergen, NY 14416
Phone 800-543-2550 - Fax 585-494-1859 - www.LibertyPumps.com/LEP

Liberty Pumps
Engineered Products

Specifications and Construction

2LE01-Series - 60 Hz

GENERAL

The contractor shall provide labor, material, equipment, and incidentals required to provide 1 (QTY) sewage pumps as specified herein. The pump models covered in this specification are 1-phase model 2LE012, and 3-phase models 2LE013, 2LE014, and 2LE015 open 2 vane pumps. The pump furnished for this application shall be model 2LE012 as manufactured by Liberty Pumps.

OPERATING CONDITIONS

Each submersible pump shall be rated at 1.5 hp, 230 Volts, 1 phase, 60 Hz, 1725 RPM. The unit shall produce 265 GPM at 12 feet of total dynamic head.

The submersible pump shall be capable of handling residential and commercial sewage with 2.5" solids handling capability. The 2LE01-Series submersible pump shall have a shut-off head of 52.5 feet and a max flow of 360 GPM @ 5 feet of total dynamic head.

CONSTRUCTION

Each centrifugal sewage pump shall be equal to the Certified 2LE01-Series pumps as manufactured by Liberty Pumps, Bergen, NY. The casting enclosing the motor shall be constructed of class 25 cast iron. The motor housing shall be oil-filled to dissipate heat. Air-filled motors shall not be considered equal since they do not properly dissipate heat from the motor. Mating parts shall be machined and sealed with a Buna-N O-ring. All fasteners exposed to the process fluid shall be stainless steel. The motor shall be protected on the top side with a sealed cast iron cord entry plate. The motor shall be protected on the lower side with a single mechanical seal. The seal shall be a two-piece mechanical seal with silicon carbide faces. The upper and lower bearings shall be sized to properly withstand radial and thrust loads produced throughout the full operating range of the pump.

POWER CORD

The submersible pump shall be supplied with 35, 50, or 100 feet of a multi-conductor cord of type SOOW. These type SOOW power cords carry a voltage rating of 600 V, a temperature rating of 90°C, have oil-resistant insulation, are water- and weather-resistant, UL listed, and CSA approved. The power cord shall be sized for the rated full load amps of the pump for continuous duty in accordance with the NEC®.

Standard Quick-connect cord shall offer quick cord replacement without the need to send the entire pump to an authorized repair facility. This shall also allow for pump maintenance without disturbing electrical boxes or control panels.

MOTOR

The motor shall be oil-filled. Class F insulated, and rated for continuous duty. Since air-filled motors are not capable of dissipating heat efficiently, they shall not be considered equal. This motor design shall provide significantly reduced operating temperatures. Pumps requiring an auxiliary cooling means shall not be considered equal.

The copper stator windings shall be insulated with moisture-resistant Class F insulation materials, rated for 155°C. The maximum continuous temperature of pumped liquids shall be 40°C. The winding operating temperature at rated horsepower and service factor shall be a maximum of 140°C @ 40°C ambient.

Motor shall have thermal protector on 1-phase model 2LE012 to cut power to motor in thermal overheat conditions.

CONTROL PANEL

All 2LE01-Series pumps require a control panel. The control panel shall be equipped with circuit breakers and adjustable overload devices to protect against excess current or electrical problems. 1-phase model 2LE012 shall additionally require run capacitors. External capacitor models (ending in -C) require capacitors in the control panel. The control panel shall be sized appropriately for the pump model(s) being controlled.

Pump Model (Horizontal & Vertical models)	Voltage	Control Panel Model		
		3 Float Simplex	3 Float Duplex	4 Float Duplex
2LE012	200/230	SXL24=3	AE24L=3	AE24L=4
2LE012-C*	200/230	SXCRLC1=3	AE24LC2=3	AE24LC2=4
2LE013	200/230	SXS4=3-191	AES4=3-191	AES4=4-191
2LE014	460	SXS4=3-141	AES4=3-141	AES4=4-141
2LE015	575	SXS4=3-151	AES4=3-151	AES4=4-151

* 1-Phase Cap Kit #0013745 required

BEARINGS AND SHAFT

The shaft shall be supported by two radial ball bearings. Both bearings shall be permanently lubricated by the oil that fills the motor housing. Pump designs requiring scheduled bearing maintenance shall not be considered equal.

The motor shaft extension shall be made of 303 stainless steel. The shaft shall be designed to withstand the maximum torque and radial loads present during start-up and normal operation.

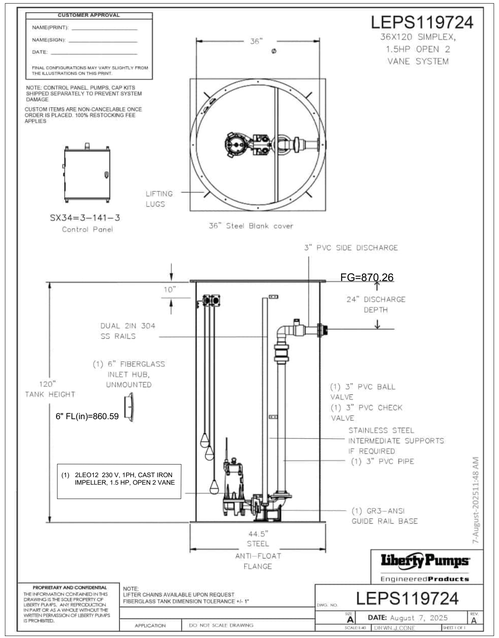
TCEQ CONSTRUCTION NOTES:

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

CUSTOMER APPROVAL
NAME(PRINT): _____
NAME(SIGN): _____
DATE: _____
FINAL CONFIGURATIONS MAY VARY SLIGHTLY FROM THE ILLUSTRATIONS ON THIS PRINT.

NOTE: CONTROL PANEL, PUMPS, CAP KITS SHIPPED SEPARATELY TO PREVENT SYSTEM DAMAGE.
CUSTOM ITEMS ARE NON-CANCELABLE ONCE ORDER IS PLACED. 100% RESTOCKING FEE APPLIES

LEPS119724
36X120 SIMPLEX, 1.5HP OPEN 2 VANE SYSTEM



PROPRIETARY AND CONFIDENTIAL
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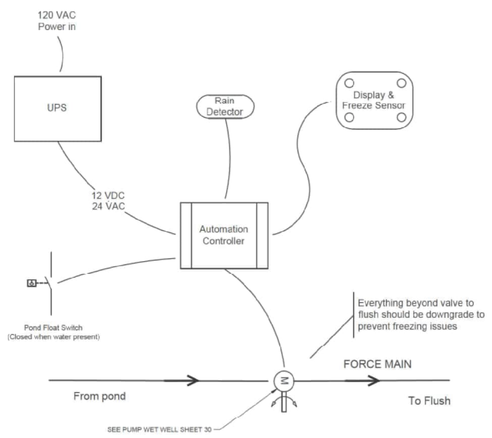
NOTE:
LIFTER CHAINS AVAILABLE UPON REQUEST
FIBERGLASS TANK DIMENSION TOLERANCE +/- 1"

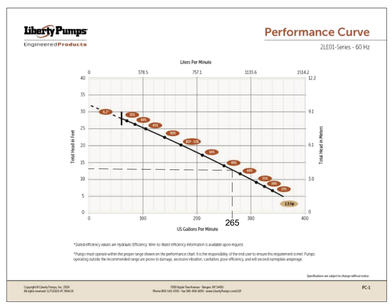
Liberty Pumps
Engineered Products

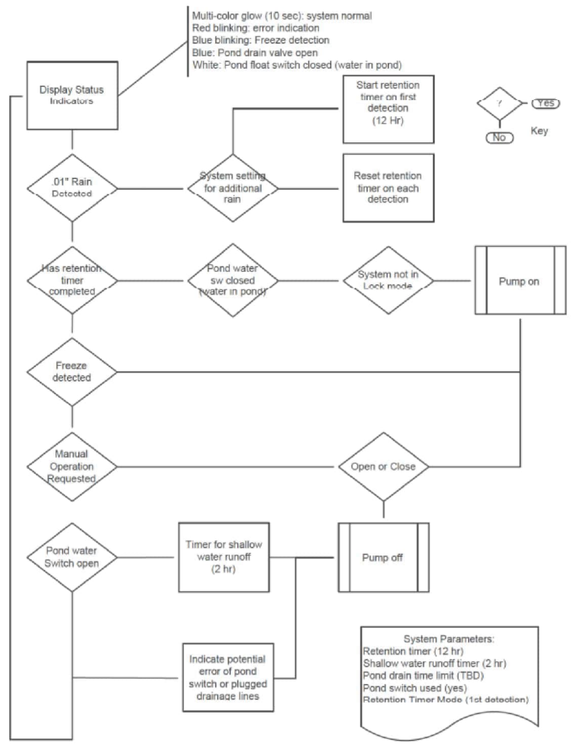
DWG. NO. LEPS119724
REV. A
DATE: August 7, 2025
APPLICATION | DO NOT SCALE DRAWING | SCALE NTS | DRAWN J. CONTE | SHEET 1 OF 1

7-August-2025 11:48 AM



BATCH DETENTION POND LOGIC



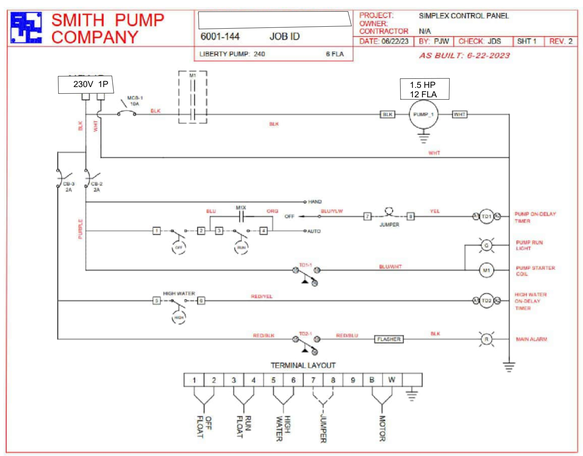


PROGRAMMABLE LOGIC FLOW CHART

SMITH PUMP COMPANY

6001-144	JOB ID	PROJECT: SIMPLEX CONTROL PANEL	
		OWNER/CONTRACTOR: N/A	
LIBERTY PUMP 240	6 FLA	DATE: 06/22/23	BY: PJW | CHECK: JDS | SHT 1 | REV. 2

AS BUILT: 6-22-2023



TBPELS FIRM No. 17877
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (F) 512-532-0560
gpltexas@gmail.com

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Sep 30, 2025

NO.	DATE	REVISION	BY

LONE STAR LANDING PHASE TWO
LEANDER, TEXAS 78641 (CITY LIMITS)
SUBDIVISION IMPROVEMENTS
POND DETAILS

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

PICP-25-0248

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Lone Star Landing -Ph 2
Date Prepared: 7/18/2025

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

Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

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

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Williamson		
Total project area included in plan * =	21.73	acres	
Predevelopment impervious area within the limits of the plan * =	0.00	acres	
Total post-development impervious area within the limits of the plan* =	8.06	acres	
Total post-development impervious cover fraction * =	0.37		
P =	32	inches	
$L_{M\ TOTAL\ PROJECT}$ =	7015	lbs.	

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

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

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

Drainage Basin/Outfall Area No. = 1 "PR DA-1"

Total drainage basin/outfall area =	17.22	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	7.16	acres
Post-development impervious fraction within drainage basin/outfall area =	0.42	
$L_{M\ THIS\ BASIN}$ =	6232	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

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

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

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

A_C =	17.22	acres
A_I =	7.16	acres
A_P =	10.06	acres
L_R =	7372	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	7015	lbs.
F =	0.95	

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

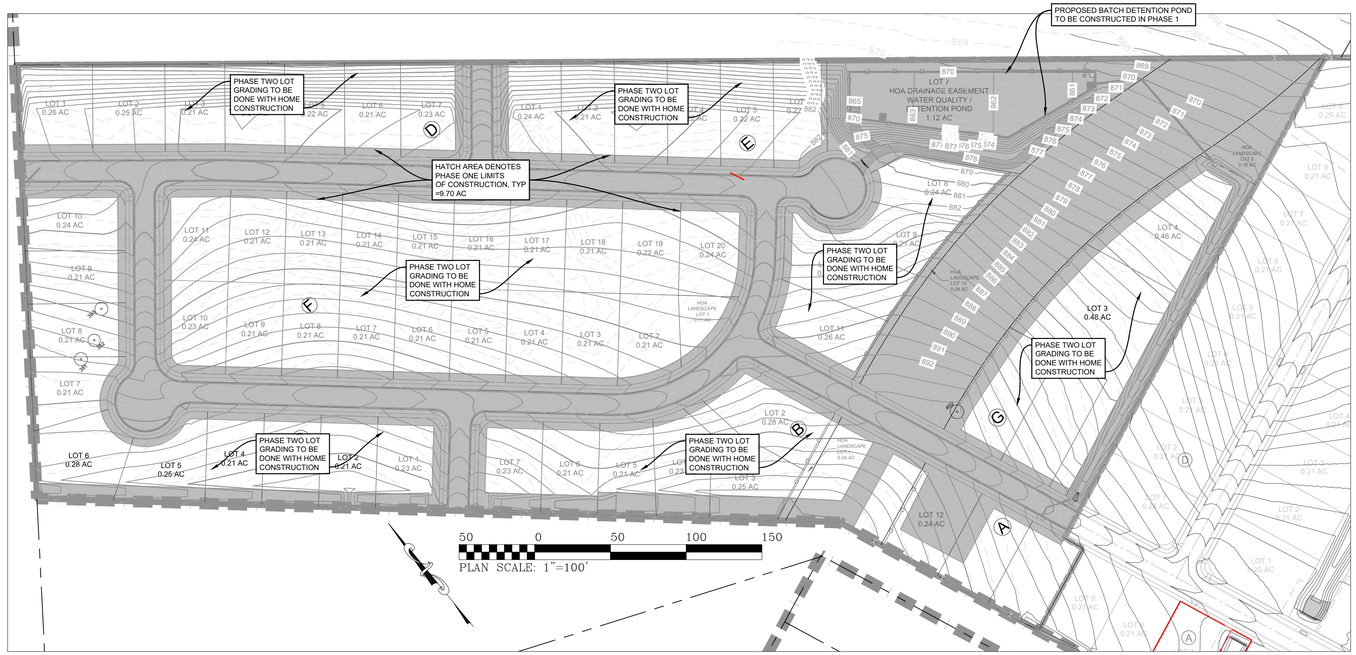
Rainfall Depth =	2.60	inches
Post Development Runoff Coefficient =	0.31	
On-site Water Quality Volume =	51111	cubic feet

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

Off-site area draining to BMP =	0.00	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 =	10222	
Total Capture Volume (required water quality volume(s) x 1.20) =	61333	cubic feet

TOTAL TCEQ CALC
20 X4000 = 80,000 SF
37 X3500 SF = 129,500 SF
2 x 5000 sf = 10,000 SF
TOTAL LOTS = 5.04 AC
ROADS = 2.32 AC
SIDEWALK = 0.70 AC
TOTAL IC FOR SITE = 8.06 AC
TOTAL SITE AREA = 21.73 AC

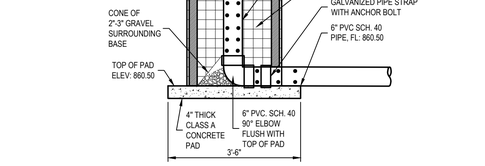
TOTAL POND CALCS:
TOTAL AREA TO POND = 17.22 AC
TOTAL IC FOR SITE = 8.06 AC
TOTAL BYPASS IC = 0.90 AC
TOTAL IC TO POND = 7.16 AC



TCEQ LIMITS OF CONSTRUCTION EXHIBIT

BATCH DETENTION POND		
Contributing Drainage Area =	"PR DA-1"	
Total Drainage Area =	21.73	acre
Pre-Development I.C. =	-	acre
Post-Development I.C. =	8	acre
Post-Development I.C. Fraction =	0	
LM TOTAL PROJECT =	7,015	lbs
AC =	17.22	acre
AI =	7.16	acre
AP =	10.06	acre
LR =	7,372	lbs
Desired LM this basin =	7,015	lbs
Fraction of Annual Runoff (F) =	1	
Rainfall Depth =	3	inch
Post Development Runoff Coefficient =	0	
On-site Water Quality Volume =	51,111	cubic ft
Off-site area draining to BMP =	BYPASS	acre
Off-site Impervious cover draining to BMP =	-	acre
Impervious fraction of off-site area =	-	
Off-site Runoff Coefficient =	-	
Off-site Water Quality Volume =	-	cubic ft
Storage for Sediment =	10,222	cubic ft
Total Capture Volume Required =	**61,333**	**cubic ft**
Total Capture Volume Provided =	**61,543**	**cubic ft**

WQV CALCULATIONS:
61,543 CF = 460,374 GAL
PUMP RATE = 265 GPM
DRAWDOWN TIME = 28.9 HOURS (MAX = 48 HRS)



WATER QUALITY RISER PIPE SECTION

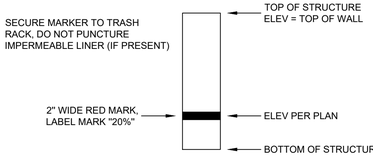
A NTS

NOTES:

1. POST THE FOLLOWING SIGN UNDER THE VISIBLE ALARM FOR EMERGENCY CONTACT:

EMERGENCY CONTACT:
OWNER: XXX-XXX-XXXX
TCEQ: 512-339-2929

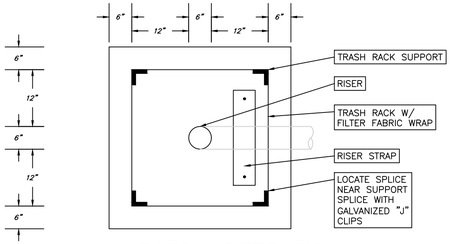
2. POND BOTTOM SHALL BE VEGETATED PER THE SEEDING SPECIFICATION ON THE EROSION CONTROL PLAN SHEET.



WATER QUALITY POND SEDIMENT MARKER

N.T.S.

C NTS



BATCH DETENTION POND RISER PIPE

B NTS

ELI ENGINEERING
ELI ENGINEERING, PLLC.
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512-918-0819 (F) 512-532-0560
gelitexas@gmail.com
TBPELS FIRM No. 17877

GARY ELI JONES 79198 REGISTERED PROFESSIONAL ENGINEER
Sep 30, 2025

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

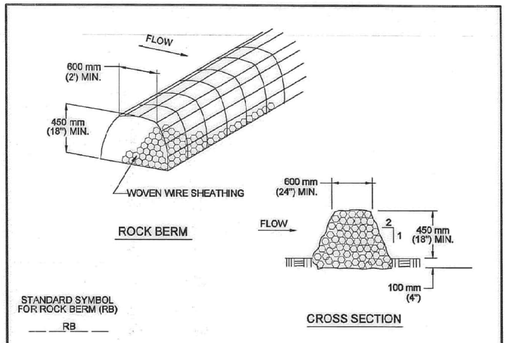
POND DETAILS AND CALCULATIONS

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEJ

SHEET 29 OF 62

PICP-25-0248

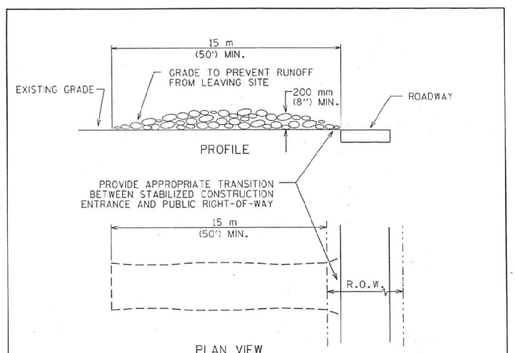
C:\Users\Jason\Dropbox\ELI Engineering\2--Working Folder\Lone Star Landing Projects\PHASE TWO\CONSTRUCTION PLANS\00.01--CAD\00.04--Sheets\ELI_LONE STAR LANDING_PH2_POND PLAN.dwg Sep 30, 25 11:43 am



NOTES:

1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

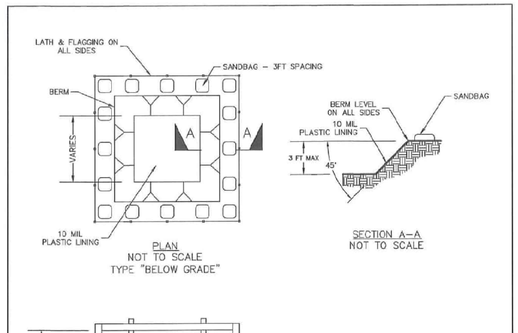
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		ROCK BERM	
Maya S. Kyle, P.E. 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.		STANDARD NO. 639S-1



NOTES:

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

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		STABILIZED CONSTRUCTION ENTRANCE	
5/23/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.		STANDARD NO. 641S-1

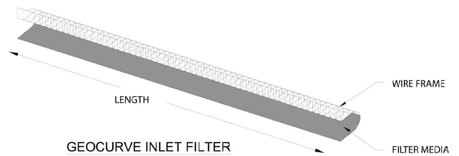


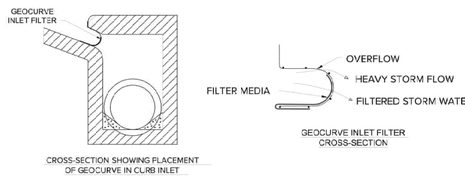
STATE OF TEXAS WAYNE S. WATTS 88134 LICENSED PROFESSIONAL ENGINEER	Wayne S. Watts 01/20/15	City Of Leander, Texas 303-1 CONCRETE WASHOUT

GeoCurve Product Data Sheet

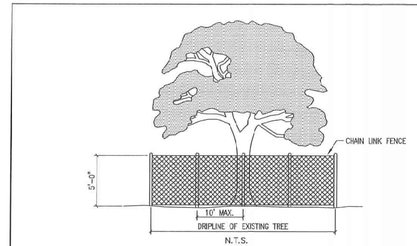
GEOCURVE
STORMWATER CURB INLET FILTER

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



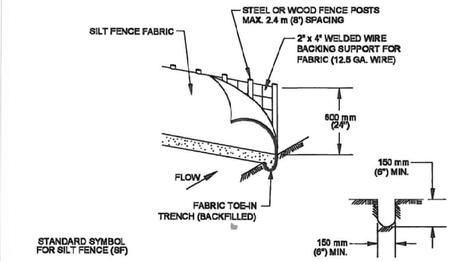


GeoSolutions, Inc. | 13812 Aston Street, Houston, TX 77040
(713) 714-8243 | www.geocurve.net



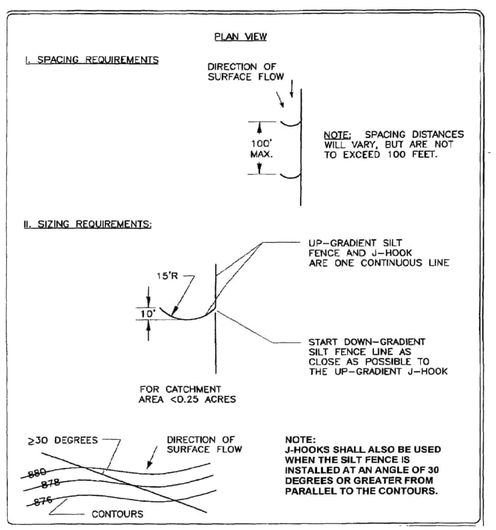
1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES; SHALL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6")), CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY.
   C. WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.
3. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.
4. CRITICAL ROOT ZONE REQUIREMENTS
   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 (½) 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.

STATE OF TEXAS WAYNE S. WATTS 88134 LICENSED PROFESSIONAL ENGINEER	Wayne S. Watts 08/21/15	City Of Leander, Texas 303-2 TREE PROTECTION



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR 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.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		SILT FENCE	
9/1/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.		STANDARD NO. 642S-1



NO.	DATE	REVISION	BY

STATE OF TEXAS
GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER
Sep 30, 2025

ELI ENGINEERING
TBPELS FIRM No. 17877
ELI ENGINEERING, PLLC.
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512-918-0819 (F) 512.532.0560
gejtexas@gmail.com

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

EROSION AND SEDIMENTATION CONTROL DETAILS

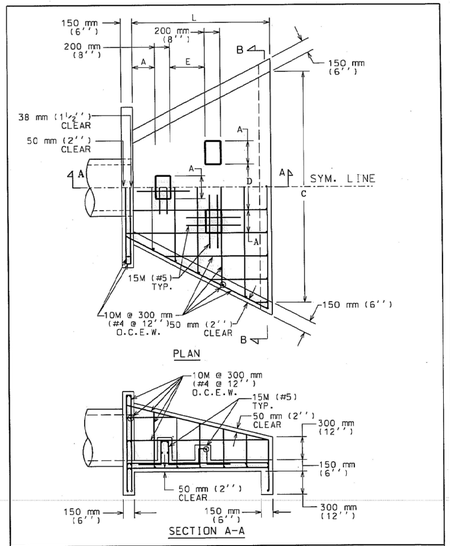
HORIZ.=
DRAWING SCALE:
VERT.=

SURVEYED:	
FILE NAME:	RR
DATE:	
DRAWN:	JTC
DESIGNED:	EEI

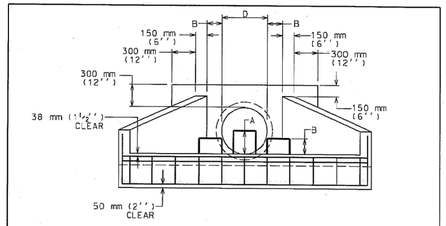
SHEET
50
OF
62

PICP-25-0248

C:\Users\Jacox\Dropbox\ELI Engineering\2-Working Folder\Lone Star Landing Projects\PHASE TWO\CONSTRUCTION PLANS\00.01--CAD\00.04--Sheets\ELI_LONE STAR LANDING_PH 2_COVER.dwg Sep 30, 25 8:32 am



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STANDARD HEADWALL AND ENERGY DISSIPATORS	STANDARD NO.
Bill Gardner 8/20/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	508S-13 1 OF 2



NOTES:

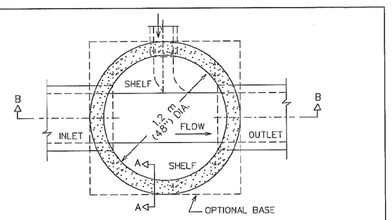
1. ALL CONCRETE SHALL BE TYPE "C" AS PER SPEC. 403S. CONCRETE FOR STURCTURES.
2. CHAMFER ALL EXTERNAL VISIBLE CORNERS.
3. DISSIPATOR BLOCKS REQUIRED ON DISCHARGE HEADWALLS ONLY.

D	457 mm (18'')	533 mm (21'')	610 mm (24'')	685 mm (27'')	765 mm (30'')	838 mm (33'')	914 mm (36'')	1.067 m (42'')	1.219 m (48'')	1.372 m (54'')	1.524 m (60'')
A	225 mm (9'')	250 mm (10'')	300 mm (12'')	350 mm (14'')	375 mm (15'')	400 mm (16'')	450 mm (18'')	525 mm (21'')	600 mm (24'')	675 mm (27'')	750 mm (30'')
B	150 mm (6'')	175 mm (7'')	200 mm (8'')	225 mm (9'')	250 mm (10'')	275 mm (11'')	300 mm (12'')	350 mm (14'')	400 mm (16'')	450 mm (18'')	500 mm (20'')
C	2.29 m (90'')	2.67 m (105'')	3.05 m (120'')	3.43 m (135'')	3.81 m (150'')	4.19 m (165'')	4.57 m (180'')	5.33 m (210'')	6.10 m (240'')	6.86 m (270'')	7.62 m (300'')
L	1.27 m (54'')	1.60 m (63'')	1.83 m (72'')	2.06 m (81'')	2.29 m (90'')	2.51 m (99'')	2.74 m (108'')	3.20 m (126'')	3.66 m (144'')	4.11 m (162'')	4.57 m (180'')
E	300 mm (12'')	350 mm (14'')	400 mm (16'')	450 mm (18'')	500 mm (20'')	550 mm (22'')	600 mm (24'')	700 mm (28'')	800m (32'')	900 mm (36'')	1000 mm (40'')

DIMENSIONS IN MILLIMETERS. METERS AND (INCHES).

DISCHARGE VELOCITIES GREATER THAN 3 METERS/SECOND (10 fps) REQUIRE ROCK OUTLET PROTECTION.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	STANDARD HEADWALL AND ENERGY DISSIPATORS	STANDARD NO.
Bill Gardner 8/20/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	508S-13 2 OF 2



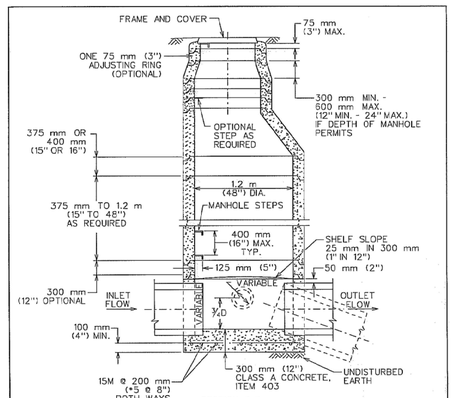
MAY BE SUBMITTED FOR APPROVAL

NOTE:
USE 800 mm (32") FRAME AND COVER.

MINIMUM MANHOLE DIA.	MINIMUM PIPE SIZE
1.2 m (4')	450 TO 600 mm (18 TO 24")
1.5 m (5')	750 mm TO 1.1 m (30 TO 42")
1.8 m (6')	1.2 TO 1.4 m (48 TO 54")
2.1 m (7')	1.5 TO 1.7 m (60 TO 66")

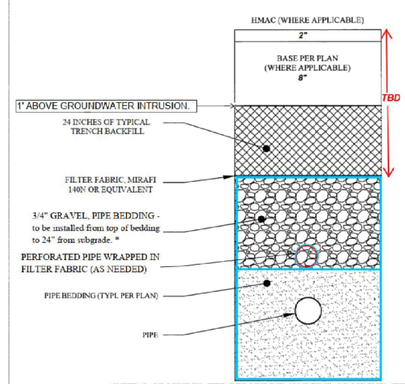
SIZE TO BE USED IS DEPENDENT ON DRAIN ANGLES.

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	PRE-CAST CONCRETE STORM DRAIN MANHOLE	STANDARD NO.
George E. Arnold 2/19/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	506S-3 1 OF 2



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	PRE-CAST CONCRETE STORM DRAIN MANHOLE	STANDARD NO.
George E. Arnold 2/19/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	506S-3 2 OF 2

Typical WWL Trench Drain Detail For Groundwater



*INITIAL GROUNDWATER REPORT DID NOT FIND GROUNDWATER AT DEPTHS THAT NEED THIS MODIFIED TRENCH DETAIL. IN THE EVENT GROUNDWATER IS FOUND DURING CONSTRUCTION THE TRENCH BEDDING WILL BE MODIFIED PER THIS DETAIL

SCALE = N.T.S.

PAGE 1 OF 1

MLA LABS, INC.
2804 LONGHORN BLVD.
AUSTIN, TEXAS 78758
512.873.8899

Futerra™ R45 with Flexterra®

A. Turf Reinforcement Mat shall be Futerra R45, manufactured for the purpose of permanent channel lining and turf reinforcement. The HP-TRM shall be made from 100% synthetic material and contain no biodegradable components or materials.

1. The HP-TRM shall be a homogeneous, three-dimensional matrix consisting of continuous monofilament yarns which are thermally fused at the crossover points to provide a structure that will maintain its dimensional stability without laminated or stitched layers. No nettings or stitching shall be permitted. The HP-TRM shall have a minimum 95% open space available for soil, HP-FGM and root interaction. The HP-TRM shall not lose its structural integrity and shall not unravel or separate when HP-TRM is cut in the field.

2. The HP-TRM shall exhibit no buoyancy factor (i.e., the specific gravity of the fibers used should be greater than 1.0) so as to allow the HP-TRM to maintain intimate contact with the soil (particularly between fasteners) under low flow or submersed conditions.

3. The HP-TRM, when infilled with HP-FGM, shall meet the following property values:

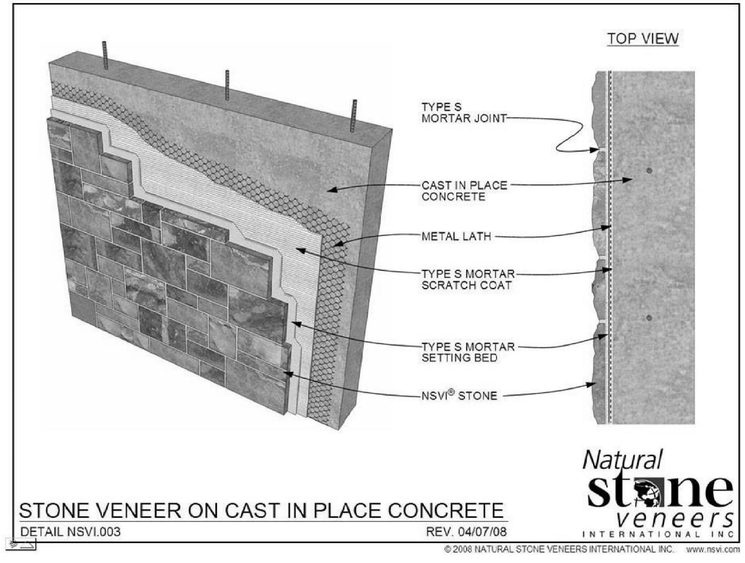
	Test Method	Units	Value	
Mechanical Properties			**MARV MD**	**MARV CD**
Tensile Strength	ASTM D 6818	lb/ft (kN/m)	3,000 (45)	3,000 (45)
Tensile Strength @ 2% Strain	ASTM D 6818	lb/ft (kN/m)	450 (6.5)	450 (6.5)
Mechanical Properties			**Typical**	**MARV**
Mass Per Unit Area (TRM + Grid)	ASTM D 6566	oz/yd² (g/m²)	20 (678)	16 (543)
Thickness (Min)	ASTM D 6525	inches (mm)	0.75 (19)	0.6 (15.2)
Resiliency (Min)	ASTM D 6524	%	85	80
UV Stability (3000 hrs)	ASTM D4355	%	80	
Endurance				
Functional Longevity[1]	Observed	Months	> 36	
Performance				
C-Factor[2] / % Effectiveness[2]	Large Scale[3]	n/a / %	< 0.01 / > 99	
Manning's n Range	ASTM D6460[4]	n/a	0.025 – 0.045	
Permissible Veg. Velocity	ASTM D6460[4]	ft/s (m/s)	30.0 (9.1)	
Permissible Veg. Shear	ASTM D6460[4]	lb/ft² (N/m²)	20.0 (960)	
Permissible Unveg. Velocity	ASTM D6460[4]	ft/s (m/s)	16.0 (4.9)	
Permissible Unveg. Shear	ASTM D6460[4]	lb/ft² (N/m²)	5.8 (280)	
Vegetation Establishment	ASTM D7322	%	800	
Physical Properties	**Units**		**Value**	
Dimensions [width x length]	ft (m)		8.0 x 90 (2.4 x 27.4)	
Roll Area	yd² (m²)		80.0 (66.9)	
Estimated Roll Diameter	ft (m)		2.0 (0.6)	
Estimated Roll Weight	lb (kg)		90 (40.5)	
Color	n/a		Black	

1. Functional longevity is an estimate of product functionality and is dependent upon moisture, light, microbial and other environmental conditions.
2. Cover Factor is calculated as soil loss ratio of treated surface versus an untreated control surface. % Effectiveness = One minus Cover Factor multiplied by 100%.
3. Large scale testing conducted at Utah Water Research facility using rainfall simulator on 2.5H:1V slope, sandy-loam soil, at a rate of 5" per hour for a duration of 60 minutes.
4. Flume testing performed at Colorado State University – data and details available upon request.

BATCH DETENTION POND

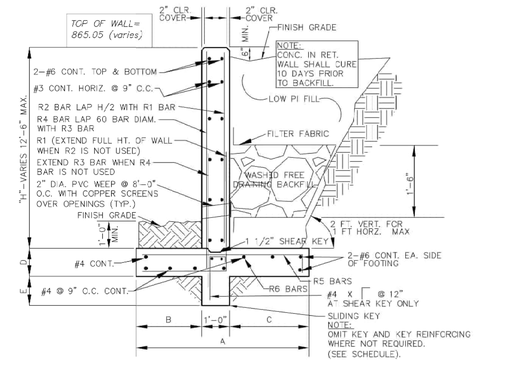
NOTE:

ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS.



STONE VENEER ON CAST IN PLACE CONCRETE
DETAIL NSVI.003 REV. 04/07/08

NOTE: ALL EXPOSED CONCRETE RETAINING WALL WILL BE CLAD WITH STONE VENEER



RETAINING WALL SCHEDULE

H, MAX	A (ft.)	B (ft.)	C (ft.)	D (ft.)	E (ft.)	R1	R2	R3	R4	R5	R3
2'-0"	2.334	0.667	0.667	1.000	NOT USED	#4 @ 9"	NOT USED	#4 @ 16"	NOT USED	#4 @ 9"	#4 @ 9"
4'-0"	3.567	0.667	2.000	1.000	NOT USED	#4 @ 9"	NOT USED	#4 @ 16"	NOT USED	#4 @ 9"	#4 @ 9"
6'-0"	5.001	1.334	2.667	1.000	1.000	#4 @ 8"	#4 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 9"	#4 @ 9"
8'-0"	6.001	1.667	3.334	1.000	1.250	#4 @ 8"	#4 @ 16"	#4 @ 16"	#4 @ 16"	#4 @ 9"	#4 @ 9"
10'-0"	7.334	2.334	4.000	1.250	2.250	#5 @ 8"	#5 @ 16"	#4 @ 16"	#4 @ 16"	#5 @ 10"	#5 @ 10"
12'-6"	8.334	2.667	4.667	1.250	3.250	#6 @ 7"	#6 @ 14"	#4 @ 16"	#4 @ 16"	#5 @ 10"	#5 @ 10"

CONCRETE RETAINING WALL DETAIL
N.T.S.

NO.	DATE	REVISION	BY

GARY ELI JONES 79198 REGISTERED PROFESSIONAL ENGINEER
Sep 30, 2025

TBPELS FIRM No. 17877
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (P) 512.532.0560
gelitexas@gmail.com

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

STORM DETAILS (2 OF 2)

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME: RR
DATE:
DRAWN: JTC
DESIGNED: EEI

SHEET 57 OF 62

PICP-25-0248

TABLE OF DIMENSIONS AND REINFORCING STEEL (Wings for One Structure End)

Maximum Wingwall Height Hw (9)	W	X	Y	Z	Bars J1 Size	Bars J1 Spa	Bars J2 Size	Bars J2 Spa	Estimated Quantities (3) per ft of wing length (Two~Wings) Reinf (Lb/Ft)	Conc (CY/Ft)
2'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	33.73	0.248
3'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.07	0.261
3'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.74	0.273
4'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	38.41	0.285
4'-6"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	41.75	0.330
5'-0"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.09	0.343
5'-6"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.75	0.355
6'-0"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	46.42	0.367
7'-0"	3'-8"	1'-9"	1'-3"	7"	#4	1'-0"	#4	1'-0"	52.77	0.414
8'-0"	4'-2"	2'-0"	1'-6"	8"	#5	1'-0"	#4	1'-0"	60.19	0.486
9'-0"	4'-8"	2'-3"	1'-9"	8"	#4	6"	#4	6"	81.49	0.535
10'-0"	5'-2"	2'-6"	2'-0"	8"	#5	6"	#4	6"	97.25	0.584
11'-0"	5'-8"	2'-9"	2'-3"	8"	#6	6"	#5	6"	133.65	0.634
12'-0"	6'-2"	3'-0"	2'-6"	9"	#7	6"	#5	6"	162.29	0.721

TABLE OF WING WALL REINFORCING (Two~Wings)

Bar	Size	No.	Spa
D	#5	~	1'-0"
E	#4	~	1'-0"
F	#4	~	1'-0"
G	#6	4	~
M	#4	4	~
P	#4	~	1'-0"
R	#5	6	~
V	#4	~	1'-0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

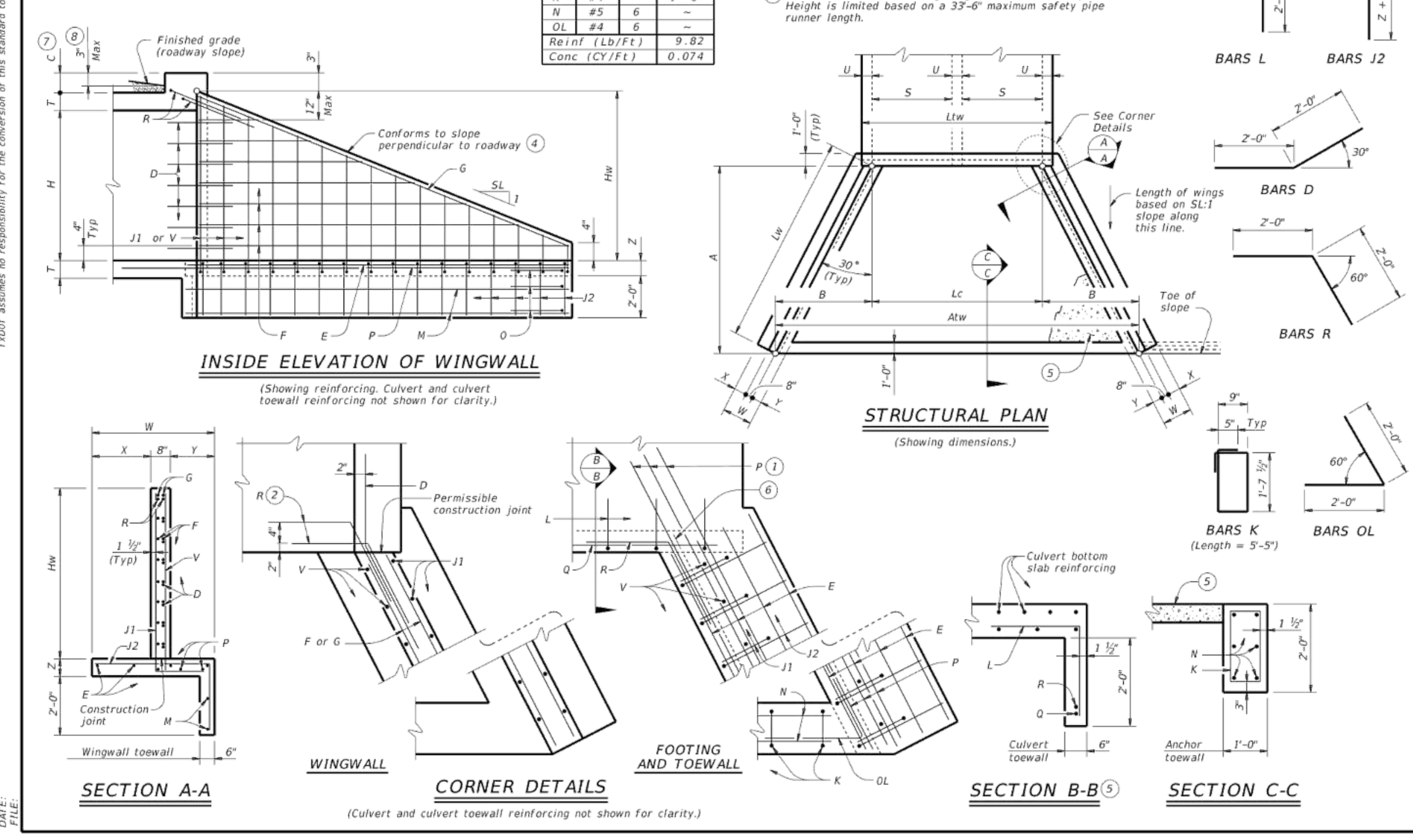
Bar	Size	No.	Spa
L	#4	~	1'-6"
Q	#4	1	~
Reinf (Lb/Ft)			2.45
Conc (CY/Ft)			0.037

TABLE OF ESTIMATED ANCHOR TOEWALL QUANTITIES

Bar	Size	No.	Spa
K	#4	~	1'-0"
N	#5	6	~
OL	#4	6	~
Reinf (Lb/Ft)			9.82
Conc (CY/Ft)			0.074

TABLE OF MAXIMUM WING HEIGHTS (9)

Side Slope	Hw Max
3:1	11'-5"
4:1	8'-10"
6:1	6'-1"



(Showing reinforcing. Culvert and culvert toewall reinforcing not shown for clarity.)

(Culvert and culvert toewall reinforcing not shown for clarity.)

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

SHEET 1 OF 3

Texas Department of Transportation — Bridge Division Standard

SAFETY END TREATMENT WITH FLARED WINGS FOR 0° SKEW BOX CULVERTS TYPE I ~ CROSS DRAINAGE

SETB-FW-0

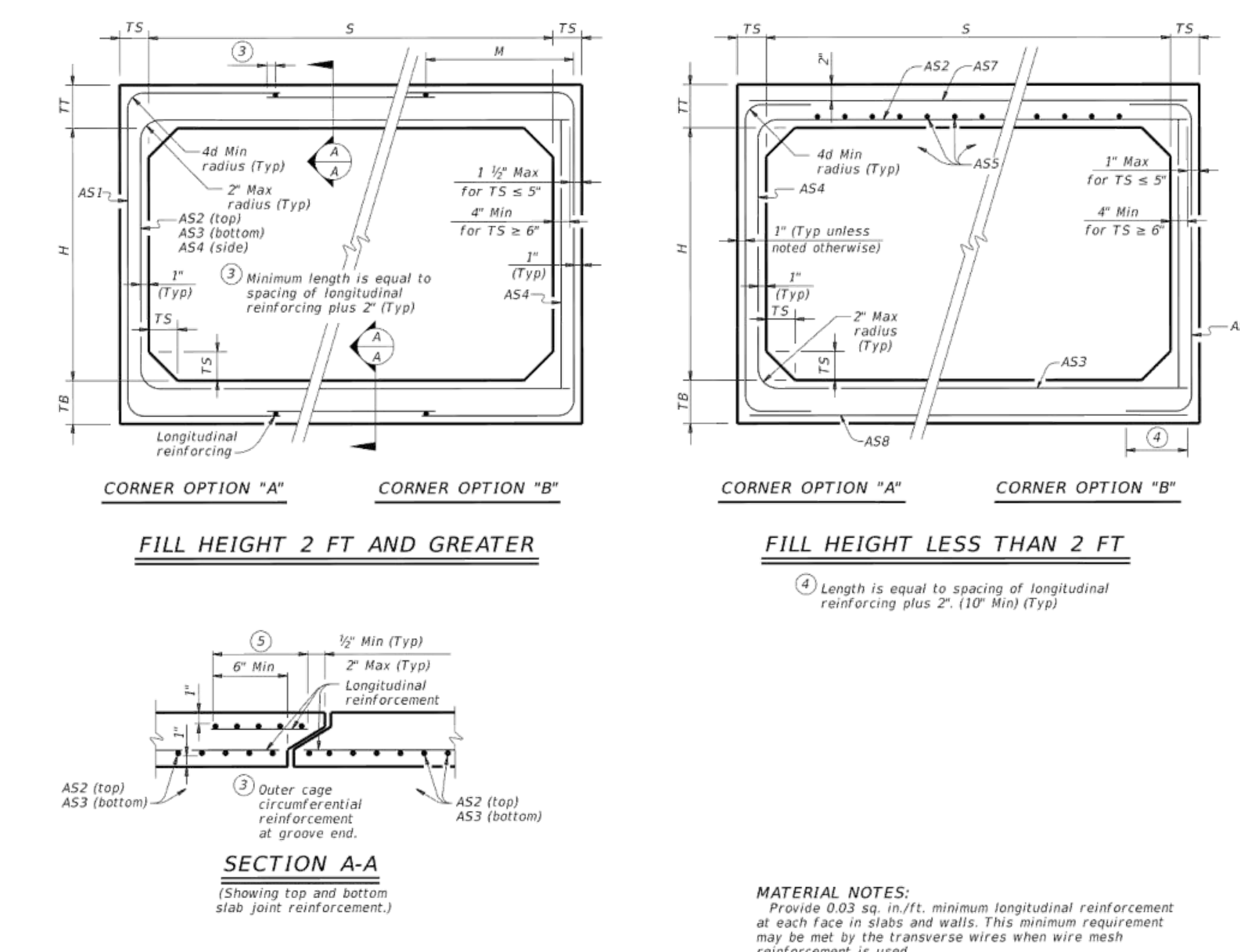
BOX DATA

S (ft.)	H (ft.)	TT (in.)	TB (in.)	TS (in.)	Fill Height (ft.)	M (Min) (in.)	AS1	AS2	AS3	AS4	AS5	AS7	AS8	(1) Lift Weight (tons)
5	2	8	7	6	< 2	-	0.19	0.27	0.18	0.14	0.19	0.19	0.17	6.0
5	2	6	6	6	2 < 3	44	0.22	0.20	0.16	0.14	-	-	-	5.1
5	2	6	6	6	3 - 5	44	0.16	0.14	0.14	0.14	-	-	-	5.1
5	2	6	6	6	10	36	0.15	0.14	0.14	0.14	-	-	-	5.1
5	2	6	6	6	15	36	0.20	0.18	0.18	0.14	-	-	-	5.1
5	2	6	6	6	20	36	0.26	0.23	0.24	0.14	-	-	-	5.1
5	2	6	6	6	25	36	0.33	0.29	0.29	0.14	-	-	-	5.1
5	2	6	6	6	30	36	0.39	0.34	0.35	0.14	-	-	-	5.1
5	3	8	7	6	< 2	-	0.19	0.31	0.21	0.14	0.19	0.19	0.17	6.6
5	3	6	6	6	2 < 3	45	0.18	0.24	0.19	0.14	-	-	-	5.7
5	3	6	6	6	3 - 5	36	0.14	0.17	0.16	0.14	-	-	-	5.7
5	3	6	6	6	10	36	0.14	0.16	0.17	0.14	-	-	-	5.7
5	3	6	6	6	15	35	0.16	0.21	0.22	0.14	-	-	-	5.7
5	3	6	6	6	20	35	0.21	0.27	0.28	0.14	-	-	-	5.7
5	3	6	6	6	25	35	0.26	0.34	0.34	0.14	-	-	-	5.7
5	3	6	6	6	30	35	0.31	0.41	0.41	0.14	-	-	-	5.7
5	4	8	7	6	< 2	-	0.19	0.33	0.24	0.14	0.19	0.19	0.17	7.2
5	4	6	6	6	2 < 3	45	0.16	0.27	0.22	0.14	-	-	-	6.3
5	4	6	6	6	3 - 5	45	0.14	0.19	0.18	0.14	-	-	-	6.3
5	4	6	6	6	10	36	0.14	0.18	0.18	0.14	-	-	-	6.3
5	4	6	6	6	15	35	0.14	0.23	0.24	0.14	-	-	-	6.3
5	4	6	6	6	20	35	0.17	0.30	0.31	0.14	-	-	-	6.3
5	4	6	6	6	25	35	0.21	0.37	0.38	0.14	-	-	-	6.3
5	4	6	6	6	30	35	0.25	0.44	0.45	0.14	-	-	-	6.3
5	5	8	7	6	< 2	-	0.19	0.35	0.26	0.14	0.19	0.19	0.17	7.8
5	5	6	6	6	2 < 3	45	0.14	0.29	0.24	0.14	-	-	-	6.9
5	5	6	6	6	3 - 5	45	0.14	0.21	0.20	0.14	-	-	-	6.9
5	5	6	6	6	10	45	0.14	0.19	0.20	0.14	-	-	-	6.9
5	5	6	6	6	15	36	0.14	0.24	0.25	0.14	-	-	-	6.9
5	5	6	6	6	20	35	0.15	0.31	0.32	0.14	-	-	-	6.9
5	5	6	6	6	25	35	0.18	0.38	0.39	0.14	-	-	-	6.9
5	5	6	6	6	30	35	0.21	0.46	0.47	0.14	-	-	-	6.9

Section dimensions are S, H, TT, TB and TS. AS1 through AS8 are reinforcing (sq. in. / ft.) (2).

(1) For box length = 8'-0"

(2) AS1 thru AS4, AS7 and AS8 are minimum required areas of reinforcement per linear foot of box length. AS5 is minimum required area of reinforcement per linear foot of box width.



HL93 LOADING

Texas Department of Transportation — Bridge Division Standard

SINGLE BOX CULVERTS PRECAST 5'-0" SPAN

SCP-5

FILE: CD-SCP05-20.dgn | DN: TxDOT | CK: TxDOT | DW: TxDOT | CK: TxDOT | ©TxDOT February 2020

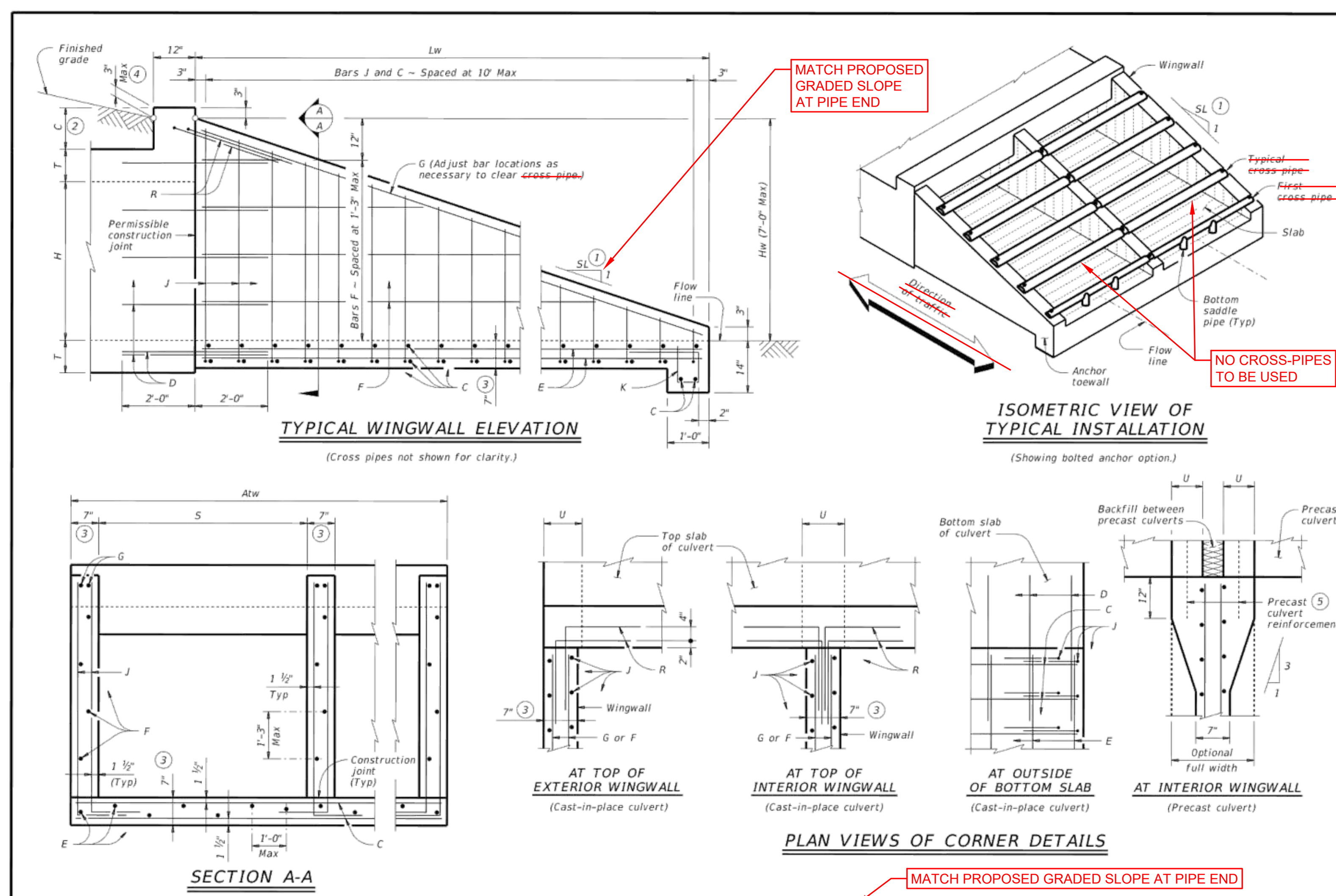


TABLE OF REINFORCING BAR SIZES AND SPACING

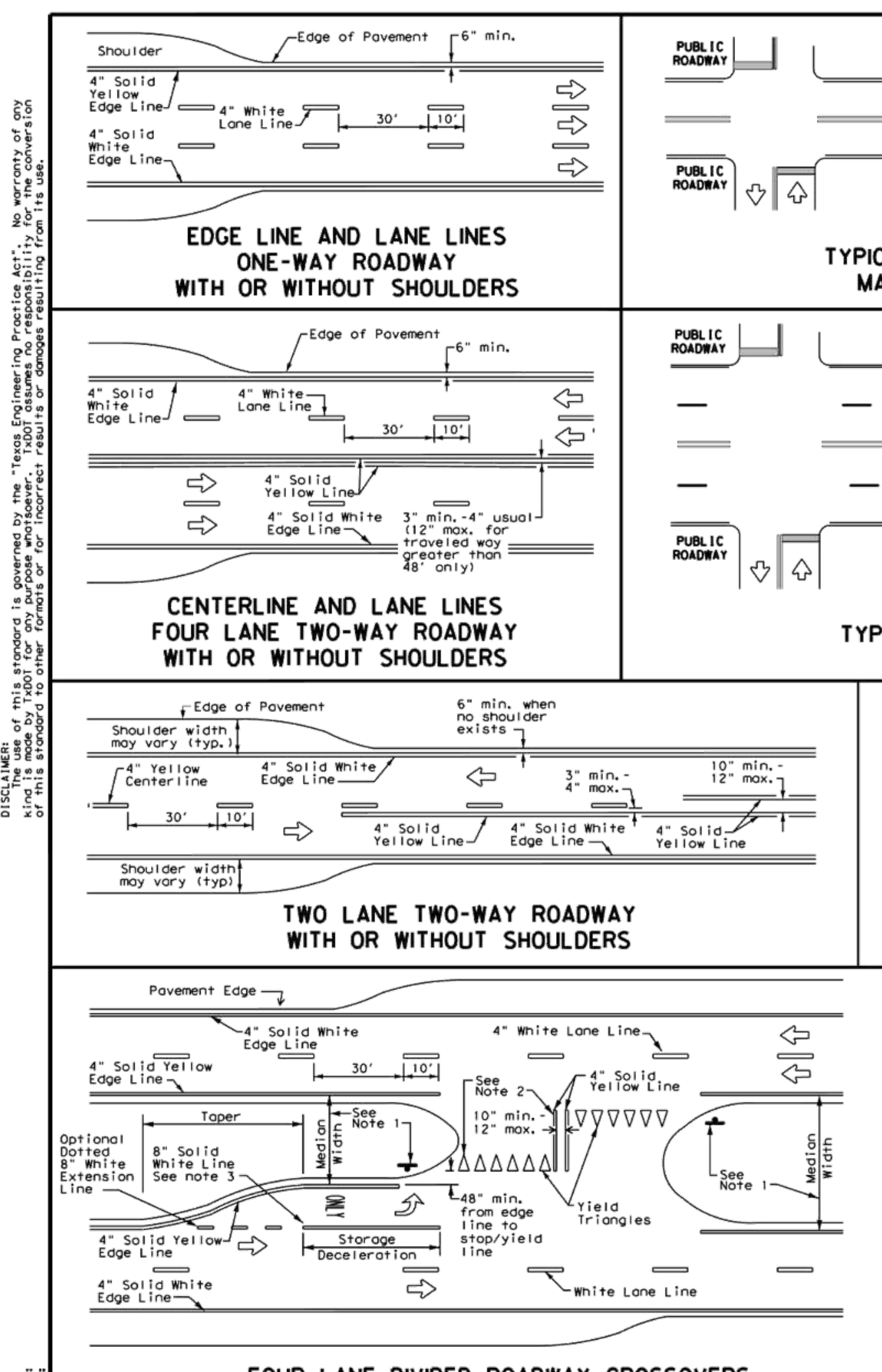
Bar	Size	Spacing
C	#4	10" Max
D	#4	Match F and E
E	#4	1'- 0" Max
F	#4	1'- 3" Max
G	#6	As shown
J	#4	10" Max
K	#4	1'- 0" Max
R	#4	As shown

SHEET 1 OF 2

Texas Department of Transportation — Bridge Division Standard

SAFETY END TREATMENT FOR BOX CULVERTS (MAXIMUM Hw = 7'-0") TYPE I ~ PARALLEL DRAINAGE

SETB-PD



For posted speed on road being marked equal to or less than 40 MPH.

For posted speed on road being marked equal to or greater than 45 MPH.

YIELD LINES

NOTES

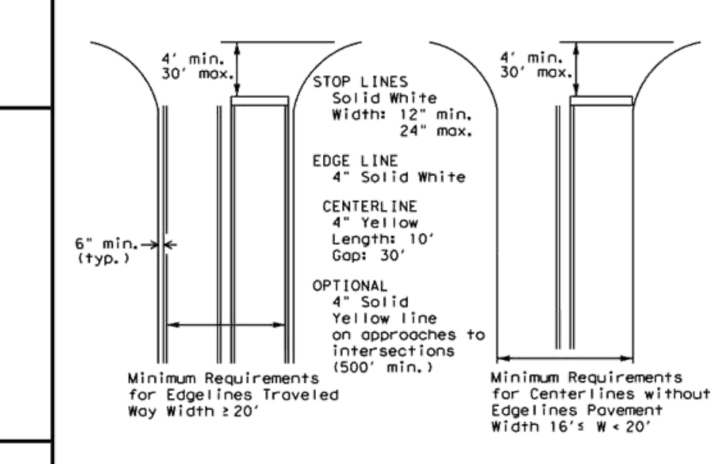
1. Where divided highways are separated by median widths at the median opening itself of 30 feet or more, median openings shall be signed as two separate intersections. Each median opening has two width measurements, with one measurement for each approach. The narrow median width will be the controlling width to determine if signs are required. Yield signs are the typical intersection control. Stop signs are optional as determined by the Engineer.
2. Install median striping (double yellow centerlines and stop bars/yield triangles) when a 50' or greater median centerline can be placed. Stop bars shall only be used with stop signs. Yield traingles shall only be used with yield signs.
3. Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer.

GENERAL NOTES

1. Edgeline striping shall be as shown in the plans or as directed by the Engineer. The edgeline should not be placed less less than 6 inches from the edge of pavement. This distance may vary due to pavement raveling or other conditions. Edgelines are not required in curb and gutter sections of roadways.
2. The traveled way includes only that portion of the roadway used for vehicular travel. It does not include the parking lanes, sidewalks, berms and shoulders. The traveled ways shall be measured from the inside of edgeline to the inside of edgeline of a two lane roadway.

MATERIAL SPECIFICATIONS	
PAVEMENT MARKERS (REFLECTORIZED)	DMS-4200
EPOXY AND ADHESIVES	DMS-6100
BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS	DMS-6130
TRAFFIC PAINT	DMS-8200
HOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAVEMENT MARKINGS	DMS-8240

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.



GUIDE FOR PLACEMENT OF STOP LINES, EDGE LINE & CENTERLINE

Based on Traveled Way and Pavement Widths for Undivided Highways

Texas Department of Transportation — Traffic Safety Division Standard

TYPICAL STANDARD PAVEMENT MARKINGS

PM(1)-20

GARY ELI JONES 79198 REGISTERED PROFESSIONAL ENGINEER — Sep 30, 2025

TBPELS FIRM No. 17877

ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-918-0819 (F) 512-532-0560
gejtexas@gmail.com

LEANDER, TEXAS 78641 (CITY LIMITS)

LONE STAR LANDING PHASE TWO

SUBDIVISION IMPROVEMENTS

TXDOT CULVERT AND STRIPING DETAILS

DRAWING SCALE: HORIZ.= VERT.=

SURVEYED: RR
FILE NAME:
DATE:
DRAWN: JTC
DESIGNED: EEI

SHEET 61 OF 62

PICP-25-0248

ELI ENGINEERING

Firm # 17877

October 10, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Lone Star Landing Phase 2
Contributing Zone Plan Permit
Attachment N-Inspection, Maintenance, Repair and Retrofit Plan

To Whom It May Concern:

A plan for the inspection, maintenance, repair, and if necessary, retrofit of the subdivision is attached. It includes procedures for documenting inspections, maintenance, repairs, and if necessary, retrofits as well as record keeping procedures. The plan has been prepared and certified by the engineer that designed the subdivision. The owner or responsible party has signed the plan.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 10, 2025

Mr. Mallikarjun Gilakattula
Lone Star Landing Texas, LLC
3320 Prentiss Lane
Leander, TX 78641

Re: Lone Star Landing Phase 2
Contributing Zone Plan
Attachment N – CZP - Operation & Maintenance Plan for BMP

To Mr. Gilakattula:

TCEQ requires the property owner to keep operation, maintenance, and inspections records of the BMP features including the grassy swale and batch detention pond.

General Guidelines:

- Accessibility: You should maintain accessibility to the BMP at all times. Equipment and personnel required to maintain and inspect the BMP should not be obstructed under reasonable conditions. Due to the vertical walls on the entire perimeter of the pond, maintenance access will be provided via 6-ft access gates located at the curb openings to each side of the ponds. The vertical drop is less than four (4) feet therefore, access with small ladders with trimmers can be used to mow and maintain the pond. Larger equipment will have to be lifted down into the pond from the asphalt paved drive adjacent to the pond.

- Material Disposal: Stormwater pollutants include a variety of substances that are deposited in the BMP. Federal and state laws and regulations may apply to the disposal of substances removed from the BMP. In order to dispose of substances removed from the BMP you must 1) characterize the waste 2) classify the waste based on character 3) properly dispose the waste according to current state (30TAC 330 or 335) and federal rules (40 CFR Subchapter C or D). The sediment must be determined inert for on-site disposal.

At a minimum, you should keep written records indicating the following:

Subject	Frequency
Pest management	Develop an integrated pest management plan for vegetated areas. Specify how problem weeds and insects will be controlled with minimal or no use of insecticides and herbicides.
Inspect swales & filters	Twice per year, once after a major rainfall event.
Inspect outlet structure	Twice per year, once after a major rainfall event.
Mow and maintain area	As needed such that grass is less than 18" tall or twice per year.
Remove sediment	Remove sediment that reaches 3 inches in depth over any spot or covers vegetation. Replace eroded areas with compacted fill and re-seed as necessary to maintain

Maintenance Guidelines for Batch Detention Basins
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.

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

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

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

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

Structural Repairs and Replacement. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.

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

Logic Controller. The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

All maintenance and repairs made to the BMP should be documented along with the inspection report.

Sincerely,

Gary Eli Jones, P.E.

Concurrence & Acceptance:

Mallikarjun Gilakattula

ELI ENGINEERING

Firm # 17877

October 10, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Lone Star Landing Phase 2
Contributing Zone Permit
Attachment P-Measures for Minimizing Surface Stream Contamination

To Whom It May Concern:

The permanent BMP that is proposed is a batch detention pond on the lower elevations of the project. The batch detention pond will provide permanent water quality controls. Temporary BMP;s will be provided to minimize and control contamination during construction until permanent vegetation is established.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent

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.

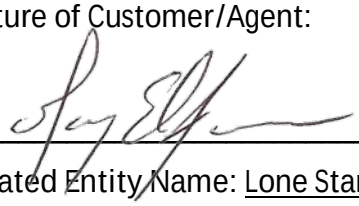
Signature

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: Gary Eli Jones, P.E.

Date: 10/10/2025

Signature of Customer/Agent:



Regulated Entity Name: Lone Star Landing Phase 2

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.

Sequence of Construction

5. ☒ Attachment C - Sequence of Major Activities. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

   ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

   ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Brushy Creek

Temporary Best Management Practices (TBMPs)

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

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

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

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

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

☐ Attachment E - Request to Temporarily Seal a Feature. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ Attachment F - Structural Practices. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ Attachment G - Drainage Area Map. A drainage area map supporting the following requirements is attached:

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☐ Attachment H - Temporary Sediment Pond(s) Plans and Calculations. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☒ N/A

12. ☒ Attachment I - Inspection and Maintenance for BMPs. A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

ATTACHMENT "A"

Spill Response Actions

Occurrences contributing to a spill may occur during scheduled maintenance of construction equipment. There are no special potential sources of contamination with this site other than normal construction activities for site and building construction. Temporary BMPs including silt fence, rock berms, settling basin, and concrete washout will be on site prior to construction and monitored per SWPPP. Caution is to be exercised to prevent any existing ground surfaces, or new ground surfaces to become contaminated. Once the refueling staging area is no longer needed, the area is to be returned to its original condition, or better. Concrete curing compound and fuel leakage shall be contained downstream of the pond outlet structure. Contractor shall follow the steps below in preventing and responding to spills as outlined in TCEQ publication RG-348, *Technical Guidance on Best Management Practices* (Revised July 2005).

Spill Prevention and Control:

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

Education

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

General Measures

(1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
(2) Store hazardous materials and wastes in covered containers and protect from vandalism.
(3) Place a stockpile of spill cleanup materials where it will be readily accessible.
(4) Train employees in spill prevention and cleanup.
(5) Designate responsible individuals to oversee and enforce control measures.

(6) Spills should be covered and protected from stormwater runon during rainfall to the extent that it doesn't compromise clean up activities.
(7) Do not bury or wash spills with water.
1-118
(8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
(9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
(10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
(11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
(12) Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

(1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
(2) Use absorbent materials on small spills rather than hosing down or burying the spill.
(3) Absorbent materials should be promptly removed and disposed of properly.
(4) Follow the practice below for a minor spill:
(5) Contain the spread of the spill.
(6) Recover spilled materials.
(7) Clean the contaminated area and properly dispose of contaminated materials.
1-119

Semi-Significant Spills

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

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

Significant/Hazardous Spills

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

Vehicle and Equipment Maintenance

(1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runon of stormwater and the runoff of spills.
(2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately
(3) Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
(4) Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
(5) Place drip pans or absorbent materials under paving equipment when not in use.
(6) Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
(7) Promptly transfer used fluids to the proper waste or recycling drums. Don’t leave full drip pans or other open containers lying around.
(8) Oil filters disposed of in trashcans or dumpsters can leak oil and pollute

stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
(9) Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

(1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the runon of stormwater and the runoff of spills.
(2) Discourage "topping off" of fuel tanks.
(3) Always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.

Concrete Washout Areas

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.
The following steps will help reduce stormwater pollution from concrete wastes:

• Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
• Avoid mixing excess amounts of fresh concrete.
• Perform washout of concrete trucks in designated areas only.
• Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
• Do not allow excess concrete to be dumped onsite, except in designated areas.
For onsite washout:
• Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
• Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.
Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.
When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

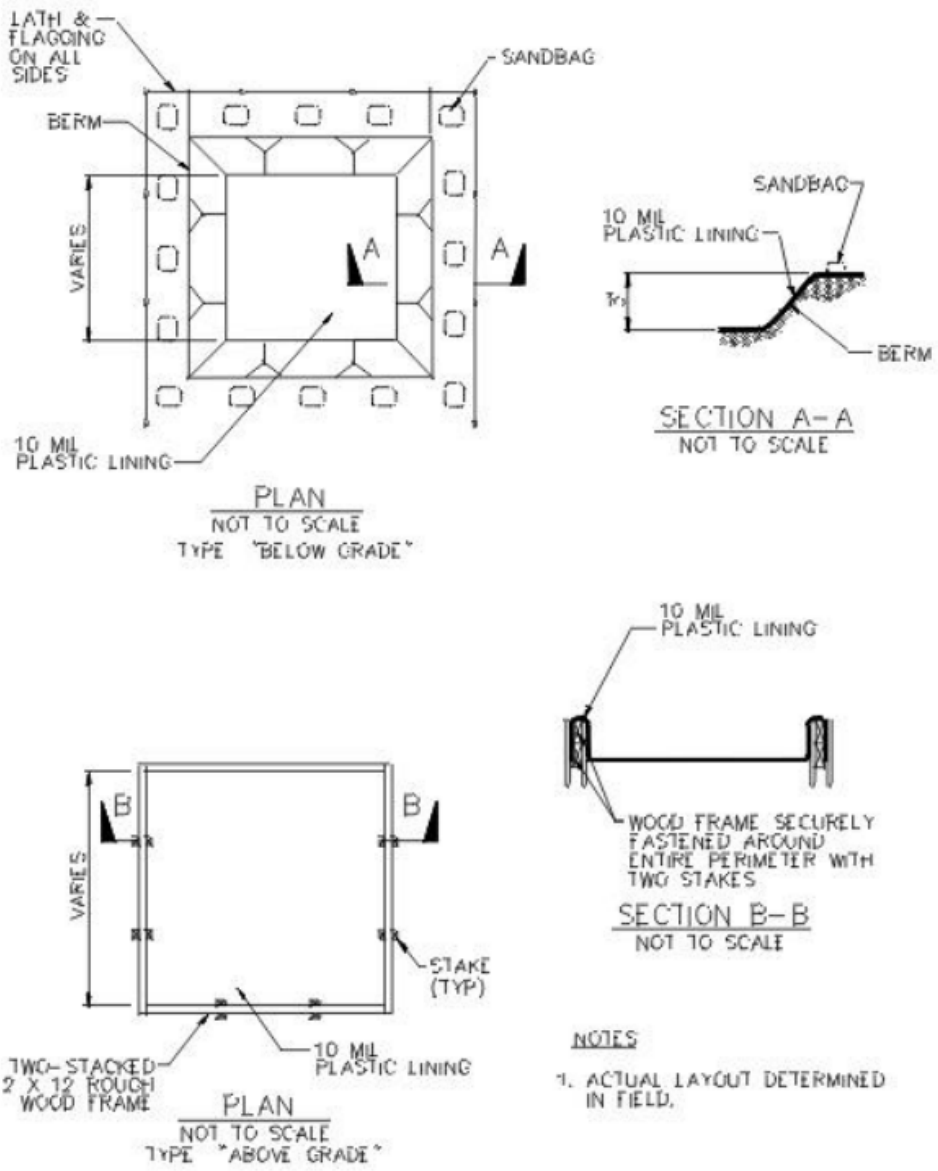


Figure: Schematics of Concrete Washout Areas

REPORTABLE QUANTITIES (RQ)

Refer to: (https://www.tceq.texas.gov/response/spills/spill_rq.html)

Kind of spill	Where discharged	Reportable quantity	Rule, statute, or responsible agency
Hazardous substance	onto land	"Final RQ" in Table 302.4 in **40 CFR 302.4** (PDF)	**30 TAC 327**
	into water	"Final RQ" or 100 lbs, whichever is **less**	
Any oil	coastal waters	as required by the Texas General Land Office	**Texas General Land Office**
Crude oil, oil that is neither a petroleum product nor used oil	onto land	210 gallons (five barrels)	**30 TAC 327**
	directly into water	enough to create a sheen	
Petroleum product, used oil	onto land, from an exempt PST facility	210 gallons (five barrels)	**30 TAC 327**
	onto land, or onto land from a non-exempt PST facility	25 gallons	
	directly into water	enough to create a sheen	
Associated with the exploration, development and production of oil, gas, or geothermal resources	under the jurisdiction of the Railroad Commission of Texas	as required by the Railroad Commission of Texas	**Railroad Commission of Texas**
Industrial solid waste or other substances	into water	100 lbs	**30 TAC 327**
From petroleum storage tanks, underground or aboveground	into water	enough to create a sheen on water	**30 TAC 334** .75-81
From petroleum storage tanks, underground or aboveground	onto land	25 gallons or equal to the RQ under **40 CFR 302**	**30 TAC 327**
Other substances that may be useful or valuable and are not ordinarily considered to be waste, but will cause pollution if discharged into water in the state	into water	100 lbs	**30 TAC 327**

ATTACHMENT “B”

Potential Sources of Contamination

Occurrences contributing to a spill may occur during scheduled maintenance of construction equipment. There are no special potential sources of contamination with this site other than normal construction activities for site and building construction. Temporary BMPs including construction entrance, silt fence and concrete washout will be on site prior to construction and monitored per SWPPP. Caution is to be exercised to prevent any existing ground surfaces, or new ground surfaces to become contaminated. Once the refueling staging area is no longer needed, the area is to be returned to its original condition, or better. Concrete curing compound and fuel leakage shall be contained downstream of the pond outlet structure. Contractor shall follow the steps below in preventing and responding to spills as outlined in TCEQ publication RG-348, *Technical Guidance on Best Management Practices* (Revised July 2005).

ATTACHMENT “D”

Temporary Best Management Practices

Silt fence and rock berms will be installed to intercept storm water runoff originating within the project, prior to discharge to existing drainage conveyances.

A stabilized construction entrance will be installed at Suzanne Kimberly Rd entrance to minimize construction vehicles transporting sediment onto neighboring roadways. This site contains no surface streams.

There will be a concrete washout on site for concrete trucks and a temporary staging & storage area to utilize during construction.

ATTACHMENT “F”

Structural Practices

There will be channels and culvert storm drain to convey the offsite drainage area through the site and around the proposed batch detention pond. This proposed drainage improvements will convey the offsite drainage through the property down to the floodplain where it has always drained. All unpaved areas will be re-vegetated according to City of Leander & TCEQ Specifications for re-vegetation of disturbed areas.

ATTACHMENT “G”

Drainage Area Map

Included in the attached Set of Construction Plans. There are no areas greater than 10 acres that will be disturbed at one time before the BMP has been constructed. The initial Phase 1 construction will include the streets, utilities and batch detention pond proposed for the subdivision. The limits of construction for the initial phase is 9.70 acres. Phase 2 will include construction of the homes and remaining lot grading. The batch detention pond will effectively serve as a settling basin for Phase 1 and Phase 2 until permanent vegetation is established.

ATTACHMENT "I"

Inspection & Maintenance for Temporary BMPs

SUMMARY OF EROSION AND SEDIMENT CONTROL MAINTENANCE/INSPECTION PROCEDURES

Silt Fence Inspection and Maintenance Guidelines:

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

Inlet Protection Inspection and Maintenance Guidelines:

(1) Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
(2) Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
(3) Check placement of device to prevent gaps between device and curb.
(4) Inspect filter fabric and patch or replace if torn or missing.
(5) Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

Temporary Construction Entrance/Exit Inspection and Maintenance Guidelines:

(1) The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
(2) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
(3) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
(4) When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
(5) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.

- A maintenance inspection report will be made after each inspection. A copy of the report forms to be used are included in this WPAP.

- The site job superintendent will select the individuals who will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance reports.

- Personnel selected for inspection and maintenance responsibilities will receive training from the site job superintendent. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working order.

FINAL STABILIZATION/TERMINATION CHECKLIST

1. All soil disturbing activities are complete

2. Temporary erosion and sediment control measures have been removed or will be removed at an appropriate time.

3. All areas of the construction site not otherwise covered by a permanent pavement or structure have been stabilized with a uniform perennial vegetative cover with a density of 70% or equivalent measures have been employed.

CONTRIBUTING ZONE (CZP)
INSPECTION AND MAINTENANCE REPORT FORM

STABILIZATION MEASURES

INSPECTOR: _____ DATE: _____

QUALIFICATIONS OF INSPECTOR:

_____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL: _____

AREA	DATE SINCE LAST RAINFALL	DATE OF NEXT DISTURBANCE	STABILIZED? (YES/NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED:

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

CONTRIBUTING ZONE (CZP)
INSPECTION AND MAINTENANCE REPORT FORM

SILT FENCE

INSPECTOR: _____ DATE: _____

QUALIFICATIONS OF INSPECTOR:

_____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL: _____

IS THE BOTTOM OF THE FABRIC STILL BURIED? _____

IS THE FABRIC TORN OR SAGGING? _____

ARE THE POSTS TIPPED OVER? _____

HOW DEEP IS THE SEDIMENT? _____

MAINTENANCE REQUIRED FOR SILT FENCE: _____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

CONTRIBUTING ZONE (CZP)
INSPECTION AND MAINTENANCE REPORT FORM

STABILIZED CONSTRUCTION EXIT

INSPECTOR: _____ DATE: _____

QUALIFICATIONS OF INSPECTOR:

_____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL: _____

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD? _____

IS THE GRAVEL CLEAN OR FILLED WITH SEDIMENT? _____

DOES ALL TRAFFIC USE THE STABILIZED EXIT TO LEAVE THE JOB SITE? _____

IS THE CULVERT BENEATH THE EXIT WORKING? _____

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION EXIT: _____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

ATTACHMENT “J”

Schedule of Interim and Permanent Soil Stabilization Practices

All areas within the project limits that are disturbed during construction will be revegetated and restabilized immediately following construction activities. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently cease is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

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

I Mallik Gilakattula,
Print Name

Member,
Title - Owner/President/Other

of Texas Lone Star Landing, LLC,
Corporation/Partnership/Entity Name

have authorized Gary Eli Jones, P.E.
Print Name of Agent/Engineer

of Eli Engineering, PLLC
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

02/22/2024
Date

THE STATE OF TEXAS §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Mallik Gilakatulla, 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 21 day of Feb., 2024

NOTARY PUBLIC

Hetal Patel
Typed or Printed Name of Notary

HETAL PATEL
My Notary ID # 124406090
Expires November 27, 2026

MY COMMISSION EXPIRES: 11.27.2026

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Lone Star Landing Phase 2
Regulated Entity Location: 800 CR 177, Leander, TX 78641
Name of Customer: Texas Lones Star Landing, LLC
Contact Person: Mallik Gilakattula Phone: 512-761-8025
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____
Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	21.73 Acres	$ 4000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____

Date: 2/18/2024

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.)*

☐ Renewal *(Core Data Form should be submitted with the renewal form)* ☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN		RN

SECTION II: Customer Information

4. General Customer Information	5. Effective Date for Customer Information Updates (mm/dd/yyyy)	05/21/2021

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership

☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)*	*If new Customer, enter previous Customer below:*
Texas Lone Star Landing Phase 2	

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0804384728	32082665699		

11. Type of Customer:	☒ Corporation	☐ Individual	Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other		☐ Sole Proprietorship	☐ Other:

12. Number of Employees	13. Independently Owned and Operated?
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher	☒ Yes ☐ No

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following:*

☒ Owner ☐ Operator ☐ Owner & Operator

☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:	3220 Prentiss Lane						
	City	Leander	State	TX	ZIP	78641	ZIP + 4	3372

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	mallik246@gmail.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 761-8025		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected below this form should be accompanied by a permit application)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC.)

22. Regulated Entity Name *(Enter name of the site where the regulated action is taking place.)*

Lone Star Landing Phase 2

23. Street Address of the Regulated Entity: *(No PO Boxes)*	800 CR 177							
	City	Leander	State	TX	ZIP	78641	ZIP + 4	
24. County	Williamson							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	North side of C.R. 177 approximately 0.5 miles east of Ronald Reagan Blvd.

26. Nearest City	State	Nearest ZIP Code
Leander	TX	78641

27. Latitude (N) In Decimal:	30.573710	28. Longitude (W) In Decimal:	-97.795311

Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	34	25.356	97	47	43.1196

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)
1521		236115	

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

Single Family Residential

34. Mailing Address:	3320 Prentiss Lane							
	City	Leander	State	TX	ZIP	78641	ZIP + 4	

35. E-Mail Address:	mallik246@gmail.com

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(512) 761-8025		( ) -

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

☐ Dam Safety	☐ Districts	☐ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

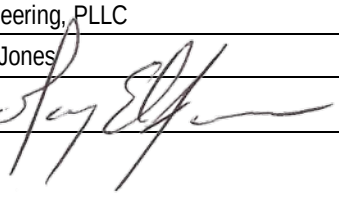
SECTION IV: Preparer Information

40. Name:	Gary Eli Jones	41. Title:	Design Engineer

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 658-8095		( ) -	gejtexas@gmail.com

SECTION V: Authorized Signature

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

Company:	Eli Engineering, PLLC	Job Title:	Design Engineer
Name*(In Print)* :	Gary Eli Jones	Phone:	(512) 658-8095
Signature:		Date:	10/10/2025