



# **CRUNCH FITNESS AT LEANDER MARKETPLACE**

**1060 HERO WAY  
LEANDER, TX 78641**

## **T.C.E.Q. EDWARDS AQUIFER PROTECTION PLAN CZP**

**PREPARED FOR  
UNDEFEATED TRIBE  
OCTOBER 2025**



# Texas Commission on Environmental Quality

## Edwards Aquifer Application Cover Page

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### 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.

<b>1. Regulated Entity Name:</b> CRUNCH FITNESS AT LEANDER MARKETPLACE					<b>2. Regulated Entity No.:</b> NA				
<b>3. Customer Name:</b> LEANDER HERO LLC					<b>4. Customer No.:</b> NA				
<b>5. Project Type:</b> (Please circle/check one)	New	Modification			Extension	Exception			
<b>6. Plan Type:</b> (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
<b>7. Land Use:</b> (Please circle/check one)	Residential	Non-residential				<b>8. Site (acres):</b>		8.6004	
<b>9. Application Fee:</b>	\$5000	<b>10. Permanent BMP(s):</b>				BATCH DETENTION BASIN			
<b>11. SCS (Linear Ft.):</b>		<b>12. AST/UST (No. Tanks):</b>							
<b>13. County:</b>	WILLIAMSON	<b>14. Watershed:</b>				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](http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf)

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

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

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

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

Anthony Goode

Print Name of Customer/Authorized Agent

10-20-2025

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):

# Modification of a Previously Approved Contributing Zone Plan

## Texas Commission on Environmental Quality

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

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

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

## Signature

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

Print Name of Customer/Agent: Anthony Goode

Date: 10/20/2025

Signature of Customer/Agent:



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## Project Information

- Current Regulated Entity Name: CRUNCH FITNESS AT LEANDER MARKETPLACE  
Original Regulated Entity Name: LEANDER MARKETPLACE  
Assigned Regulated Entity Number(s) (RN): 111793048  
Edwards Aquifer Protection Program ID Number(s): 11003678  
☐ The applicant has not changed and the Customer Number (CN) is: \_\_\_\_\_  
☒ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.
- ☒ **Attachment A: Original Approval Letter and Approved Modification Letters.** A copy of the original approval letter and copies of any modification approval letters are attached.
- A modification of a previously approved plan is requested for (check all that apply):

- ☒ Any physical or operational modification of any best management practices or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
- ☐ Any change in the nature or character of the regulated activity from that which was originally approved;
- ☐ A change that would significantly impact the ability to prevent pollution of the Edwards Aquifer and hydrologically connected surface water; or
- ☐ Any development of land previously identified in a contributing zone plan as undeveloped.

4. ☒ Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

<b><i>CZP Modification</i></b>	<b><i>Approved Project</i></b>	<b><i>Proposed Modification</i></b>
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***Summary***

Acres	<u>8.46</u>	<u>8.6004</u>
Type of Development	<u>COMMERCIAL</u>	<u>COMMERCIAL</u>
Number of Residential Lots	<u>NA</u>	<u>NA</u>
Impervious Cover (acres)	<u>6.83</u>	<u>6.83</u>
Impervious Cover (%)	<u>81</u>	<u>79</u>
Permanent BMPs	BATCH <u>DETENTION</u> BASIN	EXISTING BATCH <u>DETENTION</u> BASIN
Other	<u>          </u>	<u>          </u>

<b><i>AST Modification</i></b>	<b><i>Approved Project</i></b>	<b><i>Proposed Modification</i></b>
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***Summary***

Number of ASTs	<u>          </u>	<u>          </u>
Other	<u>          </u>	<u>          </u>

<b><i>UST Modification</i></b>	<b><i>Approved Project</i></b>	<b><i>Proposed Modification</i></b>
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***Summary***

Number of USTs	<u>          </u>	<u>          </u>
Other	<u>          </u>	<u>          </u>

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

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

6. ☒ **Attachment C: Current Site Plan of the Approved Project.** A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
- ☐ The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
- ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
- ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
- ☒ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
- ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.
7. ☐ Acreage has not been added to or removed from the approved plan.
- ☒ Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.
8. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Kelly Keel, *Interim Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

October 27, 2023

Ashiq Ali  
Leander Square, LP  
4800 Sugar Grove Blvd, Suite 184  
Stafford, Texas 77477

Re: Approval of a Contributing Zone Plan (CZP)  
Leander Marketplace; Located northeast of Highway 183 and Hero Way intersection;  
Leander, Williamson County, Texas  
Edwards Aquifer Protection Program ID: 11003678, Regulated Entity No. RN111793048

Dear Mr. Ali:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Goode Faith Engineering, LLC. on behalf of the applicant, Leander Square LP on August 16, 2023. Final review of the application was completed after additional material was received on October 18, 2023 and October 26, 2023.

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

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

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

### PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 8.46-acres. The project will include the construction of five (5) commercial buildings with parking lots, drives and associated utilities. The impervious cover will be 6.83-acres (81 percent). Project wastewater will be disposed of by conveyance to the existing Leander Wastewater Treatment Plant.



#### PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one (1) batch detention basin, designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices*, will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 5,945 pounds of TSS generated from the 6.83-acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

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

#### STANDARD CONDITIONS

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

#### Prior to Commencement of Construction:

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

#### During Construction:

6. The application must indicate the placement of permanent aboveground storage tanks facilities for static hydrocarbons and hazardous substances with cumulative storage capacity of 500 gallons or more. Subsequent permanent storage tanks on this project site require a modification to be submitted and approved prior to installation.

7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
8. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.
9. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
10. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

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

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

Ashiq Ali  
Page 4  
October 27, 2023

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Drew Evans, P.G. of the Edwards Aquifer Protection Program at (210) 403-4053 or the regional office at 512-339-2929.

Sincerely,



Lillian I. Butler, Section Manager  
Edwards Aquifer Protection Program  
Texas Commission on Environmental Quality

LIB/de

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



## ATTACHMENT B – NARRATIVE OF PROPOSED MODIFICATION

**Approved CZP – EAPP ID: 11003678, Regulated Entity No.: RN111793048**

The original (CZP) approved the construction of five (5) commercial buildings with associated parking lots, drives, and utilities over an 8.46-acre site. The project was approved with an impervious cover of 6.83 acres, representing approximately 81% of the site.

Subsequent modifications to the property include:

- A **Right-of-Way dedication of 0.1484 acres** (recorded September 26, 2023), reducing the original lot size to **8.3126 acres**.
- An **addition of 0.2878 acres** along the northern boundary of the property, bringing the **total site area to 8.6004 acres**.

The site has been **re-platted into three (3) lots**:

- **Lot 1C** (4.1671 acres), which occupies the lower portion of the original lot, is being developed according to the originally approved plans. This includes the construction of the **Batch Detention Basin**, three (3) commercial buildings, drives, and associated utilities.
- **Lots 1A and 1B** have undergone **minor layout adjustments**, but the overall **approved impervious cover remains unchanged. Total impervious cover remains at 6.83 acres.**
- See Short Form Final Plat in Attachment M: Construction Documents

### Water Quality and TSS Removal Update

The Total Suspended Solids (TSS) removal calculations have been updated to reflect the revised total project area of **8.6004 acres**. **Please reference the TSS Removal Worksheet** following this narrative. Based on this updated area, the **Total Capture Volume**—calculated as the required water quality volume multiplied by 1.20—is **31,840 cubic feet (CF)**.

For comparison, the **previously approved water quality volume** was **36,754 CF**, which exceeds the updated requirement. This confirms that the **existing pond design** provides adequate capacity to accommodate the modifications to the site, ensuring compliance with water quality and TSS removal requirements.

LOT SUMMARY TABLE				
LOT	PROPOSED INITIAL USE	LOT AREA (ACRES)		LOT AREA (SQ. FT.)
LOT 1A, BLOCK A	COMMERCIAL	3.0167	ACRES	131,408 SQ. FT.
LOT 1B, BLOCK A	COMMERCIAL	1.4140	ACRES	61,592 SQ. FT.
LOT 1C, BLOCK A	COMMERCIAL	4.1671	ACRES	181,519 SQ. FT.
R.O.W. DEDICATION	RIGHT-OF-WAY	0.0026	ACRES	115 SQ. FT.
TOTAL		8.6004	ACRES	374,634 SQ. FT.

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



## **ATTACHMENT B – NARRATIVE OF PROPOSED MODIFICATION (CONTINUED)**

Please see the attached supporting documents on the following pages.

The documents included are:

2025078106 Special Warranty Deed (“Grantor”- Leander Square, LP. “Grantee”- Leander Hero LLC)

2025004127 Deed (“Grantor”- Transit Village Investments, LTD, “Grantee”- Leander Square, LP)

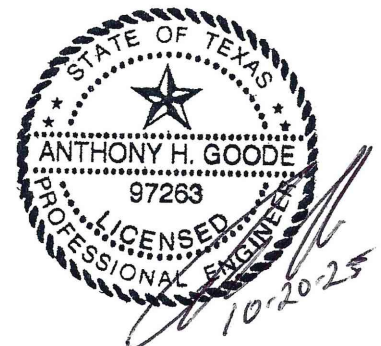
2024099477 General Warranty Deed (“Grantor”- Leander Square, LP, “Grantee”- Leander Hero LLC)

Alta Survey dated 2025-06-16

Also reference the Short Form Final Plat (Sheets 3 and 4) included in Attachment M-Construction Plans

# WATER QUALITY CALCULATIONS USING UPDATED PROJECT AREA

Texas Commission on Environmental Quality			
<b>TSS Removal Calculations 04-20-2009</b>		Project Name:	<b>CRUNCH FITNESS</b>
		Date Prepared:	<b>10/9/2025</b>
<p>Additional information is provided for cells with a red triangle in the upper right corner. Place the c</p> <p>Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.</p> <p>Characters shown in red are data entry fields.</p> <p>Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the eq</p>			
<b>1. The Required Load Reduction for the total project:</b>		Calculations from RG-348	
Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$			
where:	$L_M$ TOTAL PROJECT =	Required TSS removal resulting from the proposed	
	$A_N$ =	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 =	<b>Williamson</b>	
	Total project area included in plan * =	<b>8.60</b>	acres
	Predevelopment impervious area within the limits of the plan * =	<b>0.00</b>	acres
	Total post-development impervious area within the limits of the plan * =	<b>6.83</b>	acres
	Total post-development impervious cover fraction * =	<b>0.79</b>	
	$P$ =	<b>32</b>	inches
	$L_M$ TOTAL PROJECT =	<b>5945</b>	lbs.
<b>2. Drainage Basin Parameters (This information should be provided for each basin):</b>			
	Drainage Basin/Outfall Area No. =	<b>PR 1</b>	
	Total drainage basin/outfall area =	<b>8.60</b>	acres
	Predevelopment impervious area within drainage basin/outfall area =	<b>0.00</b>	acres
	Post-development impervious area within drainage basin/outfall area =	<b>6.83</b>	acres
	Post-development impervious fraction within drainage basin/outfall area =	<b>0.79</b>	
	$L_M$ THIS BASIN =	<b>5945</b>	lbs.
<b>3. Indicate the proposed BMP Code for this basin.</b>			
	Proposed BMP =	<b>Batch Detention Basin</b>	
	Removal efficiency =	<b>91</b>	percent



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

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

where:

 $A_C$  = Total On-Site drainage area in the BMP catchment $A_I$  = Impervious area proposed in the BMP catchment a $A_P$  = Pervious area remaining in the BMP catchment are $L_R$  = TSS Load removed from this catchment area by the $A_C$  = 8.60 acres $A_I$  = 6.83 acres $A_P$  = 1.77 acres $L_R$  = 6909 lbs**5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area**Desired  $L_M$  THIS BASIN = 5945 lbs. $F$  = 0.86**6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.**

Calculations from RG

Rainfall Depth = 1.38 inches

Post Development Runoff Coefficient = 0.62

On-site Water Quality Volume = 26533 cubic feet

Calculations from RG-348

Pages 3-36 to 3-37

Off-site area draining to BMP = acres

Off-site Impervious cover draining to BMP = 0.00 acres

Impervious fraction of off-site area = 0

Off-site Runoff Coefficient = 0.00

Off-site Water Quality Volume = 0 cubic feet

Storage for Sediment = 5307

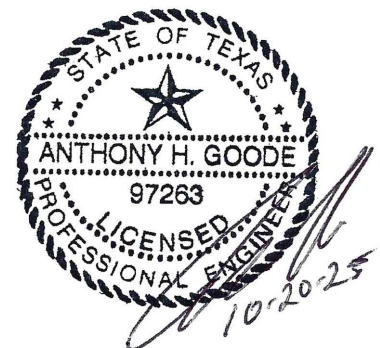
Total Capture Volume (required water quality volume(s) x 1.20) = 31840 cubic feet

**22. Batch Detention Basin**

Designed as Required in RG-348

Pg. 28, Adder

Required Water Quality Volume for batch detention basin = 31840 cubic feet



**SPECIAL WARRANTY DEED**

**NOTICE OF CONFIDENTIALITY RIGHTS - IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**THE STATE OF TEXAS**  
**COUNTY OF WILLIAMSON**

§  
§  
§

**KNOWN ALL MEN BY THESE PRESENTS:**

THAT LEANDER SQUARE, LP, a Texas limited partnership, ("Grantor"), for and in consideration of the sum of **Ten and No/100 (\$10.00) Dollars** cash and other good and valuable consideration to it paid by **LEANDER HERO LLC**, a Texas limited liability company, ("Grantee"), whose mailing address is 12750 S Kirkwood Rd, Suite #200, Stafford, TX 77477, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto the Grantee that certain tract of land ("Land") described on Exhibit A attached hereto and incorporated herein, together with all of Grantor's rights, privileges and appurtenances pertaining to the Land, including Grantor's right, title and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, rights-of-way in any way belonging to the Land and the improvements (all such Land, all buildings and other improvements, and Grantor's right, title and interest in and to the foregoing items and matters being herein called collectively the "**Property**").

This Special Warranty Deed is executed and delivered by Grantor and accepted by Grantee, subject to the encumbrances, restrictions, covenants, easements, rights-of-way, reservations and/or other matters of record in the Official Public Records of Williamson County, Texas, and applicable to the Property (collectively, the "**Permitted Encumbrances**").

**TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its legal representatives, successors, and assigns forever; and Grantor does hereby bind itself, its legal representatives, successors, and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its legal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

Where context and circumstances require, the gender of all words used in this instrument shall include the masculine, feminine, and neuter; and the singular of all words shall include the plural, and the plural the singular.

*[Signature Page Follows]*

STEWART TITLE  
17 / REEL  
GF#2479224



WITNESS THE EXECUTION HEREOF as of the 1 day of Oct, 2025.

GRANTOR:

LEANDER SQUARE, LP  
a Texas limited partnership

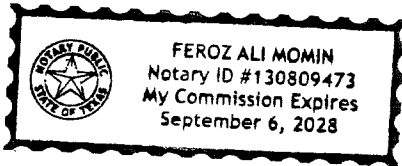
By: [Signature]  
Name: Asif Momin  
Title: Partner

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 1<sup>st</sup> day of October, 2025, by ASIF MOMIN as PARTNER of Leander Square, LP, a Texas limited partnership, on behalf of said limited partnership.



[Signature]  
Notary Public, State of TEXAS  
My Commission Expires: 9-6-2028

**EXHIBIT A**

## Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.2878 ACRE (12,537 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 94.24 ACRE TRACT CONVEYED TO TRANSIT VILLAGE INVSTMENTS, LTD. IN DOCUMENT NO. 2006112794 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.2878 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:**

COMMENCING, at a 1/2-inch iron rod with "Chaparral" cap found at the intersection of the north right-of-way line of Hero Way (120' Right-of-way) conveyed to Williamson County, Texas in Document No. 2009071324 (O.P.R.W.C.T.) with the east right-of-way line of Capital Metropolitan Transportation Authority Railroad (100' Right-of-way), and being the southwest corner of a called 8.4610 acre tract conveyed to Leander Square, LP in Document No. 2022084907 (O.P.R.W.C.T.);

THENCE, leaving the north right-of-way line of said Hero Way, with the east right-of-way line of said Capital Metropolitan Railroad and the west line of said Leander Square tract, N21°07'47"W, a distance of 578.15 feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the southwest corner and **POINT OF BEGINNING** hereof, said point being the common west corner of said Leander Square tract and said Transit Village Investments remainder tract;

THENCE, continuing with the east right-of-way line of said Capital Metropolitan Railroad and the west line of said Transit Village Investments remainder tract, N21°07'47" W, a distance of 20.88 feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the northwest corner hereof, said point being the common west corner of said Transit Village Investments remainder tract and a called 21.4961 acre tract conveyed to LC Leander, LLC in Document No. 2022007712 (O.P.R.W.C.T.), from which an iron rod with "SAM Inc" cap found for the common west corner of said LC Leander tract and Lot 1, San Gabriel Park, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet Y, Slide 364-367 of the Plat Records of Williamson County, Texas (P.R.W.C.T.) bears, N21°07'47"W, a distance of 324.83 feet;

THENCE, leaving the east right-of-way line of said Capital Metropolitan Railroad, with the north line of said Transit Village Investments remainder tract and the south line of said Leander Square tract, N68°52'13" E, a distance of 601.06 feet to a calculated point for the northeast corner hereof;

THENCE, leaving the north line of said Transit Village Investments remainder tract and the south line of said Leander Square tract, over and across said Transit Village Investments' remainder tract, S21°02'51" E, a distance of 20.84 feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the southeast corner hereof, said point being the northeast corner of said Leander Square tract, and being an ell-corner in the south line of said Transit Village Investments remainder tract;

THENCE, with the north line of said Leander Square tract and the south line of said Transit Village Investments remainder tract, S68°51'59" W, a distance of 601.03 feet to the **POINT OF BEGINNING** and containing 0.2878 Acre (12,537 Square Feet) of land, more or less.

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025078106**

Pages: 4 Fee: \$33.00

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KWEEMS



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED WITHOUT WARRANTY

THE STATE OF TEXAS                   §  
  §  
COUNTY OF WILLIAMSON           §

TRANSIT VILLAGE INVESTMENTS, LTD., a Texas limited partnership ("Grantor"), for the consideration hereinafter stated, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto LEANDER SQUARE, LP, a Texas limited partnership ("Grantee"), whose address is 4800 Sugar Grove Blvd, Suite 315, Stafford, Texas 77477, that certain tract of real property situated in Williamson County, Texas, and described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any improvements currently attached to and located thereon (the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the GRANTEE, its successors and assigns, forever, without any express or implied warranty. All warranties that might arise by common law, as well as the warranties in Section 5.023 of the Texas Property Code (or its successor), are excluded.

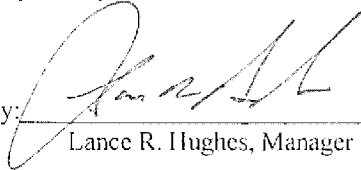
This conveyance is made and accepted subject to all easements, covenants, conditions, reservations and other matters of record in the Official Public Records of Williamson County, Texas, and applicable to the Property.

EXECUTED to be effective as of the 3 day of October, 2024.

GRANTOR:

Transit Village Investments, Ltd., a Texas limited partnership

By: TVI GP, LLC,  
a Texas limited liability company  
its general partner

By:   
Lance R. Hughes, Manager

THE STATE OF TEXAS

§  
§  
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 3<sup>rd</sup> day of October, 2024, by Lance R. Hughes, Manager of TVI GP, LLC, a Texas limited liability company, General Partner of Transit Village Investments, Ltd., a Texas limited partnership, on behalf of said limited partnership.

E. Dickerson  
Notary Public in and for the State of Texas



## EXHIBIT "A"

Talbot Chambers Survey, Abstract No. 125

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.2878 ACRE (12,537 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 94.24 ACRE TRACT CONVEYED TO TRANSIT VILLAGE INVESTMENTS, LTD. IN DOCUMENT NO. 2006112794 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 0.2878 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
512.537.2384  
jward@4wards.com  
www.4wards.com

**COMMENCING**, at a 1/2-inch iron rod with "Chaparral" cap found at the intersection of the north right-of-way line of Hero Way (120' Right-of-way) conveyed to Williamson County, Texas in Document No. 2009071324 (O.P.R.W.C.T.) with the east right-of-way line of Capital Metropolitan Transportation Authority Railroad (100' Right-of-way), and being the southwest corner of a called 8.4610 acre tract conveyed to Leander Square, LP in Document No. 2022084907 (O.P.R.W.C.T.);

**THENCE**, leaving the north right-of-way line of said Hero Way, with the east right-of-way line of said Capital Metropolitan Railroad and the west line of said Leander Square tract, **N21°07'47"W**, a distance of 578.15 feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the southwest corner and **POINT OF BEGINNING** hereof, said point being the common west corner of said Leander Square tract and said Transit Village Investments remainder tract;

**THENCE**, continuing with the east right-of-way line of said Capital Metropolitan Railroad and the west line of said Transit Village Investments remainder tract, **N21°07'47"W**, a distance of 20.88 feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the northwest corner hereof, said point being the common west corner of said Transit Village Investments remainder tract and a called 21.4961 acre tract conveyed to LC Leander, LLC in Document No. 2022007712 (O.P.R.W.C.T.), from which an iron rod with "SAM Inc" cap found for the common west corner of said LC Leander tract and Lot 1, San Gabriel Park, a subdivision in Williamson County, Texas, according to the map or plat recorded in Cabinet Y, Slide 364-367 of the Plat Records of Williamson County, Texas (P.R.W.C.T.) bears, **N21°07'47"W**, a distance of 324.83 feet;

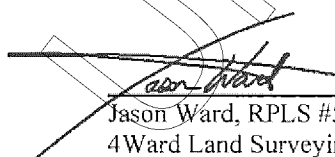
**THENCE**, leaving the east right-of-way line of said Capital Metropolitan Railroad, with the north line of said Transit Village Investments remainder tract and the south line of said Leander Square tract, **N68°52'13"E**, a distance of 601.06 feet to a calculated point for the northeast corner hereof;

**THENCE**, leaving the north line of said Transit Village Investments remainder tract and the south line of said Leander Square tract, over and across said Transit Village Investments remainder tract, **S21°02'51"E**, a distance of 20.84 feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the southeast corner hereof, said point being the northeast corner of said Leander Square tract, and being an ell-corner in the south line of said Transit Village Investments remainder tract;

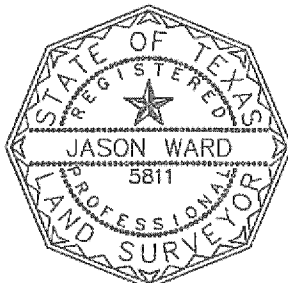
**THENCE**, with the north line of said Leander Square tract and the south line of said Transit Village Investments remainder tract, **S68°51'59"W**, a distance of 601.03 feet to the **POINT OF BEGINNING** and containing 0.2878 Acre (12,537 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000137417394. See attached sketch (reference drawing: 00934\_Title Survey\_rev\_temp.dwg)

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

7/23/24



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2025004127**

Pages: 4 Fee: \$33.00

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MBARRICK



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas

## GENERAL WARRANTY DEED

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

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

That **LEANDER SQUARE, LP**, a Texas limited partnership ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by **LEANDER HERO LLC**, a Texas limited liability company ("**Grantee**"), whose address is 12750 S. Kirkwood, Ste. 200, Stafford, TX 77477, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the Grantee that certain tract of land ("**Land**") described on Exhibit A attached hereto and incorporated herein, together with all of Grantor's rights, privileges and appurtenances pertaining to the Land, including Grantor's right, title and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, rights-of-way in any way belonging to the Land and the improvements (all such Land, all buildings and other improvements, and Grantor's right, title and interest in and to the foregoing items and matters being herein called collectively the "**Property**").

This Deed is executed and delivered by Grantor and accepted by Grantee, subject to all encumbrances, restrictions, covenants, easements, rights-of-way, reservations and/or ordinances in full force and effect, affecting the Property, and properly filed of record in the Official Real Property Records of Williamson County, Texas, as set forth on Exhibit B attached hereto and incorporated herein (collectively, the “**Permitted Encumbrances**”).

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Ad valorem taxes applicable to the Property have been prorated by Grantor and Grantee as of the date of this Deed, and Grantee hereby assumes payment of ad valorem taxes accruing from and after the date of this Deed.

Grantor hereby conveys, and Grantee hereby accepts, the Property in its present "AS-IS," "WHERE IS," and "WITH ALL FAULTS" condition.

[SIGNATURE PAGE FOLLOWS]

STEWART TITLE  
17 / REEL  
GF# 2479224



EXECUTED on this 13 day of December, 2024.

GRANTOR:

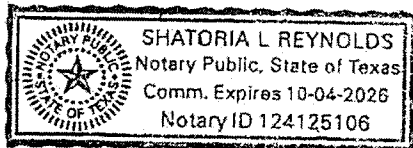
LEANDER SQUARE, LP,  
a Texas limited partnership

By: [Signature]  
Name: Zishan Monin  
Title: Manager

STATE OF TEXAS §  
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 13 day of December, 2024, by ZISHAN MONIN, Manager of Leander Square, LP, a Texas limited partnership, on behalf of said limited partnership.

[Signature]  
NOTARY PUBLIC, STATE OF TX



**EXHIBIT A****Legal Description****Tract 1:**

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.7693 ACRES (77,072 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 8.4610 ACRE TRACT CONVEYED TO LEANDER SQUARE, LP IN DOCUMENT NO. 2022087470 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 1.7693 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:

COMMENCING, at a 1/2-inch iron rod with "Chaparral" cap found at the intersection of the north right-of-way line of Hero Way (120' Right-of-way) conveyed to Williamson County, Texas in Document No. 2009071324 (O.P.R.W.C.T.) with the east right-of-way line of Capital Metropolitan Transportation Authority Railroad (100' Right-of-way), and being the southwest corner of said Leander Square tract;

THENCE, leaving the north right-of-way line of said Hero Way, with the east right-of-way line of said Capital Metropolitan Railroad and the west line of said Leander Square tract, N21° 07' 47"W, a distance of 275.26 feet to a calculated point for the southwest corner and POINT OF BEGINNING hereof;

THENCE, continuing with the east right-of-way line of said Capital Metropolitan Railroad and the west line of said Leander Square tract, N21° 07' 47"W, a distance of 302.89 feet to a 1/2-inch iron rod with "4WardBoundary" cap set for the northwest corner hereof, said point being the northwest corner of said Leander Square tract, and being an ell-corner in the west line of the remainder of a called 94.24 acre tract (described as "Tract No. 3") conveyed to Transit Village Investments in Document No. 2006112794 (O.P.R.W.C.T.);

THENCE, leaving the east right-of-way line of said Capital Metropolitan Railroad, with the north line of said Leander Square tract and the south line of said Transit Village Investments remainder tract, N68°51'59"E, a distance of 254.27 feet to a calculated point for the northeast corner hereof;

THENCE, leaving the north line of said Leander Square tract and the south line of said Transit Village Investments remainder tract, over and across said Leander Square tract, the following two (2) courses and distances:

- 1) S21°07'59"E, a distance of 303.31 feet to a calculated point for the southeast corner hereof, and
- 2) S68°57'38"W, a distance of 254.28 feet to the POINT OF BEGINNING and containing 1.7693 Acres (77,072 Square Feet) of land, more or less.

**Tract 2:**

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.4146 ACRES (105,179 SQUARE FEET) OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 8.4610 ACRE TRACT CONVEYED TO LEANDER SQUARE, LP IN DOCUMENT NO. 2022087470 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 2.4146 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:

COMMENCING, at a 1/2-inch iron rod with "Chaparral" cap found at the intersection of the north right-of-way line of Hero Way (120' Right-of-way) conveyed to Williamson County, Texas in Document No. 2009071324 (O.P.R.W.C.T.) with the east right-of-way line of Capital Metropolitan Transportation Authority Railroad (100' Right-of-way), and being the southwest corner of said Leander Square tract;

THENCE, leaving the north right-of-way line of said Hero Way, with the east right-of-way line of said Capital Metropolitan Railroad and the west line of said Leander Square tract, N21°07'47"W, a distance of 275.26 feet to a calculated point;

THENCE, leaving the east right-of-way line of said Capital Metropolitan Railroad and the west line of said Leander Square tract, over and across said Leander Square tract, N68°57'38"E, a distance of 254.28 feet to a calculated point for the southwest corner and POINT OF BEGINNING hereof;

THENCE, continuing over and across said Leander Square tract, N21°07'59"W, a distance of 303.31 feet to a calculated point for the northwest corner hereof, said point being in the north line of said Leander Square tract, and being in the south line of the remainder of a called 94.24 acre tract (described as "Tract No. 3") conveyed to Transit Village Investments in Document No. 2006112794 (O.P.R.W.C.T.);

THENCE, with the north line of said Leander Square tract and the south line of said Transit Village Investments remainder tract, N68°51'59"E, a distance of 346.77 feet to a calculated point for the northeast corner hereof, said point being the northeast corner of said Leander Square tract, and being an interior ell-corner in the west line of said Transit Village Investments remainder tract;

THENCE, with the east line of said Leander Square tract and the west line of said Transit Village Investments remainder tract, S21°00'42"E, a distance of 303.88 feet to a calculated point for the southeast corner hereof;

THENCE, leaving the east line of said Leander Square tract and the west line of said Transit Village Investments remainder tract, over and across said Leander Square tract, S68°57'38"W, a distance of 346.12 feet to the POINT OF BEGINNING and containing 2.4146 Acres (105,179 Square Feet) of land, more or less.

**EXHIBIT B****Permitted Encumbrances**

1. The restrictive covenants of records recorded in/under Clerk's File No. 2022007711, Official Public Records, Williamson County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.
2. Right of Way easement for Public Roads and Public Utilities granted to the City of Leander, as recorded under Clerk's File No. 2004089007, Official Public Records, Williamson County, Texas.
3. The terms, conditions and stipulations of that certain Development and Reimbursement Agreement dated October 6, 2011, recorded under Clerk's File No. 2011086122, Official Public Records, Williamson County, Texas. Addendum to Agreement recorded under Clerk's File No. 2012030293, Official Public Records, Williamson County, Texas. Amended Addendum to Development and Reimbursement Agreement for the Village at Leander Station recorded under Clerk's File No. 2014037224, Official Public Records, Williamson County, Texas. Second Addendum to the Development and Reimbursement Agreement for the Village at Leander Station recorded under Clerk's File No. 2016043754, Official Public Records, Williamson County, Texas.
4. Temporary drainage easement granted to the City of Leander, by instrument dated November 5, 2020, recorded under Clerk's File No. 2020138849, Official Public Records, Williamson County, Texas.
5. The terms, conditions and stipulations of that certain Development Agreement Establishing Development Standards for Development dated August 5, 2021, recorded under Clerk's File No. 2021120872, Official Public Records, Williamson County, Texas.
6. The terms, conditions and stipulations of that certain Agreement to Grant Easement dated August 24, 2021, recorded under Clerk's File No. 2021130088, Official Public Records, Williamson County, Texas.
7. Public utility easement granted to the City of Leander, Texas, by instrument dated August 24, 2021, recorded under Clerk's File No. 2021147872, Official Public Records, Williamson County, Texas.
8. The terms, conditions and stipulations of that certain Declaration of Access and Utility Easement and Temporary Construction Easement dated January 18, 2022, recorded under Clerk's File No. 2022007710, Official Public Records, Williamson County, Texas.
9. The terms, conditions and stipulations of that certain License Agreement For Leander Marketplace Phase 1, dated January 18, 2022, recorded under Clerk's File No. 2022007710, Official Public Records, Williamson County, Texas.

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2024099477**

Pages: 5 Fee: \$41.00  
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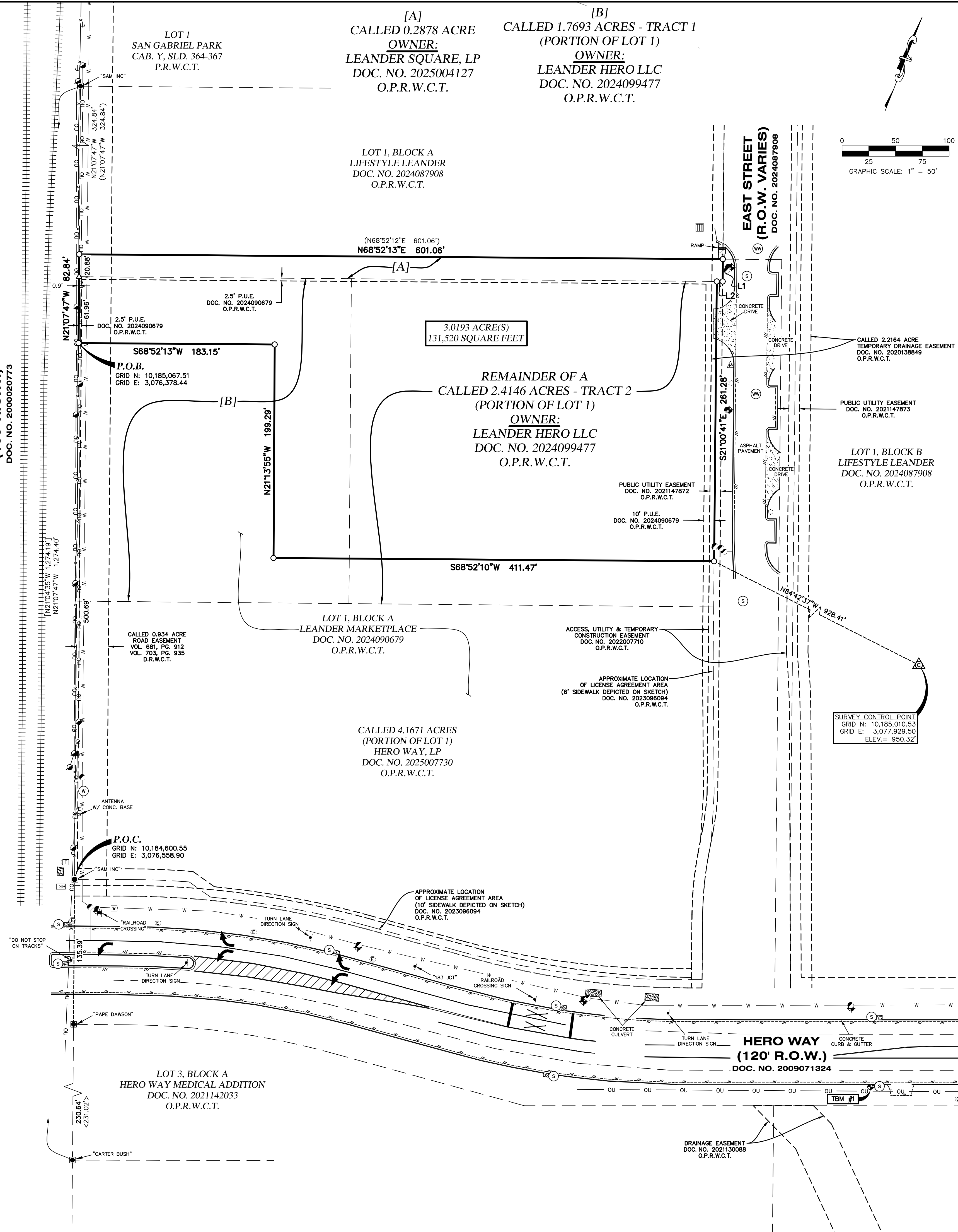


*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas



CAPITAL METROPOLITAN TRANSPORTATION  
AUTHORITY RAILROAD  
(100' R.O.W.)  
DOC. NO. 2000020773



**LEGAL DESCRIPTION:**  
BEING 3.0193 ACRES OF LAND OUT OF THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 126, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, LEANDER MARKETPLACE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 2024090679 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), ALSO BEING ALL OF A CALLED 0.2878 ACRE TRACT CONVEYED TO LEANDER SQUARE, LP IN DOCUMENT NO. 2025004127 (O.P.R.W.C.T.), ALSO BEING A PORTION OF A CALLED 1.7693 ACRE TRACT CONVEYED TO LEANDER HERO LLC IN DOCUMENT NO. 2024099477 (O.P.R.W.C.T.), AND ALSO BEING A PORTION OF A CALLED 2.4146 ACRE TRACT CONVEYED TO LEANDER HERO LLC IN DOCUMENT NO. 2024099477 (O.P.R.W.C.T.).

- GENERAL NOTES:**
- 1) PROPERTY ADDRESS: HERO WAY, LEANDER, TX
  - 2) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
  - 3) THERE WERE NO BUILDINGS ON THIS TRACT AT THE TIME OF THE ON-THE-GROUND FIELD SURVEY.
  - 4) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT ZONING REPORT OR LETTER AND WOULD BE SUBJECT TO ANY AND ALL SETBACKS OR RESTRICTIONS THAT A CURRENT ZONING REPORT OR LETTER MAY DISCLOSE.
  - 5) THIS SITE WAS UNDER CONSTRUCTION AT TIME OF THE ON-THE-GROUND FIELD SURVEY, SITE GRADING WAS OCCURRING ON THIS LOT AND THE SURROUNDING LOTS.
  - 6) THERE WERE NO STRIPED PARKING SPACES ON THIS SITE AT THE TIME OF SURVEY.
  - 7) AT THE TIME OF THIS SURVEY, NO INFORMATION WAS AVAILABLE FROM THE CITY OF LEANDER REGARDING FUTURE RIGHT-OF-WAY PLANS FOR EAST STREET.
  - 8) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**BEARING SAILS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000137417394.

**SURVEY CONTROL:**  
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP FOUND, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM STATIC DATA PROCESSED BY O.P.U.S. ON MARCH 21, 2019.

**UTILITY NOTE:**  
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

**FLOODPLAIN NOTE:**  
PORTIONS OF THIS TRACT SHOWN HEREON LIE WITHIN ZONE 'X' (AREAS OF MINIMAL FLOOD HAZARD); PORTIONS LIE WITHIN ZONE 'X' (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE; AND PORTIONS LIE WITHIN SPECIAL FLOOD HAZARD AREA 'AE' WITH BASE FLOOD ELEVATIONS DETERMINED:

ALL AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON F.I.R.M. MAP NO. 4849100455F, EFFECTIVE DATE DECEMBER 20, 2019, REVISED TO REFLECT LETTER OF MAP REVISION (LOMR), CASE NO. 21-06-2660P, EFFECTIVE DATE OCTOBER 14, 2022 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**BENCHMARK NOTE:**  
TBM #1 - MAG NAIL WITH "4WARD BOUNDARY" WASHER SET ON TOP OF A CONCRETE CURB INLET ON THE SOUTH SIDE OF HERO WAY, ±8' NORTHEAST OF A STORM MANHOLE, ±83' SOUTHWEST OF A GAS VALVE.  
ELEVATION = 954.22'

TBM #2 - BOX CUT ON TOP OF CONCRETE CURB INLET ON THE EAST SIDE OF MAIN STREET (PREVIOUSLY KNOWN AS MEL MATHIS BOULEVARD), ± 350' NORTH OF THE INTERSECTION OF MAIN STREET AND HERO WAY, AND ± 8' SOUTHEAST FROM A STORM MANHOLE FOUND IN MAIN STREET.  
ELEVATION = 951.58'

**TITLE COMMITMENT NOTES:**  
COMMITMENT FOR TITLE INSURANCE PREPARED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY  
C.F. NO.: CW-3506-2635062500070  
EFFECTIVE DATE: JUNE 6, 2025  
ISSUED: JUNE 12, 2025

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

- 1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:
- DOCUMENT NO. 2022007711, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS [SUBJECT TO]
- 10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
- G. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED: CITY OF LEANDER  
PURPOSE: AS PROVIDED IN SAID INSTRUMENT  
RECORDING DATE: NOVEMBER 16, 2004  
RECORDING NO.: DOCUMENT NO. 2004089007, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
[DOES NOT AFFECT]
- H. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
- GRANTED: CITY OF LEANDER  
PURPOSE: AS PROVIDED IN SAID INSTRUMENT  
RECORDING DATE: SEPTEMBER 28, 2021  
RECORDING NO.: DOCUMENT NO. 2021147872, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS SHOWN ON PLAT AS RECORDED IN DOCUMENT NO. 2024090679, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS  
[SUBJECT TO - SHOWN ON SURVEY]
- I. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN DEVELOPMENT AND REIMBURSEMENT AGREEMENT DATED OCTOBER 6, 2011, RECORDED UNDER CLERK'S FILE NO. 2011086122, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. ADDENDUM TO AGREEMENT RECORDED UNDER CLERK'S FILE NO. 2012030293, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. AMENDED ADDENDUM TO DEVELOPMENT AND REIMBURSEMENT AGREEMENT FOR THE VILLAGE AT LEANDER STATION RECORDED UNDER CLERK'S FILE NO. 2014037224, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SECOND ADDENDUM TO THE DEVELOPMENT AND REIMBURSEMENT AGREEMENT FOR THE VILLAGE AT LEANDER STATION RECORDED UNDER CLERK'S FILE NO. 2016043754, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [DOES NOT AFFECT]
- J. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT ESTABLISHING DEVELOPMENT STANDARDS FOR DEVELOPMENT DATED AUGUST 5, 2021, RECORDED UNDER CLERK'S FILE NO. 2021120872, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [SUBJECT TO]
- K. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT TO GRANT EASEMENT DATED AUGUST 24, 2021, RECORDED UNDER CLERK'S FILE NO. 2021130088, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY; SUBJECT PROPERTY BENEFITS FROM DRAINAGE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES ON SAID PROPERTY]
- L. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN DECLARATION OF ACCESS AND UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENTS DATED JANUARY 18, 2022, RECORDED UNDER CLERK'S FILE NO. 2022007710, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]
- M. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN LICENSE AGREEMENT FOR LEANDER MARKETPLACE PHASE 1, DATED JANUARY 18, 2022, RECORDED UNDER CLERK'S FILE NO. 2022007710, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]
- N. EASEMENTS AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 2024090679, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]
- O. TEMPORARY DRAINAGE EASEMENT GRANTED TO THE CITY OF LEANDER, DATED NOVEMBER 5, 2020, RECORDED IN DOCUMENT NO. 2020138849, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]
- P. LICENSE AGREEMENT FOR LEANDER MARKETPLACE PHASE 1, DATED NOVEMBER 16, 2023, RECORDED IN DOCUMENT NO. 2023096094, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY; APPROXIMATE LOCATION OF LICENSE AGREEMENT AREAS ARE SHOWN ON SURVEY. NO METES & BOUNDS DESCRIPTIONS ARE PROVIDED]
- Q. SUBJECT PROPERTY LIES WITHIN THE UPPER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT FORMERLY KNOWN AS BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT #1A OF WILLIAMSON AND MILAM COUNTIES, AS EVIDENCED IN UTILITY DISTRICT NOTICE RECORDED IN DOCUMENT NO. 2022084906, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. [SUBJECT TO]

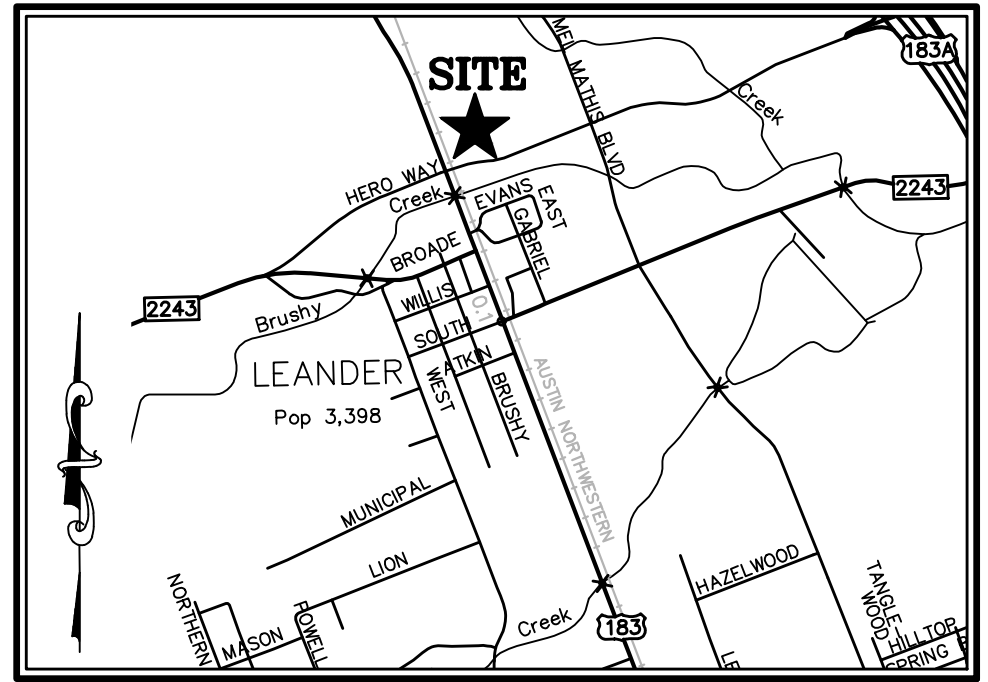
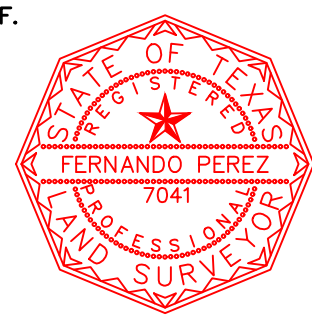
**ALTA/NSPS CERTIFICATION:**  
TO UNDEFEATED TRIBE OPERATING COMPANY, LLC; LEANDER HERO, LLC, A TEXAS LIMITED LIABILITY COMPANY; COMMONWEALTH LAND TITLE INSURANCE COMPANY; & COMMONWEALTH TITLE OF HOUSTON:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(b)(6), 7(a), 7(b)(1), 7(c), 8-9, 13-14 AND 16-18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 14, 2025.

*Fernando Perez*  
FERNANDO PEREZ, RPLS  
TEXAS REGISTRATION NO. 7041

6/16/2025  
DATE



VICINITY MAP  
SCALE: 1" = 2000'

LEGEND	
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - -	EXISTING EASEMENTS
○	1/2" IRON ROD WITH "CSC BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND
●	IRON ROD WITH "4WARD BOUNDARY" CAP FOUND (UNLESS NOTED)
△	SURVEY CONTROL POINT
●	BENCHMARK
●	BOLLARD POST (UNLESS NOTED)
●	FIRE HYDRANT
●	GAS VALVE
□	TELECOMMUNICATIONS PEDESTAL
□	ELECTRIC JUNCTION BOX
□	TRAFFIC SIGNAL BOX
△	STOP SIGN
△	WATER VALVE
□	WATER METER
□	IRRIGATION CONTROL VALVE
○	STORM SEWER MANHOLE
○	WATER MANHOLE
○	WASTEWATER MANHOLE
○	SIGN (AS NOTED)
○	POWER/UTILITY POLE
○	GUY ANCHOR
—	EDGE OF ASPHALT
W	WATER LINE
SS	STORM SEWER LINE
X	WIRE FENCE
OU	OVERHEAD UTILITY
CONC	CONCRETE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
CONC	CONCRETE
R.O.W.	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
FL ELEV	FLOW LINE ELEVATION
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2006112794
(.....)	RECORD INFORMATION PER PLAT DOC. NO. 2024087908

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S21°02'51"E	20.84'
L2	S68°51'59"W	5.51'

**ALTA/NSPS LAND TITLE  
SURVEY OF 3.0193 ACRES  
OUT OF LOT 1, BLOCK A,  
LEANDER MARKETPLACE  
City of Leander, Williamson  
County, Texas**

 925 S CAPITAL OF TEXAS HIGHWAY BLDG. B, SUITE 115, Austin, Texas 78746 info@capitalsurveying.com (512) 327-4006 TBPELS FROM #1012870	Date:	6/16/2025
	Project:	00036
	Scale:	1" = 50'
	Reviewer:	FP
	Tech:	FP
	Field Crew:	FP/JB
	Survey Date:	JUNE 2025
Sheet:		1 OF 1



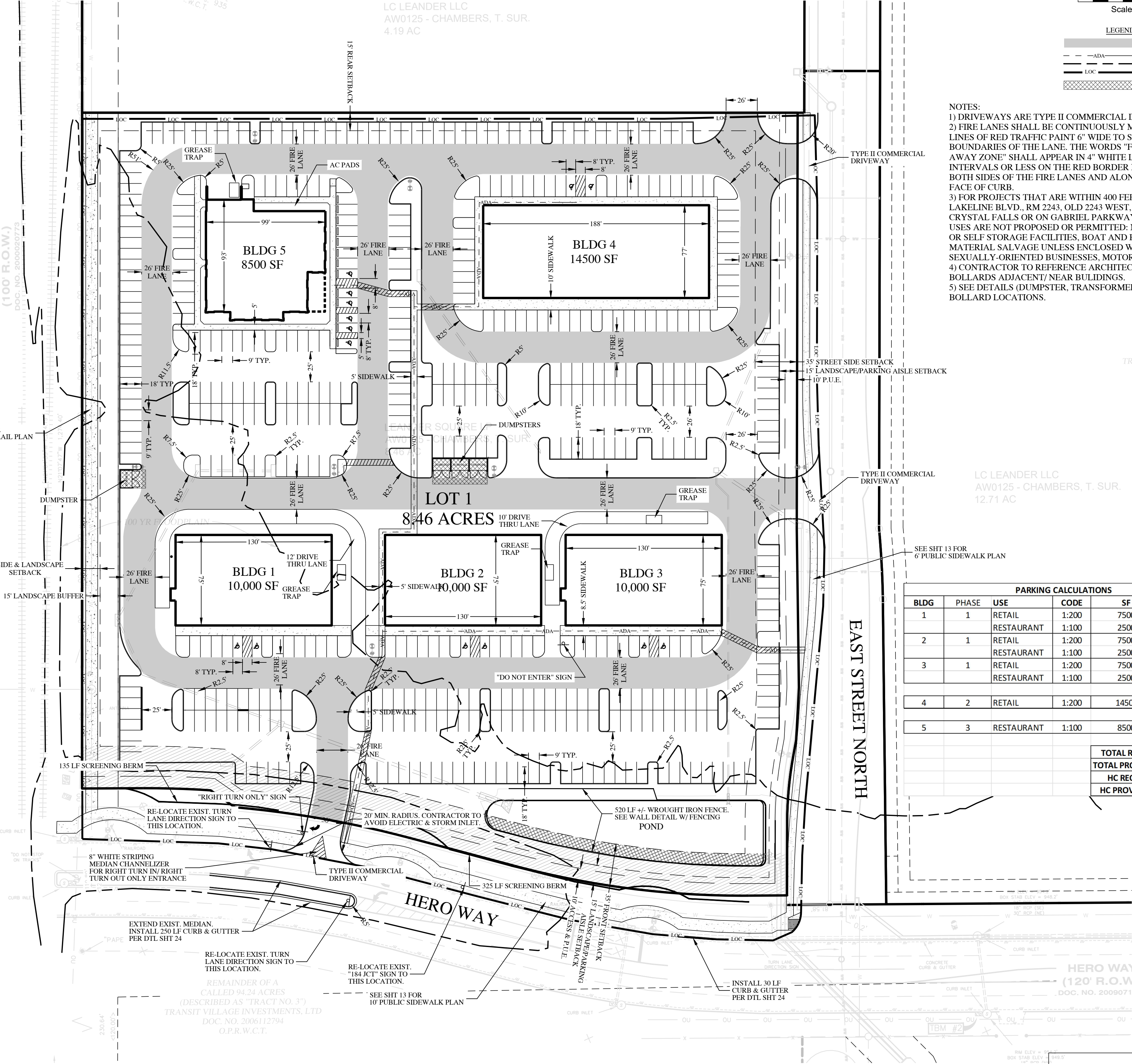
ALLOWABLE/PROHIBITED USES  
1. COMMERCIAL USES SHALL BE CONSISTENT WITH ALLOWABLE GENERAL COMMERCIAL LAND USES AS DEFINED IN ARTICLE III, SECTION 16 OF THE CITY OF LEANDER COMPOSITE ZONING ORDINANCE. THE FOLLOWING USES SHALL BE PROHIBITED:  
A. EQUIPMENT AND FURNITURE OR OTHER SIMILAR GOODS SALES, REPAIR AND SERVICE.  
B. FARMS OR TRUCK GARDENS, LIMITED TO THE PROPAGATION AND CULTIVATION OF PLANTS AND PROVIDED FURTHER THAT NO POULTRY OR LIVESTOCK SHALL BE HOUSED WITHIN TWO HUNDRED (200) FEET OF ANY PROPERTY LINE.  
C. FUNERAL HOME, INCLUDING EMBALMING AND CREMATORY FACILITIES ASSOCIATED WITH AN ON-SITE FUNERAL HOME OR CEMETARY.  
D. MANUFACTURED HOUSING SALES AND ACCESSORY BUILDING SALES.  
E. OFFICE/WAREHOUSE INCLUDING PAINTING, PLUMBING OR OTHER SIMILAR COMMERCIAL SERVICES; HIGH TECH USES ALLOWED; NO ROLL-UP DOORS.  
F. TRANSPORTATION RELATED FACILITIES INCLUDING COMMERCIAL PARKING LOTS, PASSENGER TERMINALS, TAXI CAB STATIONS AND MASS TRANSIT TERMINALS.  
G. WHOLESALE ACTIVITIES WITH LESS THAN 3,500 SQUARE FEET OF GROSS AREA OF THE BUSINESS.

GENERAL SITE PLAN NOTES:  
1) ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.  
2) EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.  
3) AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE AFTER CONSTRUCTION.  
4) AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.  
5) GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAT THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.  
6) FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDED, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.

LOT WITHIN 35' FRONT SETBACK = 20968 SF  
POND AREA WITHIN 35' FRONT SETBACK = 2344 SF  
PERCENTAGE OF FRONT SETBACK AREA TAKEN BY POND = 11.2%

HWY 183

CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY RAILROAD (100' R.O.W.)



NOTES:  
1) DRIVEWAYS ARE TYPE II COMMERCIAL DRIVEWAYS.  
2) FIRE LANES SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT 6" WIDE TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE TOW AWAY ZONE" SHALL APPEAR IN 4" WHITE LETTERS AT 25 FOOT INTERVALS OR LESS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES AND ALONG THE VERTICAL FACE OF CURB.  
3) FOR PROJECTS THAT ARE WITHIN 400 FEET OF US 183, US183A, LAKELINE BLVD., RM 2243, OLD 2243 WEST, BAGDAD RD., CRYSTAL FALLS OR ON GABRIEL PARKWAY, THE FOLLOWING USES ARE NOT PROPOSED OR PERMITTED: MINI-WAREHOUSE OR SELF STORAGE FACILITIES, BOAT AND RV STORAGE, MATERIAL SALVAGE UNLESS ENCLOSED WITHIN A BUILDING, SEXUALLY ORIENTED BUSINESSES, MOTOR VEHICLE SALVAGE.  
4) CONTRACTOR TO REFERENCE ARCHITECTURAL PLANS FOR BOLLARDS ADJACENT/NEAR BUILDINGS.  
5) SEE DETAILS (DUMPSTER, TRANSFORMER, ETC.) FOR BOLLARD LOCATIONS.

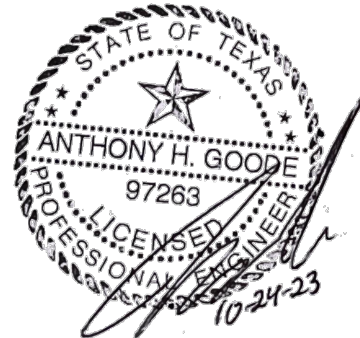
PARKING CALCULATIONS					
BLDG	PHASE	USE	CODE	SF	SPACES REQ'D
1	1	RETAIL	1:200	7500	38
		RESTAURANT	1:100	2500	25
2	1	RETAIL	1:200	7500	38
		RESTAURANT	1:100	2500	25
3	1	RETAIL	1:200	7500	38
		RESTAURANT	1:100	2500	25
4	2	RETAIL	1:200	14500	73
5	3	RESTAURANT	1:100	8500	85
				TOTAL REQ'D	347
				TOTAL PROVIDED	475
				HC REQ'D	9
				HC PROVIDED	14

LEANDER MARKETPLACE

SITE PLAN

DATE	2/21/2023
PROJECT NO.	22-018.0
DESIGNED BY	RDP
CHECKED BY	AHG

NO.	DESCRIPTION	REVISIONS							
		1	2	3	4	5	6	7	8





# Contributing Zone Plan Application

## Texas Commission on Environmental Quality

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

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

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

## Signature

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

Print Name of Customer/Agent: Anthony Goode

Date: 10-20-2025

Signature of Customer/Agent:



Regulated Entity Name: CRUNCH FITNESS AT LEANDER MARKETPLACE

## Project Information

1. County: WILLIAMSON
2. Stream Basin: BRUSHY CREEK
3. Groundwater Conservation District (if applicable): NA
4. Customer (Applicant):

Contact Person: Karim M. Momin

Entity: CRUNCH FITNESS AT LEANDER MARKETPLACE

Mailing Address: 12750 S KIRKWOOD RD STE 200

City, State: STAFFORD, TX

Telephone: 713-539-9115

Email Address: KARIM@STARTEXOIL.COM

Zip: 77477

Fax: \_\_\_\_\_

5. Agent/Representative (If any):

Contact Person: Anthony Goode

Entity: Goode Faith Engineering, LLC

Mailing Address: 1620 La Jaita Dr. Ste. 300

City, State: Cedar Park, TX

Zip: 78613

Telephone: 972-822-1682

Fax: \_\_\_\_\_

Email Address: Anthony@goodefaiteng.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.

Located northeast of Highway 183 and Hero Way intersection, Leander, Williamson County, Texas.

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

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

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

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

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

11. Existing project site conditions are noted below:

- ☐ Existing commercial site  
☐ Existing industrial site  
☐ Existing residential site



- ☐ Existing paved and/or unpaved roads  
☐ Undeveloped (Cleared)  
☐ Undeveloped (Undisturbed/Not cleared)  
☒ Other: lower portion currently under construction

12. The type of project is:

- ☐ Residential: # of Lots: \_\_\_\_\_  
☐ Residential: # of Living Unit Equivalents: \_\_\_\_\_  
☒ Commercial  
☐ Industrial  
☐ Other: \_\_\_\_\_

13. Total project area (size of site): 8.6004 Acres

Total disturbed area: 3.12 Acres

14. Estimated projected population: NA

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

**Table 1 - Impervious Cover**

<i><b>Impervious Cover of Proposed Project</b></i>	<i><b>Sq. Ft.</b></i>	<i><b>Sq. Ft./Acre</b></i>	<i><b>Acres</b></i>
Structures/Rooftops	61,750	÷ 43,560 =	1.42
Parking	81,428	÷ 43,560 =	1.87
Other paved surfaces	154,337	÷ 43,560 =	3.54
Total Impervious Cover	297,545	÷ 43,560 =	6.83

**Total Impervious Cover** 6.83 ÷ **Total Acreage** 8.6004 X 100 = 79 % Impervious Cover

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

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

### ***For Road Projects Only***

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

☒ N/A

18. Type of project:

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

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

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: \_\_\_\_\_

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

Length of R.O.W.: \_\_\_\_\_ feet.

Width of R.O.W.: \_\_\_\_\_ feet.

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

21. Pavement Area:

Length of pavement area: \_\_\_\_\_ feet.

Width of pavement area: \_\_\_\_\_ feet.

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

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

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

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

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

### ***Stormwater to be generated by the Proposed Project***

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

### ***Wastewater to be generated by the Proposed Project***

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the \_\_\_\_\_ (name) Treatment Plant. The treatment facility is: Leander Wastewater

☒ 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**

<b><i>AST Number</i></b>	<b><i>Size (Gallons)</i></b>	<b><i>Substance to be Stored</i></b>	<b><i>Tank Material</i></b>
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

5 of 11

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

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

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

**Table 3 - Secondary Containment**

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

**Total: \_\_\_\_\_ Gallons**

30. Piping:

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

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

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

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

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

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

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

## ***Site Plan Requirements***

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

34. ☒ The Site Plan must have a minimum scale of 1" = 400'.  
Site Plan Scale: 1" = 30 '.
35. 100-year floodplain boundaries:
- ☒ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
- ☐ No part of the project site is located within the 100-year floodplain.  
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): \_\_\_\_\_.
36. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
- ☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.
38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
39. ☒ Areas of soil disturbance and areas which will not be disturbed.
40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
41. ☒ Locations where soil stabilization practices are expected to occur.
42. ☐ Surface waters (including wetlands).  
☒ N/A
43. ☐ Locations where stormwater discharges to surface water.  
☒ There will be no discharges to surface water.
44. ☐ Temporary aboveground storage tank facilities.  
☒ Temporary aboveground storage tank facilities will not be located on this site.

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

### ***Permanent Best Management Practices (BMPs)***

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

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

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

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

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

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

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

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

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

☐ N/A

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

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

☐ N/A

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

☒ Prepared and certified by the engineer designing the permanent BMPs and measures

☒ Signed by the owner or responsible party

☒ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.

☒ Contains a discussion of record keeping procedures

☐ N/A

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

☒ N/A

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

☒ N/A

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

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



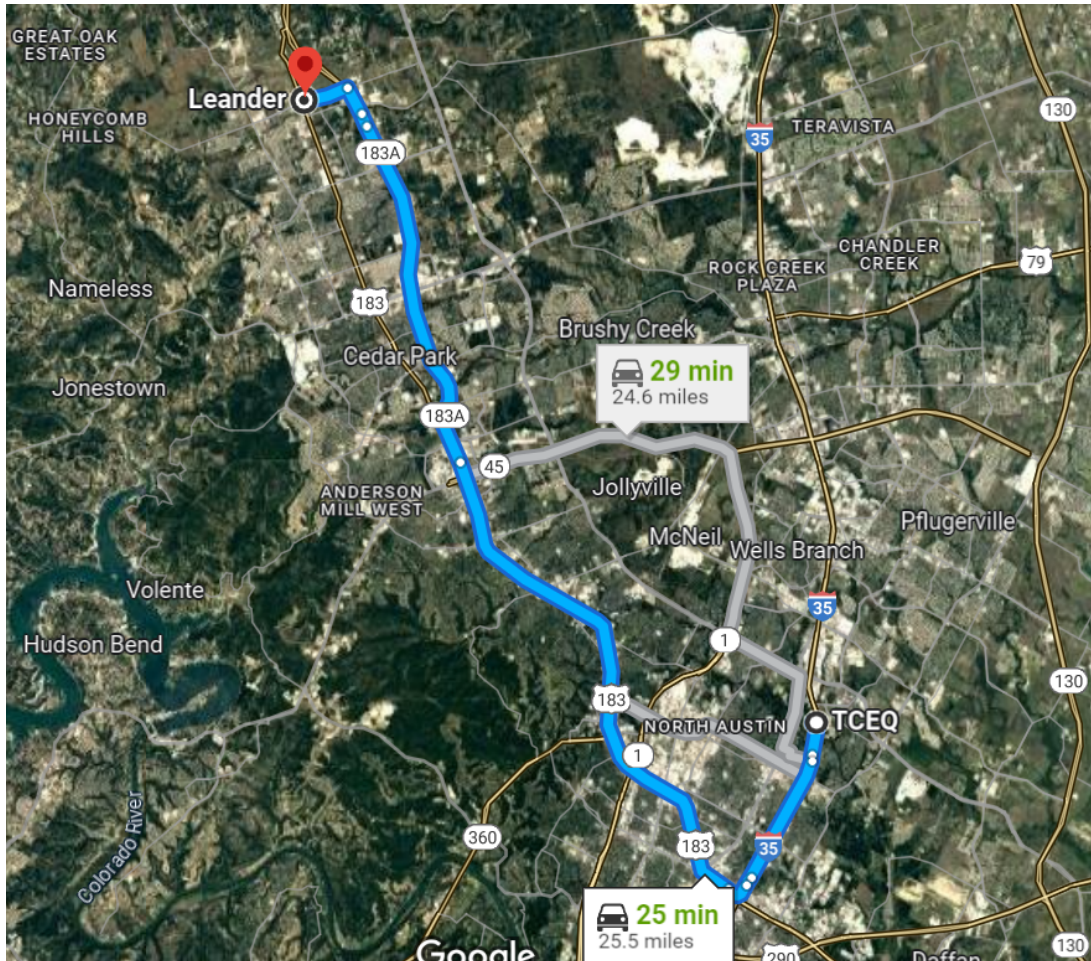
or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

### ***Administrative Information***

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



## ATTACHMENT A – ROAD MAP



### TCEQ

12100 Park 35 Cir, Austin, TX 78753

- Get on US-183 Hwy N from S I-35 Frontage Rd and E Braker Ln

16 min (6.3 mi)

- Follow US-183 Hwy N and Route 183A N to 183A Frontage Rd in Williamson County. Take the exit toward RM 2243/Hero Way from Route 183A N

12 min (14.0 mi)

- Drive to Hero Way in Leander

4 min (1.6 mi)

### Leander

Texas 78641



ATTACHMENT B- USGS QUADRANGLE MAP



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



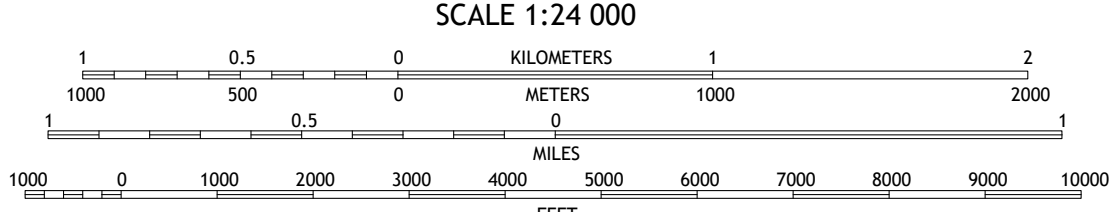
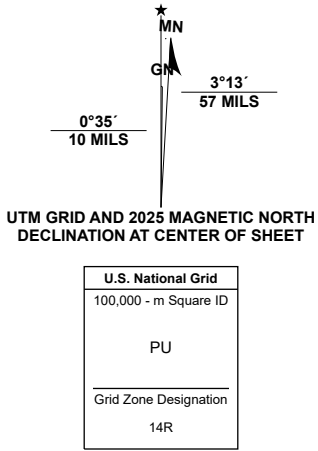
7.5-MINUTE TOPO QUADRANGLE  
TEXAS - CUSTOM EXTENT  
7.5-MINUTE TOPO



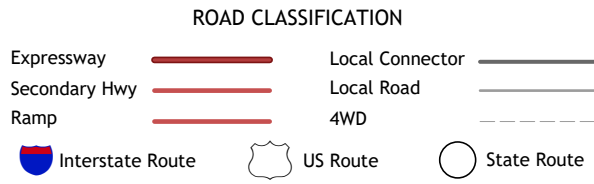
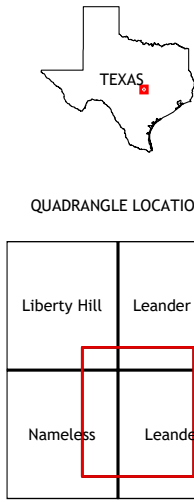
Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84). Projection and  
1 000-meter grid: UNIVERSAL TRANSVERSE MERCATOR, ZONE 14R  
Data is provided by The National Map (TNM), is the best available at the time of map  
generation, and includes data content from supporting themes of Elevation,  
Hydrography, Geographic Names, Boundaries, Transportation, Structures, Land Cover,  
and Orthoimagery. Refer to associated Federal Geographic Data Committee (FGDC)  
Metadata for additional source data information.

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

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



CONTOUR INTERVAL 5 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988  
CONTOUR SMOOTHNESS - Medium



7.5-MINUTE TOPO, TX  
2025

ADJOINING QUADRANGLES





## **ATTACHMENT C – PROJECT NARRATIVE**

The proposed project site is approximately 8.6004 acres, located in Leander, Texas. It is bounded on the west by US Highway 183 and on the south by Hero Way. Leander Station (CapMetro) is situated just north of the site.

The lower portion of the approved site is currently under construction, which includes the development of three buildings, a batch detention basin, associated utilities, parking, and drive aisles. The overall proposed commercial development will consist of five separate buildings designated for retail and restaurant use, as well as associated parking, drive aisles, and utilities.

The project is located within the Brushy Creek watershed. A portion of the site falls within the 100-year floodplain, as defined by FEMA FIRM panel 48491C0455F, dated December 20, 2019, for Williamson County, Texas. Additionally, the site lies within the Edwards Aquifer Contributing Zone, which requires the implementation of water quality controls.

A batch detention pond, approved under the original CZP (EAPP ID: 11006378, Regulated Entity No.: 111793048, Permanent BMP Tracking No. 29064092), is under construction. This Best Management Practice (BMP) is designed to achieve a minimum Total Suspended Solids (TSS) removal efficiency of 80%.

Under existing conditions, the site drains naturally to the southeast. There are no offsite drainage areas that flow through the site. The construction of East Street (Project No. 20-TOD-PICP-010) was approved in 2019 and includes provisions for managing runoff from this tract. East Street runs along the eastern edge of the site.

The Curve Number (CN) for the existing undeveloped areas has been determined to be 84, while the proposed impervious cover is assigned a CN of 98. The total project area is 8.6004 acres, with 6.83 acres proposed as impervious cover, representing 79% of the total site.

Planned demolition/removal activities include the clearing of two existing spoils piles located in the upper portion of the development.

Responsibility for maintenance the Permanent BMP (approved Batch Detention Basin) will remain with the current (original owner of the approved CZP). The original Attachment N: Inspection, Maintenance, Repair and Retrofit document is attached.



## **ATTACHMENT D – FACTORS AFFECTING WATER SURFACE QUALITY**

### **During Construction:**

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

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

### **Post Construction:**

Automobiles utilized by future tenants will generate some pollutants that can affect water quality. Leaks from engines and transmissions may add oil, grease or antifreeze and other automotive related liquids to the storm runoff.

Activities may include the utilization of chemical pesticides and lawn products that may affect the water quality. These products are typically labeled with instructions and warning labels about proper and safe usage by the customers. The owner will provide information through the leasing agreements about the proper use of products to the occupants and their effect on water quality.

Lack of lawn care maintenance can cause soil erosion and impact the quality of stream water by increasing suspended solids. The owner is therefore managing on-going lawn care and maintenance.

Improperly installed sanitary sewers may increase fecal materials and nutrients in runoff. City permitting procedures and inspections will make this a minor concern.



## ATTACHMENT E – VOLUME AND CHARACTERISTICS OF STORMWATER

The curve number of undeveloped the site is 84, pasture in fair condition. All existing impervious cover was assigned a curve number of 98. The development of the site will result in impervious cover of approximately 6.83 acres.

With the approved recently constructed Batch Detention Basin, the character of the storm water leaving the site after the development is expected to be similar in character to that of existing conditions. Refer to the following table for detailed information on the drainage calculations and the included construction plans for details.

DRAINAGE CALCULATIONS (PROPOSED)									
Drainage Area	Acres	TC	Impervious Cover	IC %	Curve number	Q (2 YR)	Q (10 YR)	Q (25 YR)	Q (100 YR)
P1	4.66	10	3.62	78%	84	20.6	29.7	37.0	49.4
POND						16.8	24.8	31.3	42.7
Water Surface Elevation						954.50	954.70	954.80	955.00
P2	3.51	10	3.21	91%	84	16.2	22.9	28.3	37.6
BP	0.57	5	0	0%	80	0.1	0.3	0.4	0.5



## **ATTACHMENT K – BMPS FOR ONSITE STORMWATER**

Temporary BMPs will be utilized during construction and permanent BMPs are planned to minimize surface stream contamination of the infrastructure of the project. Temporary BMPs for the construction consist of:

- One construction entrance to reduce hazards transported on tire wheels from entering or exiting the site
- 1080+/- linear feet of silt fence along the down gradient area of the project to reduce particle migration, sediment transport, waste, and other harmful pollutants caused during construction
- One concrete washout area to prevent the discharge of pollutants.
- One staging and storage area.
- A total of 7 (seven) inlet protection.
- Litter and trash removal and sanitary septic facilities will be provided during construction

The permanent BMP controls for the site consist of an approved Batch Detention Basin. Additionally, revegetation measures and landscape maintenance will be employed. These controls were carefully designed to meet the 80 percent removal rate of total suspended solids. Refer to the drainage map for detailed pond location and additional drainage area information.

The temporary BMPs have been designed in accordance with the TCEQ Technical Guidance Manual (TGM) RG-348. See Water Quality Calculations for basin design on following page.



## **ATTACHMENT L – BMPS FOR SURFACE STREAMS**

Temporary BMPs consist of silt fence, construction entrance, concrete washout and inlet protection. Permanent BMPs for surface streams include batch detention ponds, revegetation, and landscape maintenance. These practices will help prevent contamination in the surface streams. Refer to Attachment K for a detailed description of these measures.

This development will convey storm water to an established stormwater conveyance system along Hero Way which flows to Brushy Creek. Careful measures have been taken in the design of the pond system and outlet controls.





## **ATTACHMENT M – CONSTRUCTION PLANS**

CRUNCH FITNESS AT LEANDER MARKETPLACE

SITE DEVELOPMENT PLANS

PROJECT # SD-25-0372

FILING DATE: MM/DD/2025

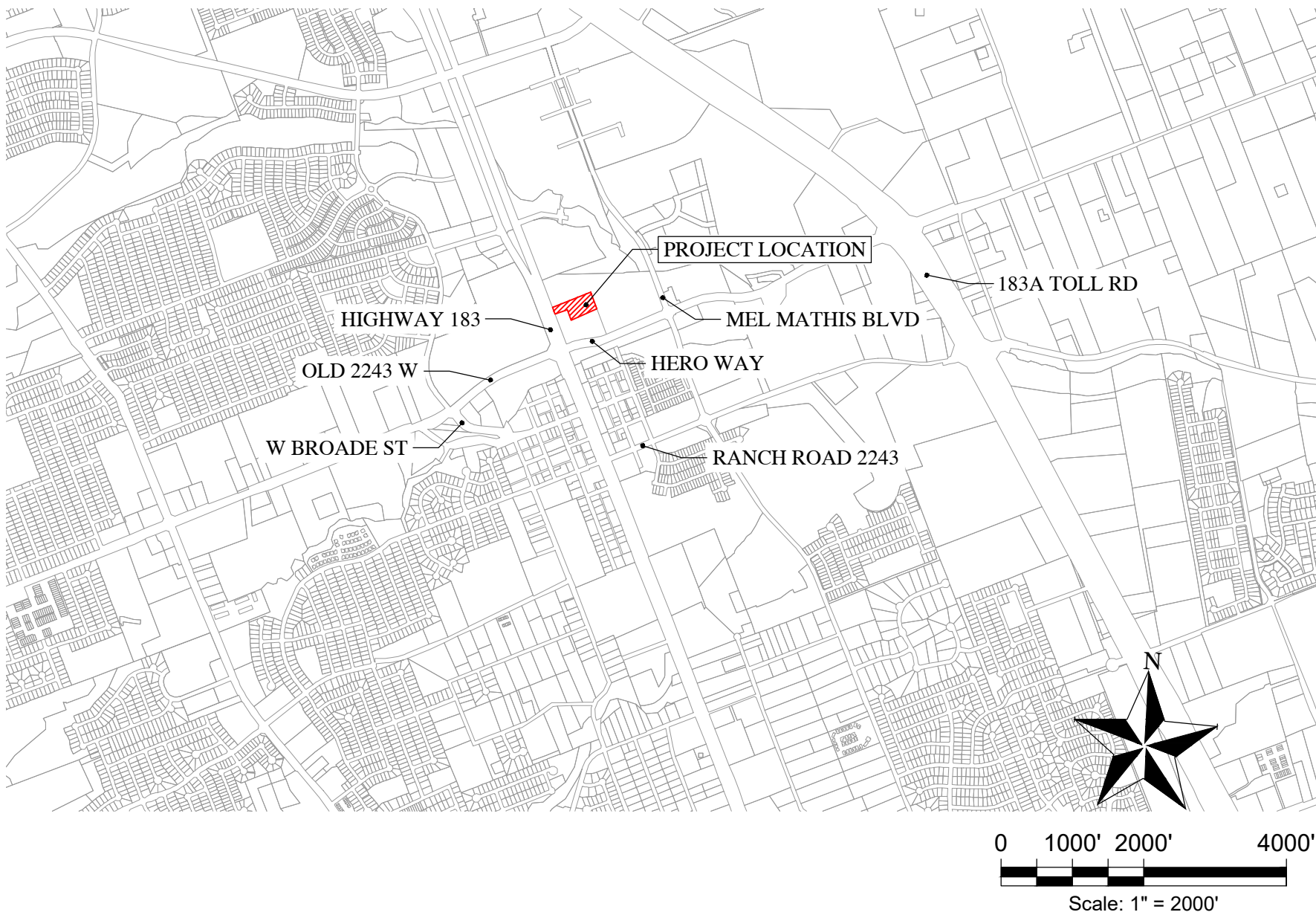
OWNERS:  
LEANDER HERO LLC  
12750 S. KIRKWOOD RD, STE 200  
STAFFORD, TX 77477  
CONTACT: KARIM M. MOMIN  
P: (713)539-9115  
E: KARIM@STARTEXOILD.COM

HERO WAY LP  
12603 SOUTHWEST FREEWAY, STE 260  
STAFFORD, TX 77477  
CONTACT: ANIF MOMIN  
P: (832)974-6179  
E: ANIFMOMIN@LAMASARCAPITAL.COM

DEVELOPER:  
UNDEFEATED TRIBE HOLDING COMPANY, LLC  
1637 EAST 2ND STREET, AUSTIN, TX 78702  
CONTACT: KELSEY CARSON  
P: (816)965-5723  
E: KELSEY@JBS-CAPITAL.COM

ENGINEER:  
GOODE FAITH ENGINEERING, LLC  
TBPE FIRM #F-22664  
1620 LA JAITA DR, SUITE 300  
CEDAR PARK, TEXAS 78613  
CONTACT: STEVEN KIRKPATRICK, PE  
P: (972) 804-3722  
E: STEVEN@GOODEFAITHENG.COM

SURVEYOR:  
CAPITOL SURVEYING  
925 S. CAPITAL OF TEXAS HWY B-115  
AUSTIN, TEXAS 78746  
CONTACT: FERNANDO PEREZ, RPLS  
P: (512) 327-4006 EXT. 104 (0), (936) 238-9744 (C)  
E: FPerez@CAPITALSURVEYING.COM



SHEET #	SHEET TITLE
1	COVER
2	GENERAL NOTES
3	FINAL PLAT (1 OF 2)
4	FINAL PLAT (2 OF 2)
5	EXISTING SITE & DEMOLITION PLAN
6	EROSION & SEDIMENTATION CONTROL PLAN
7	EXISTING DRAINAGE AREA MAP - EAST STREET NORTH OF HERO WAY
8	PROPOSED DRAINAGE AREA MAP - LEANDER MARKETPLACE
9	PROPOSED DRAINAGE AREA MAP
10	POND PLAN - LEANDER MARKETPLACE
11	WATER QUALITY PLAN - LEANDER MARKETPLACE
12	GRADING PLAN
13	SITE PLAN
14	ADDRESS PLAN
15	OVERALL UTILITY PLAN
16	STORM SEWER PLAN
17	SANITARY SEWER PLAN
18	WATER DISTRIBUTION PLAN
19	<del>PUBLIC SIDEWALK &amp; TRAIL PLAN</del>
20	ESC DETAILS
21	SITE DETAILS (1 OF 2)
22	SITE DETAILS (2 OF 2)
23	WASTEWATER DETAILS
24	WATER DETAILS (1 OF 2)
25	WATER DETAILS (2 OF 2)
26	<del>LANDSCAPE PLAN</del>

CZP MOD SUBMITTAL/REVIEW LOG	
1ST SUBMITTAL	10/21/2025

PLAN SUBMITTAL/REVIEW LOG	
1ST SUBMITTAL	09/25/2025 & 10/01/2025

APPROVED BY:

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

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).

NOTES:  
1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL) PRIOR TO MOBILIZATION AND NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.

LAND USE SUMMARY	
LOCATION	1060 HERO WAY, BLDG 4, LEANDER, TX 78641
ZONING	PUD-GENERAL COMMERCIAL/ ORDINANCE 21-065-00 (GC-3-A)
PROPOSED USE	COMMERCIAL
ACREAGE	3.0193 ACRES/ 131,520 SF
TOTAL LOTS	1
LOT 1B LAND USE	COMMERCIAL
TOTAL IMPERVIOUS COVER	114,940 SF (87.4%)
BUILDING IMPERVIOUS COVER	25,550 SF (21.7%)
PROJECT INFORMATION	
PROPERTY INFORMATION/LEGAL DESCRIPTION	1060 HERO WAY, BLDG 4, LEANDER, TX 78641 S13614 - LEANDER MARKETPLACE, BLOCK A, Lot 1(PT), ACRES 1.7693 S13614 - LEANDER MARKETPLACE, BLOCK A, Lot 1(PT), ACRES 2.4146
FUTURE LAND USE CATEGORY	LEANDER CENTRAL & GREENWAY
PROPOSED INCENTIVES	N/A
FINAL PLAT PROJECT #	FP-23-0099
SHORT FORM FINAL PLAT DETERMINATION (REPLAT) PROJECT #	FP-25-0217
SHORT FORM FINAL PLAT (REPLAT) PROJECT #	FP-25-0256
SITE DEVELOPMENT DEVELOPMENT PROJECT #s	SD-23-0078 & SD-25-0302 (REV1)
FLOODPLAIN DEVELOPMENT PROJECT #	SD-23-0163
LICENSE AGREEMENT PROJECT #	LA-23-0019
NEW SITE DEVELOPMENT PROJECT #	SD-25-0372
MAINTENANCE AGREEMENT RECORDATION #	PENDING

REVISION #	DESCRIPTION	APPROVAL
1.		
2.		
3.		
4.		
5.		
6.		



SUBMITTED BY: *Steven Kirkpatrick* 10/21/2025

DATE: 10/21/2025

STEVEN KIRKPATRICK, P.E.  
GOODE FAITH ENGINEERING, LLC.  
TBPE FIRM NO. F-22664  
1620 LA JAITA DR, STE 300  
CEDAR PARK, TX 78613

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

DRAWN BY	DATE
RDP	10/21/2025
CHECKED BY	PROJECT NO.
SK	SD-25-0372

CRUNCH FITNESS AT LEANDER MARKETPLACE

COVER

CIVIL ENGINEERING AND PLANNING  
TBPE FIRM REGISTRATION NO. F-22664

1 OF 26

PROJECT NO. SD-25-0372



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:

- 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.
- CONTACT 811 SYSTEM FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
  - 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.
  - REPORT PIPELINE DAMAGE IMMEDIATELY** - IF YOU WITNESS OR EXPERIENCE PIPELINE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-259- 2640.
- THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR 48 HOURS BEFORE:
  - BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
  - ANY TESTING. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION.
  - PROOF ROLLING SUB-GRADE AND EVERY LIFT OF ROADWAY EMBANKMENT, IN-PLACE DENSITY TESTING OF EVERY BASE COURSE, AND ASPHALT CORES. ALL OF THIS TESTING MUST BE WITNESSED BY A CITY OF LEANDER REPRESENTATIVE.
  - CONNECTING TO THE EXISTING WATER LINES.
  - 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.
- ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
- 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.**
- BURNING IS PROHIBITED.
- 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.
- CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK FOR APPROVAL TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
- NO BLASTING IS ALLOWED.
- 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.
- THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER AN ACCURATE "RECORD DRAWINGS" FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE "RECORD DRAWINGS" SHALL MEET THE SATISFACTION OF THE ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. THE CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. THE CONTRACTOR SHALL KEEP THE SITE AREA CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION (OR SITE) WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISFACTION OF THE CITY.
- 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.

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

EROSION CONTROL NOTES

- THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE 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.
- THE TEMPORARY SPOILS DISPOSAL SITE IS TO BE SHOWN IN THE EROSION CONTROL MAP.
- ANY ON-SITE SPOILS DISPOSAL SHALL BE REMOVED PRIOR TO ACCEPTANCE UNLESS SPECIFICALLY SHOWN ON THE PLANS. THE DEPTH OF SPOIL SHALL NOT EXCEED 10 FEET IN ANY AREA.

- ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AND COMPOST BLEND. TOPSOIL ON SINGLE FAMILY LOTS MAY BE INSTALLED WITH HOME CONSTRUCTION. THE TOPSOIL AND COMPOST BLEND SHALL CONSIST OF 75% TOPSOIL AND 25% COMPOST.
- SEEDING FOR REESTABLISHING VEGETATION SHALL COMPLY WITH THE AUSTIN GROW GREEN GUIDE OR WILLIAMSON COUNTY'S PROTOCOL FOR SUSTAINABLE ROADSIDES (SPEC 164--WC001 SEEDING FOR EROSION CONTROL). RESEEDING VARIETIES OF BERMUDA SHALL NOT BE USED.
- STABILIZED CONSTRUCTION ENTRANCE IS REQUIRED AT ALL POINTS WHERE CONSTRUCTION TRAFFIC IS EXITING THE PROJECT ONTO EXISTING PAVEMENT. LINEAR CONSTRUCTION PROJECTS MAY REQUIRE SPECIAL CONSIDERATION. ROADWAYS SHALL REMAIN CLEAR OF SILT AND MUD.
- TEMPORARY STOP SIGNS SHOULD BE INSTALLED AT ALL CONSTRUCTION ENTRANCES WHERE A STOP CONDITION DOES NOT ALREADY EXIST.
- 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

- 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.
- 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
- 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.
- INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR UNED AND SEAL COATED AS REQUIRED BY AWWA C104.
- 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
- DENSITY TESTING FOR TRENCH BACKFILL SHALL BE DONE IN MAXIMUM 12" LIFTS.

WATER

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL DEAD END WATER MAINS SHALL HAVE "FIRE HYDRANT ASSEMBLY" OR "BLOW-OFF VALVE AND THRUST BLOCK" OR "BLOW-OFF VALVE AND THRUST RESTRAINTS". THRUST RESTRAINTS SHALL BE INSTALLED ON THE MINIMUM LAST THREE PIPE LENGTHS (STANDARD 20' LAYING LENGTH). ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURER'S RECOMMENDATION AND/OR ENGINEER'S DESIGN.
- 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).
- ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).
- ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
- LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
- ALL WATER METER BOXES SHALL BE:
  - SINGLE, 1" METER AND BELOW DFW37F-12-1CA, OR EQUAL
  - DUAL, 1" METERS AND BELOW DFW39F-12-1CA, OR EQUAL
  - 1.5" SINGLE METER DFW65C-14-1CA, OR EQUAL
  - 2" SINGLE METER DFW1730F-12-1CA, OR EQUAL
- ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.

WASTEWATER

- CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.
- MANDREL TESTING SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
- 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.
- RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.
- FORCE MAIN PIPES NEED TO HAVE SWEEPING WYES FOR JOINTS.

STREET AND DRAINAGE NOTES

- THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARDS (TAS).
- BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 6" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 6" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLOUDS AND SUITABLE FOR SUSTAINING PLANT LIFE.
- A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED BETWEEN THE CURB AND RIGHT-OF-WAY AND IN ALL DRAINAGE CHANNELS EXCEPT CHANNELS CUT IN STABLE ROCK.
- DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A MINIMUM OF 36" BELOW SUBGRADE.
- STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF ¼" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED.

- ALL DRAINAGE PIPE IN PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE MINIMUM CLASS II OF TONGUE AND GROOVE OR O-RING JOINT DESIGN. CORRUGATED METAL PIPE IS NOT ALLOWED IN PUBLIC RIGHT OR WAY OR EASEMENTS.
- THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TxDOT SPEC FOR PROOF ROLLING.
- ALL STRIPING, WITH THE EXCEPTION OF STOP BARS, CROSS WALKS, WORDS AND ARROWS, IS TO BE TYPE II (WATER BASED). STOP BARS, CROSS WALKS, WORDS AND ARROWS REQUIRE TYPE I THERMOPLASTIC.
- MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
- A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISIONS OF THE APPROVED CONSTRUCTION PLANS.
- GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY MLA GEOTECHNICAL ON AUGUST 22, 2023. PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:

Table 1: Recommended Pavement Section Thickness, Inches

Expected Traffic	Average Daily Truck Traffic	Flexible Pavement		Rigid Pavement	
		HCAC	CLR	JRPCC	CLR
Passenger Vehicles	1	2.0	10	6	-
Heavy Duty Trucks*	Up to 10	2.0	12	6	-

- A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL, CITY OF LEANDER STANDARD DETAILS AND TEXAS DEPARTMENT OF TRANSPORTATION CRITERIA, SHALL BE SUBMITTED TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS MUST BE SITE SPECIFIC AND SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
- ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM UNLESS OTHERWISE NOTED ON THE PLANS. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL OF THE CITY ENGINEER AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY THE CITY DURING PEAK HOURS OF 6 AM TO 9 AM OR 4 PM TO 8 PM WILL BE SUBJECT TO A FINE AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
- TEMPORARY ROCK CRUSHING IS NOT ALLOWED. ALL SOURCES OF FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR PROPOSED STOP PILES ARE TO BE SUBMITTED TO THE CITY CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL.
- AT ROAD INTERSECTIONS THAT HAVE A VALLEY GUTTER, THE CROWN TO THE INTERSECTING ROAD WILL BE CULMINATED AT A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
- NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAYS AND PUBLIC STREETS. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
- ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE PUBLIC RIGHT OF WAY UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
- IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RESULTS IN A FULL WIDTH OF THE DRIVEWAY TO REMAIN OPEN AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION OBTAINED BY THE CONTRACTOR FROM ALL PROPERTY OWNERS AND ACCESS EASEMENT RIGHT HOLDERS ALLOWING THE FULL CLOSURE OF THE DRIVEWAY.
- CONTRACTOR MUST CLEAR FIVE (5) FEET BEYOND ALL PUBLIC RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
- SLOPE OF NATURAL GROUND ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL NOT EXCEED 3:1 SLOPE. IF A 3:1 SLOPE IS NOT POSSIBLE, SLOPE PROTECTION OR RETAINING WALL MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE.
- THERE SHALL BE NO WATER, WASTEWATER OR DRAINAGE APPURTENANCES, INCLUDING BUT NOT LIMITED TO VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
- PUBLIC SIDEWALKS SHALL NOT USE CURB INLETS AS PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METERS, CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.
- ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
- DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE THE FIRST COURSE OF BASE. NO TRENCHING COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY.
- A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ALL STREETS.

TRENCH SAFETY NOTES

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

GRADING NOTES

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

BENCHMARK NOTES

TBM #1 - MAG NAIL WITH "4WARD BOUNDARY" WASHER FOUND ON TOP OF A CONCRETE CURB INLET ON THE SOUTH SIDE OF HERO WAY, ±8' NORTHEAST OF A STORM MANHOLE, ±83' SOUTHWEST OF A GAS VALVE. ELEVATION = 954.22'.

PROJECT NOTES:

- CONTRACTOR SHALL MAINTAIN MINIMUM 24" CLEARANCE FROM ALL EXISTING UTILITIES.
- FOR PUBLIC WATER & WASTEWATER LINE EMERGENCIES, CONTACT THE CITY OF LEANDER PUBLIC WORKS EMERGENCY 24-HOUR ON-CALL LINE AT 512-690-4760.
- THE CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES THAT ARE TO BE EXTENDED, TIED TO, CROSSED, OR ALTERED; OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.
- CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT FOR EXISTING WATER, WASTEWATER, STREET LIGHT ELECTRICAL WIRING, AND TRAFFIC SIGNAL WIRING LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
  - LOCATE REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET.
  - 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.
  - REPORT ALL DAMAGE TO CITY INFRASTRUCTURE IMMEDIATELY - IF YOU WITNESS OR EXPERIENCE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT BY PHONE. IF DAMAGE IS WITNESSED OR EXPERIENCED AFTER HOURS, CALL THE CITY OF LEANDER UTILITIES ON-CALL LINE AT THE NUMBER LISTED ABOVE.
- A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT & CITY OF LEANDER REPRESENTATIVES PRIOR TO INSTALLATION OF EROSION/SEDIMENTATION CONTROLS & TREE PROTECTION MEASURES AS WELL AS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER PLANNING DEPARTMENT AT 512-528-2750 AT LEAST THREE (3) DAYS PRIOR TO MEETING DATE.
- CITY OF LEANDER NOISE ORDINANCE PROHIBITS CONSTRUCTION ACTIVITY BETWEEN THE HOURS OF 9 PM AND 7 AM. REQUESTS FOR EXCEPTIONS TO THE ORDINANCE MUST BE MADE TO LEANDER CITY COUNCIL.
- CONTRACTOR SHALL BORE UNDER ALL DRIVEWAYS, STREET CROSSINGS AND OTHER PAVED AREAS. OPEN/CUT CROSSING SHALL NOT BE ALLOWED.

- CONTRACTOR SHALL REPLACE ALL DAMAGED PAVEMENT, CURB & GUTTER, SIDEWALK, CURB INLETS AND ALL OTHER INFRASTRUCTURE DAMAGED BY CONSTRUCTION PER CITY OF LEANDER STANDARDS & SPECIFICATIONS.
- THE CURRENT COMPANIES THAT HOLD CONTRACTS WITH THE CITY FOR WASTE HAULING ARE AL CLAWSON DISPOSAL, INC., ARROW ROLL OFF'S AND RECYCLING, BIN DUMPED, HOOK N HAUL, CENTRAL WASTE RECYCLING, CENTRAL TEXAS REFUSE, LOSSEN BROTHERS CONSTRUCTION, RECON SERVICES, LIBERTY DUMPSTER REMOVAL, TEXAS DISPOSAL SYSTEM. ALL UNDERGROUND UTILITY LINES SHALL CROSS UNDERNEATH WATERLINES.
- THE MINIMUM DEPTH OF COVER FOR UTILITY LINES INSTALLED UNDER CITY OF LEANDER ROADWAYS SHALL BE 36" BENEATH FINISHED GRADE.

EROSION CONTROL & RESTORATION:

- THE CITY OF LEANDER ENVIRONMENT INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6" TOPSOIL. THE 6" MINIMUM SOIL DEPTH SHALL CONSISTS OF 75% SOIL BLENDED WITH 25% COMPOST.
- ALL DISTURBED AREAS SHALL BE RE-VEGETATED USING ONLY APPROVED GRASSES FROM THE GROW GREEN GUIDE.



CIVIL ENGINEERING AND PLANNING  
TYPE FIRM REGISTRATION NO. F-22664

CRUNCH FITNESS AT LEANDER MARKETPLACE

GENERAL NOTES

DATE  
10/21/2025

DESIGNED BY  
RDP

CHECKED BY  
SK

REVISIONS	NO.	DESCRIPTION	DESIGNED BY	APPROVED BY	1	2	3	4	5	6



10/21/2025



SHORT FORM FINAL PLAT  
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

FILING DATE: XXXXXXXX, 2025

LOT TABLE:

NUMBER OF BLOCKS: 1


NUMBER OF COMMERCIAL LOTS: 3

TOTAL NUMBER OF LOTS: 3

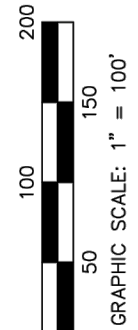
TOTAL ACREAGE: 8.6004



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

**CAPITAL SURVEYING**  
  
 925 S CAPITAL OF TEXAS HIGHWAY  
 BLDG. B, SUITE 115, AUSTIN, TEXAS 78746  
 info@capital-surveying.com (512) 327-4006  
 13825053000000336 Field Journal

SHORT FORM FINAL PLAT  
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS



RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	314.00'	55.92'	1071214"	S15°54'44"E	55.85'
(C2)	737.00'	197.23'	1519158"	S76°07'09"W	198.66'
(C3)	863.00'	148.74'	952131"	S78°50'46"W	148.54'
(C4)	776.83'	56.15'	4'08'29"	S70°40'55"W	56.14'

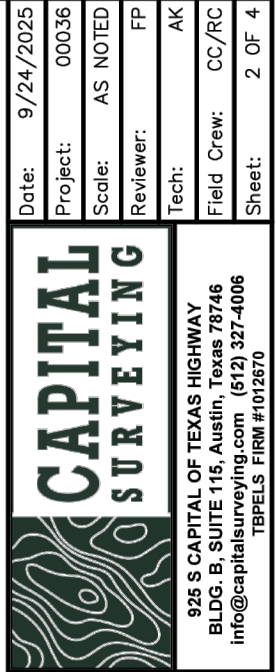
RECORD LINE TABLE		LENGTH	
LINE #	DIRECTION		
(L1)	S21°02'51"E	20.84'	
(L2)	S68°51'59"W	5.51'	
(L3)	S21°56'10"E	131.98'	
(L4)	S18°03'19"E	43.97'	
(L5)	S10°48'37"E	13.44'	
(L6)	S21°00'51"E	60.41'	
(L7)	S68°27'10"W	31.75'	
(L8)	S63°47'07"W	89.53'	
(L9)	N76°06'52"W	24.50'	
(L10)	S68°36'41"W	50.89'	

RECORD LINE TABLE		LENGTH	
LINE #	DIRECTION		
(L1)	S21°02'51"E	20.84'	
(L2)	S68°51'59"W	5.51'	
(L3)	S21°56'10"E	131.98'	
(L4)	S18°03'19"E	43.97'	
(L5)	S10°48'37"E	13.44'	
(L6)	S21°00'51"E	60.41'	
(L7)	S68°27'10"W	31.75'	
(L8)	S63°47'07"W	89.53'	
(L9)	N76°06'52"W	24.50'	
(L10)	S68°36'41"W	50.89'	

**BEARING BASIS:** ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000137417394.

**SURVEY CONTROL:** THIS SURVEY IS BASED ON A STATE PLANE GRID CONTROL WITH "4WARD CONTROL" CAP FOUND, GRID 1/2" IRON ROD WITH COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON.

**BENCHMARK NOTE:**  
TOP #1 - MAG NAIL WITH "4WARD BOUNDARY" WASHER FOUND ON THE SOUTH SIDE OF HERO WAY, ±8' NORTHEAST OF A STORM MANHOLE, ±85' SOUTHWEST OF A GAS VALVE.  
ELEVATION = 954.22'.









SPUR  
DOC. NO. 2024090679  
O.P.R.W.C.T.

[N21°04'35"W 1,274.19']

100 YR FLOODPLAIN  
ATLAS 14 EXISTING

CALLED 0.034 ACRE  
ROAD EASEMENT  
VOL. 681 PCL 912  
VOL. 703 PCL 935  
D.R.W.C.T.

LOT 1, BLOCK A  
LIFESTYLE LEANDER  
DOC. NO. 2024087908  
O.P.R.W.C.T.  
--(N68°52'12"E 601.06')  
N68°52'13"E 601.06'

LOT 1A, BLOCK A  
3.0167 ACRE(S)  
131,408 SQUARE FEET

LOT 1B, BLOCK A  
1.4140 ACRE(S)  
61,592 SQUARE FEET

LOT 1, BLOCK A  
LEANDER MARKETPLACE  
DOC. NO. 2024090679  
O.P.R.W.C.T.

DEMO/REMOVE  
EXIST. SPOILS PILE

DEMO/REMOVE  
EXIST. SPOILS PILE

EXIST. HYDRANT

EXIST. HYDRANT

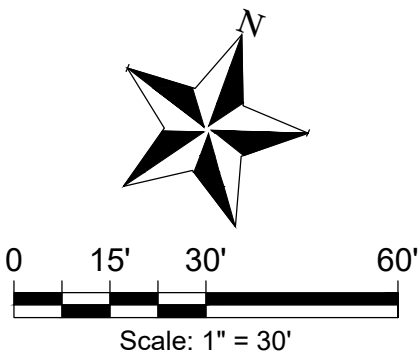
EXIST. 12" WATER STUB

EXIST. HYDRANT

EXIST. HYDRANT

EXIST. HYDRANT

EAST STREET NORTH



- LEGEND
- PROPERTY LINE
  - EASEMENT LINE
  - LOC LIMITS OF CONSTRUCTION
  - EX. MAJOR CONTOUR
  - EX. MINOR CONTOUR
  - EX. SITE - DEMO
  - EX. OVERHEAD ELECTRIC
  - EX. GUARDRAIL
  - EX. POWER POLE
  - EX. WATER LINE
  - EX. FIRE HYDRANT



CIVIL ENGINEERING AND PLANNING  
TYPE FIRM REGISTRATION NO. F-22664

## CRUNCH FITNESS AT LEANDER MARKETPLACE

### EXISTING SITE & DEMOLITION PLAN

DATE  
10/21/2025

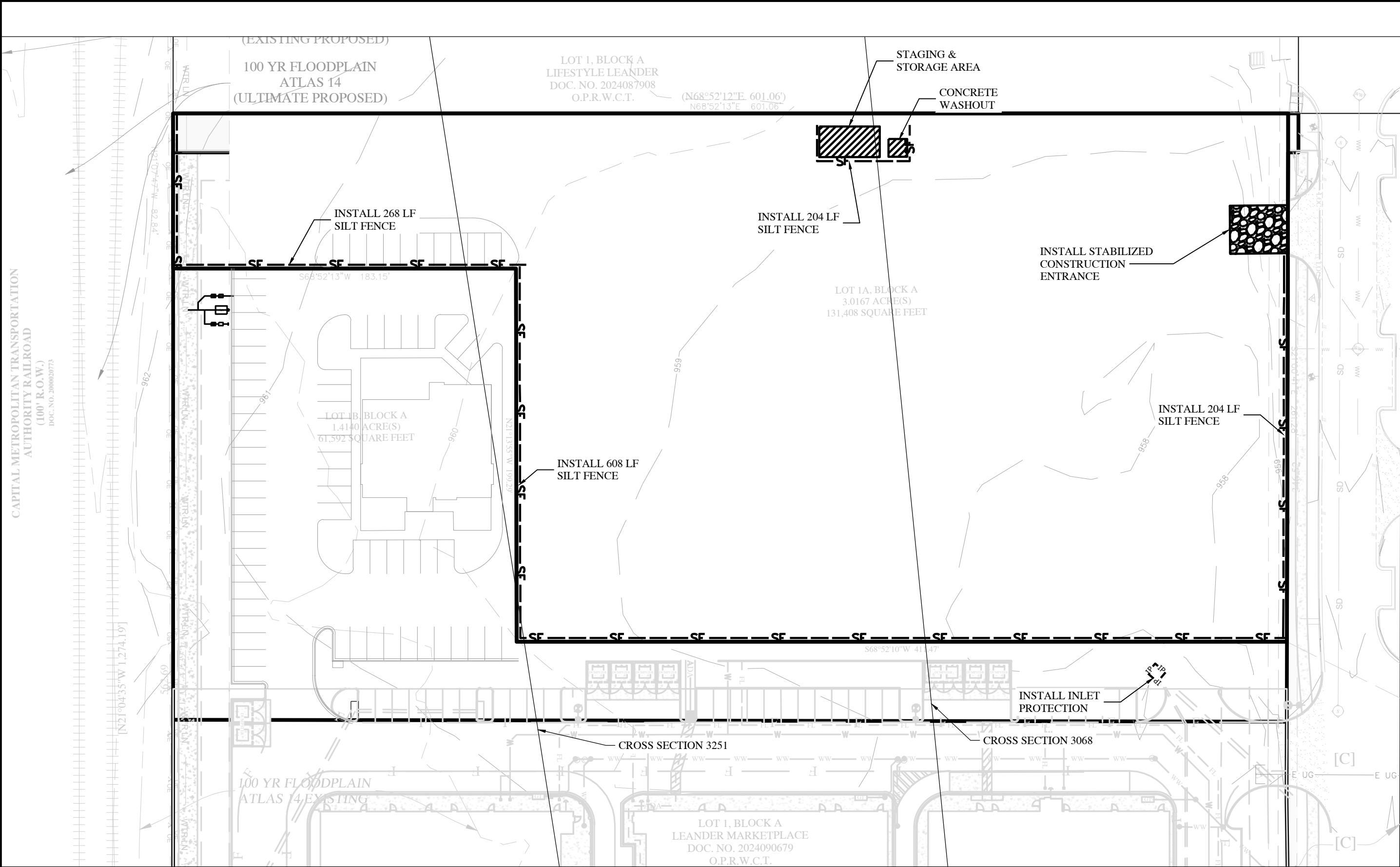
DESIGNED BY  
RDP

CHECKED BY  
SK

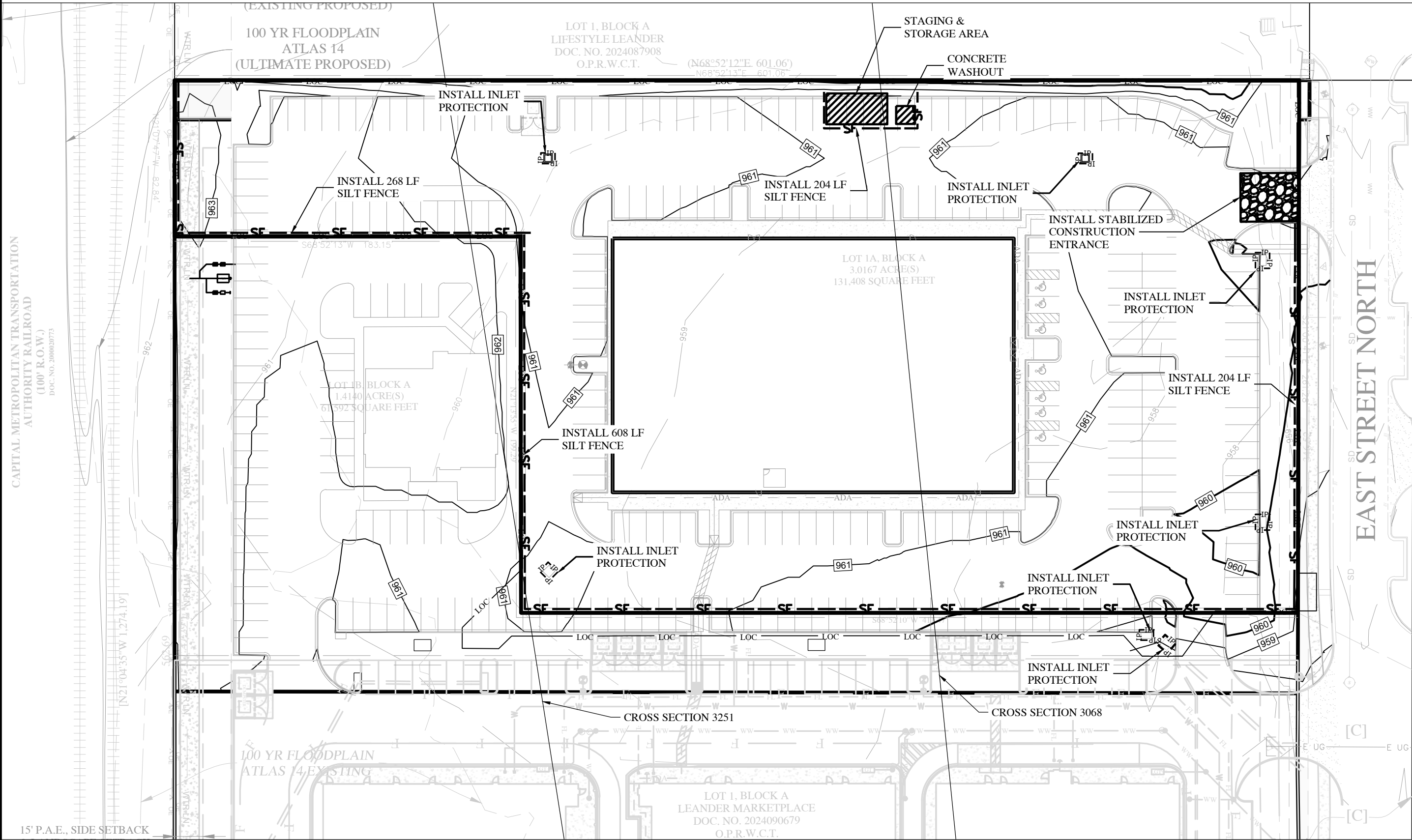
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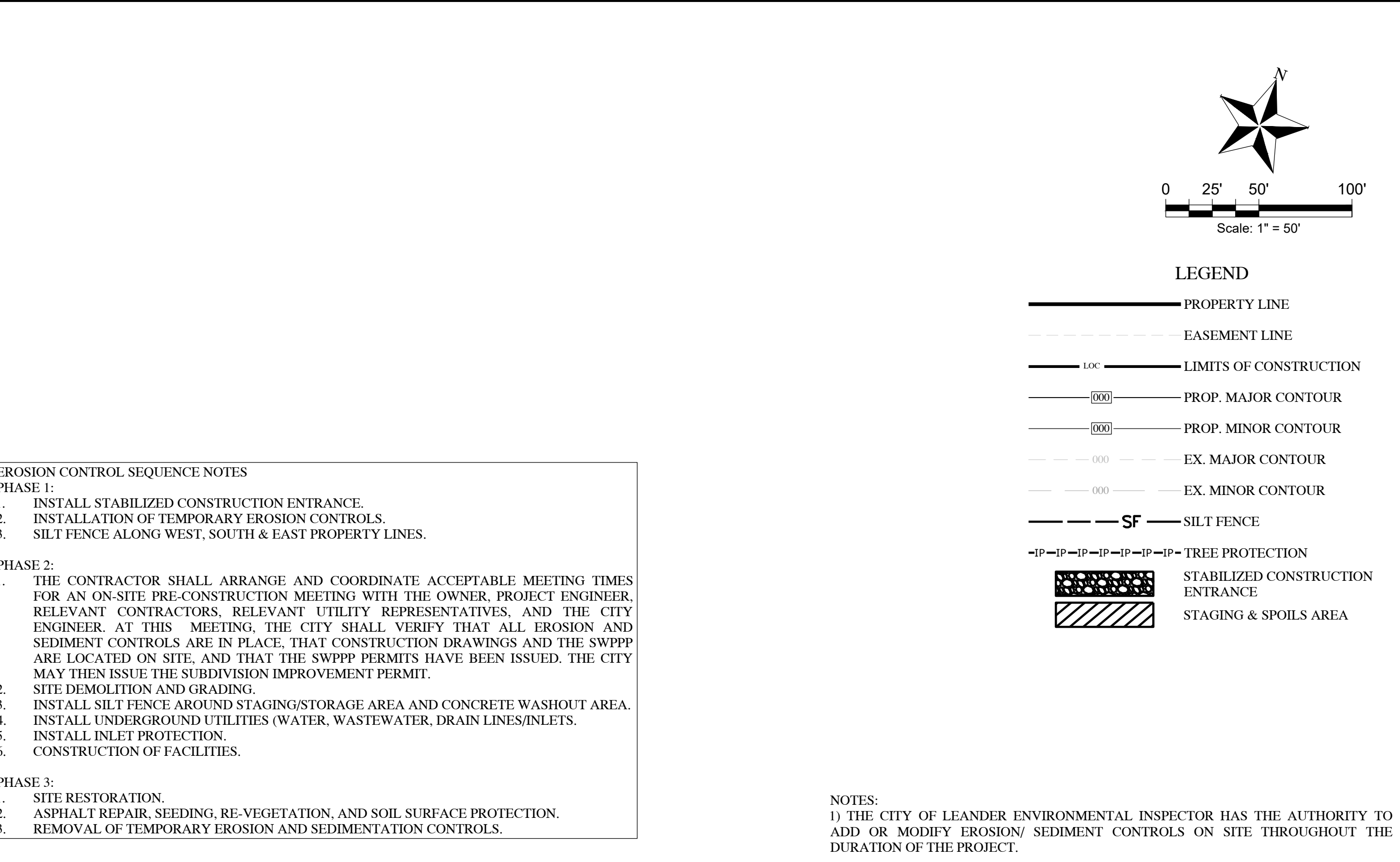
10/21/2025



PHASE 1



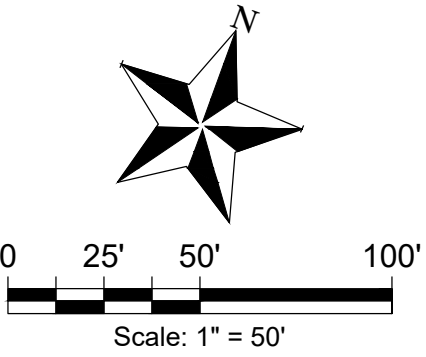
PHASE 2



PHASE 3

- EROSION CONTROL SEQUENCE NOTES
- PHASE 1:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
  2. INSTALLATION OF TEMPORARY EROSION CONTROLS.
  3. SILT FENCE ALONG WEST, SOUTH & EAST PROPERTY LINES.
- PHASE 2:
1. THE CONTRACTOR SHALL ARRANGE AND COORDINATE ACCEPTABLE MEETING TIMES FOR AN ON-SITE PRE-CONSTRUCTION MEETING WITH THE OWNER, PROJECT ENGINEER, RELEVANT CONTRACTORS, RELEVANT UTILITY REPRESENTATIVES, AND THE CITY ENGINEER. AT THIS MEETING, THE CITY SHALL VERIFY THAT ALL EROSION AND SEDIMENT CONTROLS ARE IN PLACE, THAT CONSTRUCTION DRAWINGS AND THE SWPPP ARE LOCATED ON SITE, AND THAT THE SWPPP PERMITS HAVE BEEN ISSUED. THE CITY MAY THEN ISSUE THE SUBDIVISION IMPROVEMENT PERMIT.
  2. SITE DEMOLITION AND GRADING.
  3. INSTALL SILT FENCE AROUND STAGING/STORAGE AREA AND CONCRETE WASHOUT AREA.
  4. INSTALL UNDERGROUND UTILITIES (WATER, WASTEWATER, DRAIN LINES/INLETS).
  5. INSTALL INLET PROTECTION.
  6. CONSTRUCTION OF FACILITIES.
- PHASE 3:
1. SITE RESTORATION.
  2. ASPHALT REPAIR, SEEDING, RE-VEGETATION, AND SOIL SURFACE PROTECTION.
  3. REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS.

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



- LEGEND
- PROPERTY LINE
  - - - EASEMENT LINE
  - LOC — LIMITS OF CONSTRUCTION
  - 000 — PROP. MAJOR CONTOUR
  - 000 — PROP. MINOR CONTOUR
  - 000 — EX. MAJOR CONTOUR
  - 000 — EX. MINOR CONTOUR
  - SF — SILT FENCE
  - IP-IP-IP-IP-IP-IP-IP- TREE PROTECTION
  - STABILIZED CONSTRUCTION ENTRANCE
  - STAGING & SPOILS AREA



CIVIL ENGINEERING AND PLANNING  
TYPE FIRM REGISTRATION NO. F-22664

# CRUNCH FITNESS AT LEANDER MARKETPLACE

## EROSION & SEDIMENTATION CONTROL PLAN

DATE  
10/21/2025

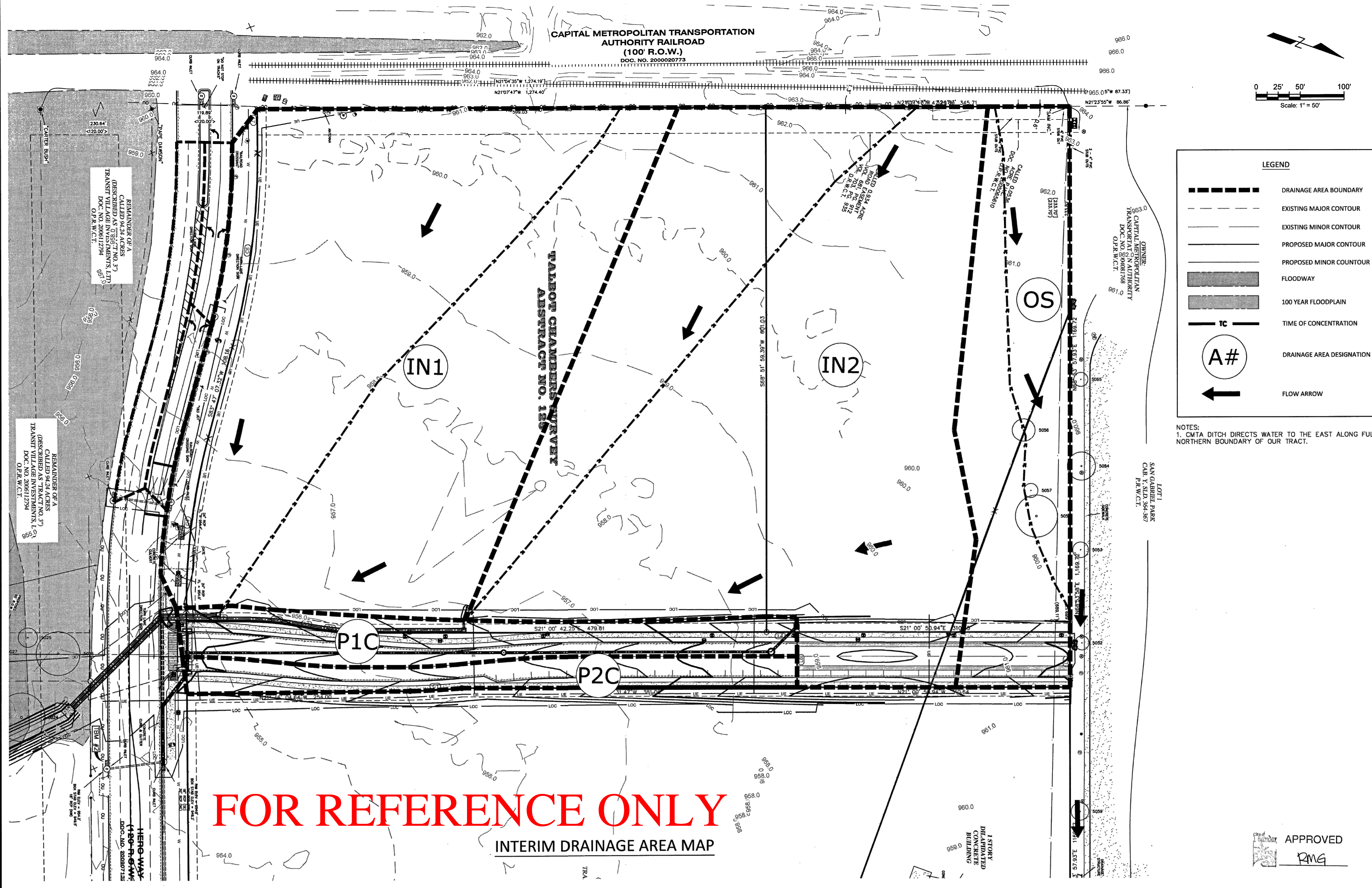
DESIGNED BY  
RDP

CHECKED BY  
SK

REVISIONS	NO.	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE
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**LEGEND**

- DRAINAGE AREA BOUNDARY
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- - - PROPOSED MAJOR CONTOUR
- - - PROPOSED MINOR CONTOUR
- ▨ FLOODWAY
- ▨ 100 YEAR FLOODPLAIN
- TC - TIME OF CONCENTRATION
- A# DRAINAGE AREA DESIGNATION
- FLOW ARROW

NOTES:  
1. CMTA DITCH DIRECTS WATER TO THE EAST ALONG FULL NORTHERN BOUNDARY OF OUR TRACT.

APPROVED  
RMG

Interim Drainage Calculations - Site																			
Sheet Flow					Shallow Concentrated Flow					Channel Flow									
Elev A	Elev B	Length (ft)	Slope (ft/ft)	n	T1 (min)	Surface	Elev B	Elev C	Length (ft)	Slope (ft/ft)	T2 (min)	A	R	n	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	T3 (min)	Tc (min)
INT1	961.62	960.48	100	0.011	0.24	16.144	Unpaved	960.48	955.01	663.79	0.009	7.228	-	-	-	-	-	-	23.4
INT2	964.29	962	100	0.023	0.24	12.214	Unpaved	962	957.30	660	0.007	8.079	-	-	-	-	-	-	20.3
P1C	961.602	961.08	14.5	0.036	0.016	0.249						0.375	0.214	0.013	783	0.02	5.77	0.038	5.0
P2C	961.6	961.08	14.5	0.036	0.016	0.250						0.375	0.214	0.013	783	0.02	5.77	0.038	5.0
OS	964	961.99	100	0.020	0.24	12.868	Unpaved	961.99	958.99	492.47	0.006	6.518	-	-	-	-	-	-	19.4
PROP NORTH																		0.000	
PROP SOUTH																			
Drainage Area Inputs										HEC-HMS Results									
Intensity (in/hr)	Area (acres)	CN	Impervious Cover (ac)	Q <sub>2yr</sub> (cfs)	Q <sub>10yr</sub> (cfs)	Q <sub>25yr</sub> (cfs)	Q <sub>100yr</sub> (cfs)	Q <sub>2yr</sub> (cfs)	Q <sub>10yr</sub> (cfs)	Q <sub>25yr</sub> (cfs)	Q <sub>100yr</sub> (cfs)	Q <sub>2yr</sub> (cfs)	Q <sub>10yr</sub> (cfs)	Q <sub>25yr</sub> (cfs)	Q <sub>100yr</sub> (cfs)	Q <sub>2yr</sub> (cfs)	Q <sub>10yr</sub> (cfs)	Q <sub>25yr</sub> (cfs)	Q <sub>100yr</sub> (cfs)
5.61	93.80	6.40	12.9	23.3	30.4	42.5	51.8	3.2	4.5	6.1	8.1	3.2	4.5	6.1	8.1	3.2	4.5	6.1	8.1
1.86	93.83	1.86	15.8	28.4	37.1	51.8	62.3	3.2	5.0	6.2	8.3	3.2	5.0	6.2	8.3	3.2	5.0	6.2	8.3
0.42	91.39	0.42	3.2	9.7	12.1	16.3	16.3	6.2	9.7	12.1	16.3	6.2	9.7	12.1	16.3	6.2	9.7	12.1	16.3
0.43	95.21	0.43	6.2	9.7	12.1	16.3	16.3	6.2	9.7	12.1	16.3	6.2	9.7	12.1	16.3	6.2	9.7	12.1	16.3
1.31	93.81	1.31	35.1	61.6	79.8	110.7	110.7												

CUDEENGINEERS.COM

**CUDE ENGINEERS**

EST. 1970

1620 La Jaita Dr., Suite 250  
Cedar Park, Texas 78613  
P:(512) 260.9100

**EAST STREET - NORTH OF HERO WAY**

INTERIM DRAINAGE AREA MAP

DATE  
3/02/2020

PROJECT NO.  
RA0293.000.0

DRAWN BY  
ATG/RDP

CHECKED BY  
AHG

**REVISIONS**

NO.	DESCRIPTION	DATE
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STATE OF TEXAS  
CRISTOPHER R. DICE  
Professional Engineer  
No. 105046  
07/13/2021

**CUDE ENGINEERS**  
TBPE No. 19070

**9 of 38**

STATE OF TEXAS  
**GOODE FAITH ENGINEERING**  
EST. 2021

CIVIL ENGINEERING AND PLANNING  
TBPE FIRM REGISTRATION NO. F-22664

**CRUNCH FITNESS AT LEANDER MARKETPLACE**

EXISTING DRAINAGE AREA MAP -  
EAST STREET NORTH OF HERO WAY

DATE  
10/21/2025

DESIGNED BY  
RDP

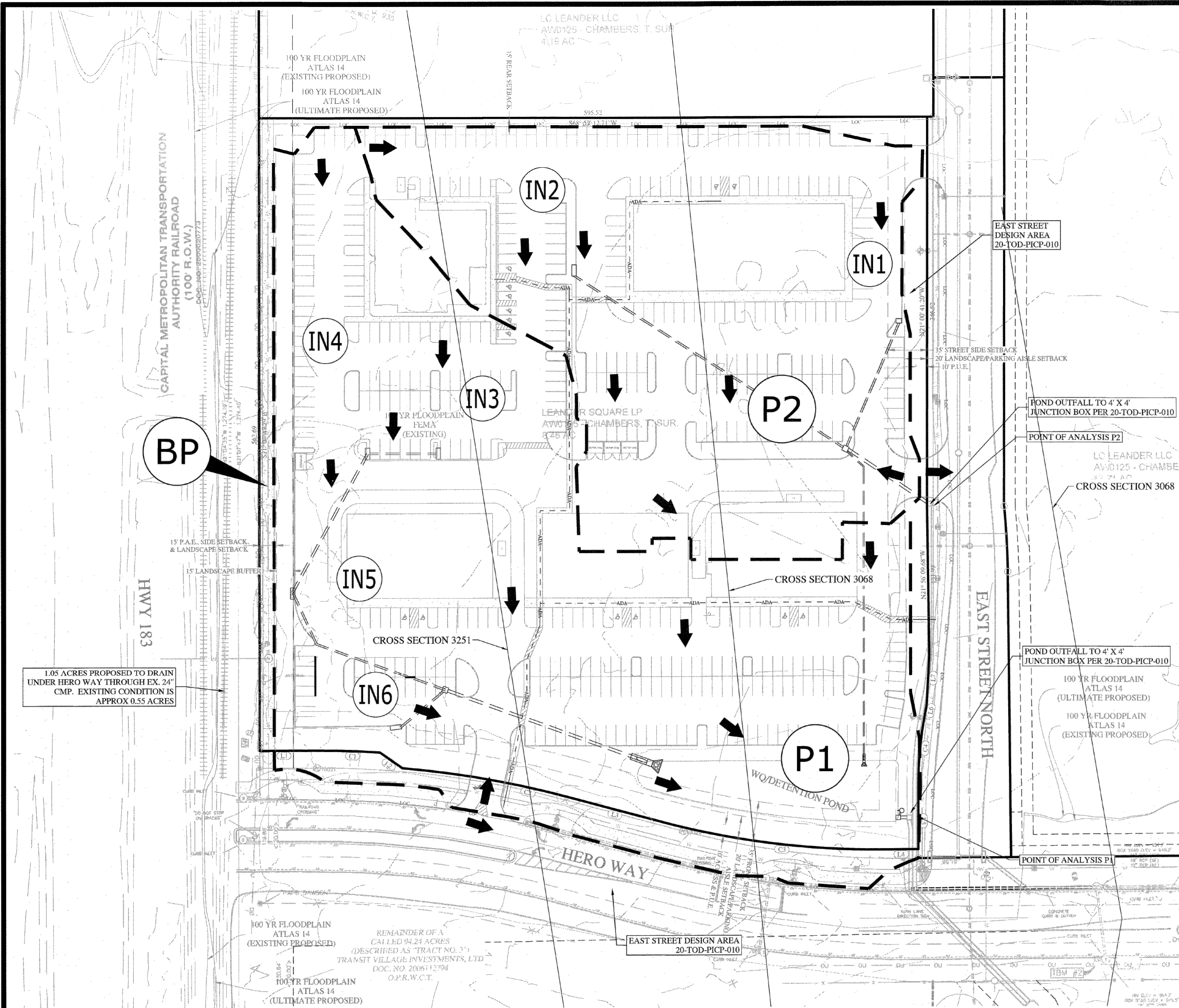
CHECKED BY  
SK

STATE OF TEXAS  
STEVEN KIRKPATRICK  
Professional Engineer  
No. 105046  
10/21/2025

John R. Kirkpatrick

7 OF 26





PROPOSED DRAINAGE AREA MAP

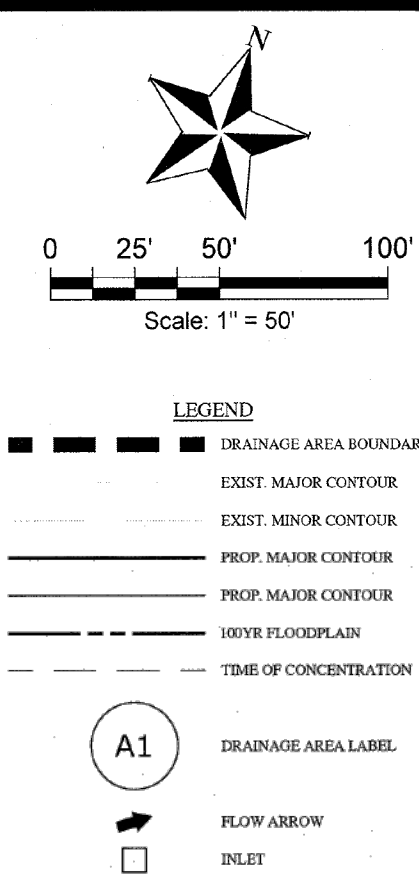
FOR REFERENCE ONLY

20-TOD-PCIP-010 WAS APPROVED ALLOWING UNDETAINED CONVEYANCE NOT EXCEEDING CAPACITY OF EAST STREET INFRASTRUCTURE THOSE FLOWS WERE ESTABLISHED AND ARE SHOWN IN THIS DRAINAGE TABLE. 2, 10 & 25 YEAR EVENTS ARE NOT CONSIDERED FOR CONVEYANCE.

INLET PEAK RATE CALCULATIONS			
	Area	Q25	Q100
Inlet 1	0.60	5.83	8.55
Inlet 2	0.95	9.24	13.54
Inlet 3	0.72	7.00	10.26
Inlet 4	0.88	8.56	12.54
Inlet 5	0.37	3.60	5.27
Inlet 6	0.48	4.67	6.84

DRAINAGE CALCULATIONS (EXISTING)			
Drainage Area	Q (25 YR)	Q (100 YR)	
Capacity of line A-1 (P1)	34.6	45.9	
Capacity of line A-2 (P2)	44.5	58.9	

DRAINAGE CALCULATIONS (PROPOSED)								
Drainage Area	Acres	TC	Impervious Cover	Curve number	Q (2 YR)	Q (10 YR)	Q (25 YR)	Q (100 YR)
P1	5.04	10	78%	84	22.1	32.0	39.9	53.4
POND					17.9	26.6	33.6	45.5
Water Surface Elevation					954.60	954.80	954.90	955.10
INLET 1					17.9	26.6	33.6	45.5
P2	3.15	10	92%	84	14.5	20.6	25.3	33.6
INLET 2					14.5	20.6	25.3	33.6
HERO	0.56	5	100%	98	3.2	4.4	5.4	7.2
BP	0.57	5	18%	80	0.3	0.4	0.5	0.7

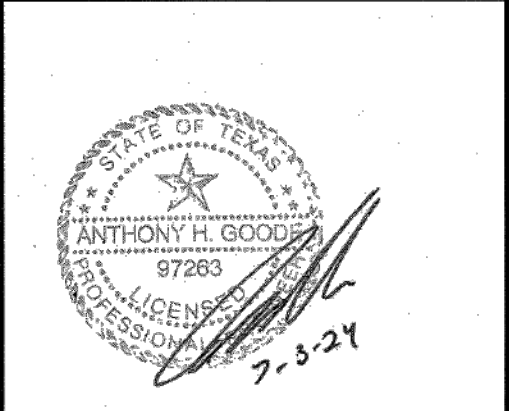


LEANDER MARKETPLACE

PROPOSED DRAINAGE AREA MAP

DATE	07/03/2024
PROJECT NO.	22-018.0
DESIGNED BY	RDP
CHECKED BY	AHG

REVISIONS	NO.	DESCRIPTION	DATE
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APPROVED  
RMG

10 OF 34

SD-23-0078



CIVIL ENGINEERING AND PLANNING  
TYPE FIRM REGISTRATION NO. F-22664

CRUNCH FITNESS AT LEANDER MARKETPLACE

PROPOSED DRAINAGE AREA MAP -  
LEANDER MARKETPLACE

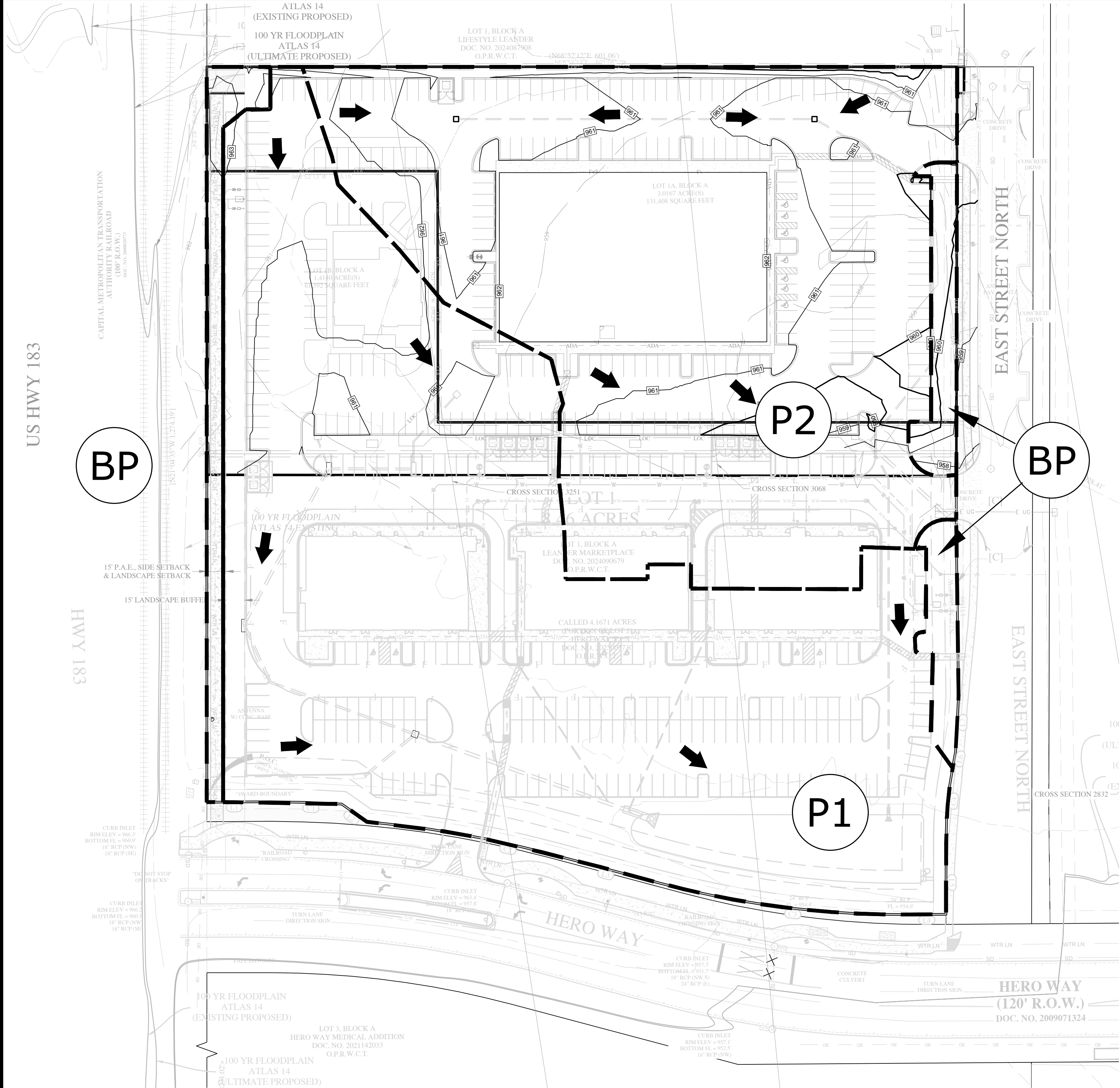
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DESIGNED BY	RDP
CHECKED BY	SK

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10/21/2025





0

25'

50'

100'

Scale: 1" = 50'

LEGEND

PROPERTY LINE

EASEMENT LINE

LOC

LIMITS OF CONSTRUCTION

000

PROP. MAJOR CONTOUR

000

PROP. MINOR CONTOUR

000

EX. MAJOR CONTOUR

000

EX. MINOR CONTOUR

TIME OF CONCENTRATION

DRAINAGE AREA

FLOW ARROW

DRAINAGE AREA LABEL

DRAINAGE CALCULATIONS (PROPOSED)									
Drainage Area	Acres	TC	Impervious Cover	IC %	Curve number	Q (2 YR)	Q (10 YR)	Q (25 YR)	Q (100 YR)
P1	4.66	10	3.62	78%	84	20.6	29.7	37.0	49.4
POND						16.8	24.8	31.3	42.7
Water Surface Elevation						954.50	954.70	954.80	955.00
P2	3.51	10	3.21	91%	84	16.2	22.9	28.3	37.6
BP	0.57	5	0	0%	80	0.1	0.3	0.4	0.5

STATE OF TEXAS

GOODE FAITH

EST. 2021

ENGINEERING

CIVIL ENGINEERING AND PLANNING

TYPE FIRM REGISTRATION NO. F-22664

CRUNCH FITNESS AT LEANDER MARKETPLACE

PROPOSED DRAINAGE AREA MAP

DATE

10/21/2025

DESIGNED BY

RDP

CHECKED BY

SK

REVISIONS	NO.	DESCRIPTION	DESIGNED BY	DATE
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STATE OF TEXAS

STEVEN KIRKPATRICK

105046

PROFESSIONAL ENGINEER

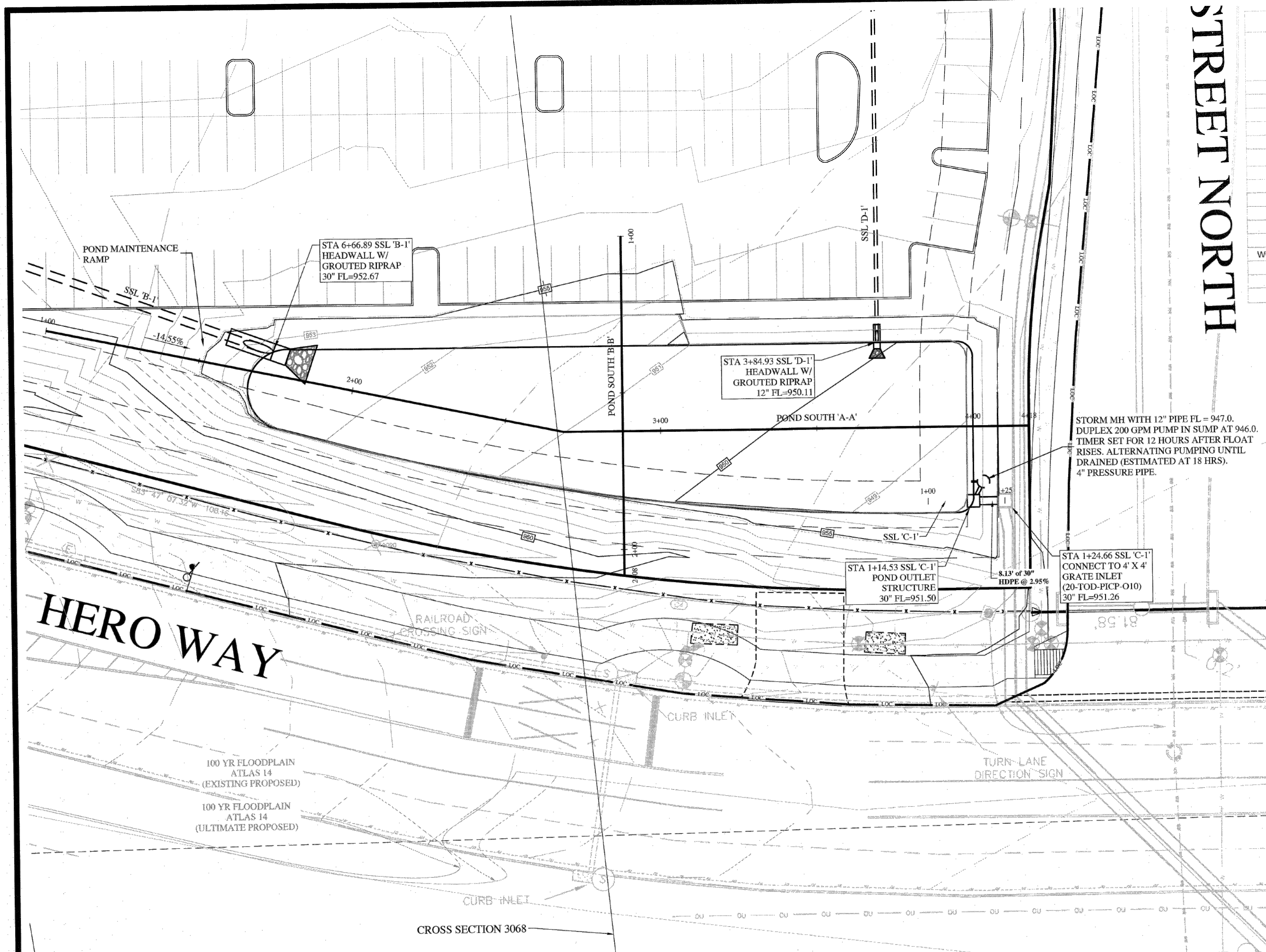
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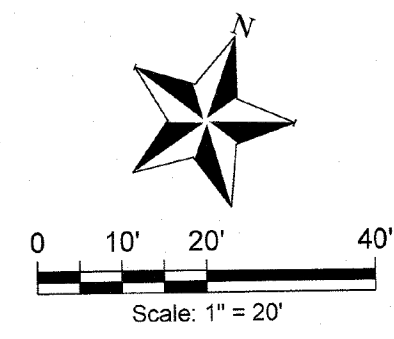
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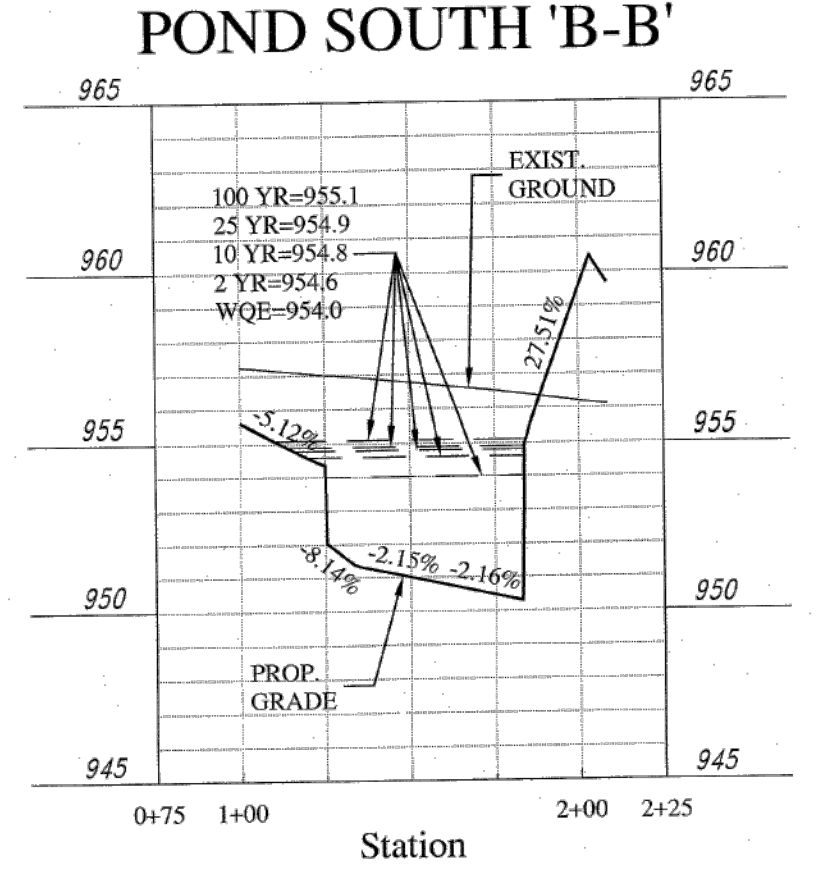
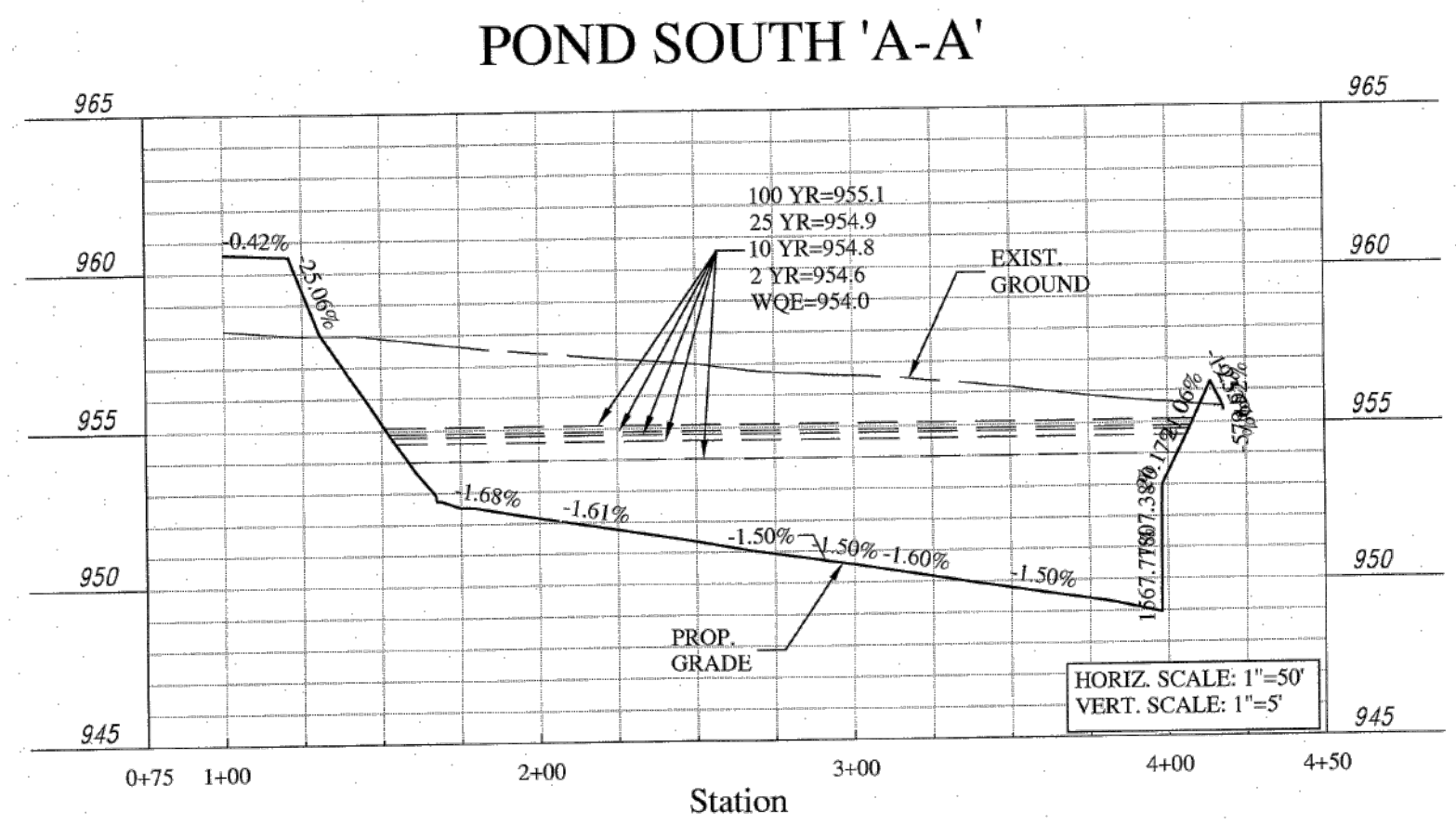
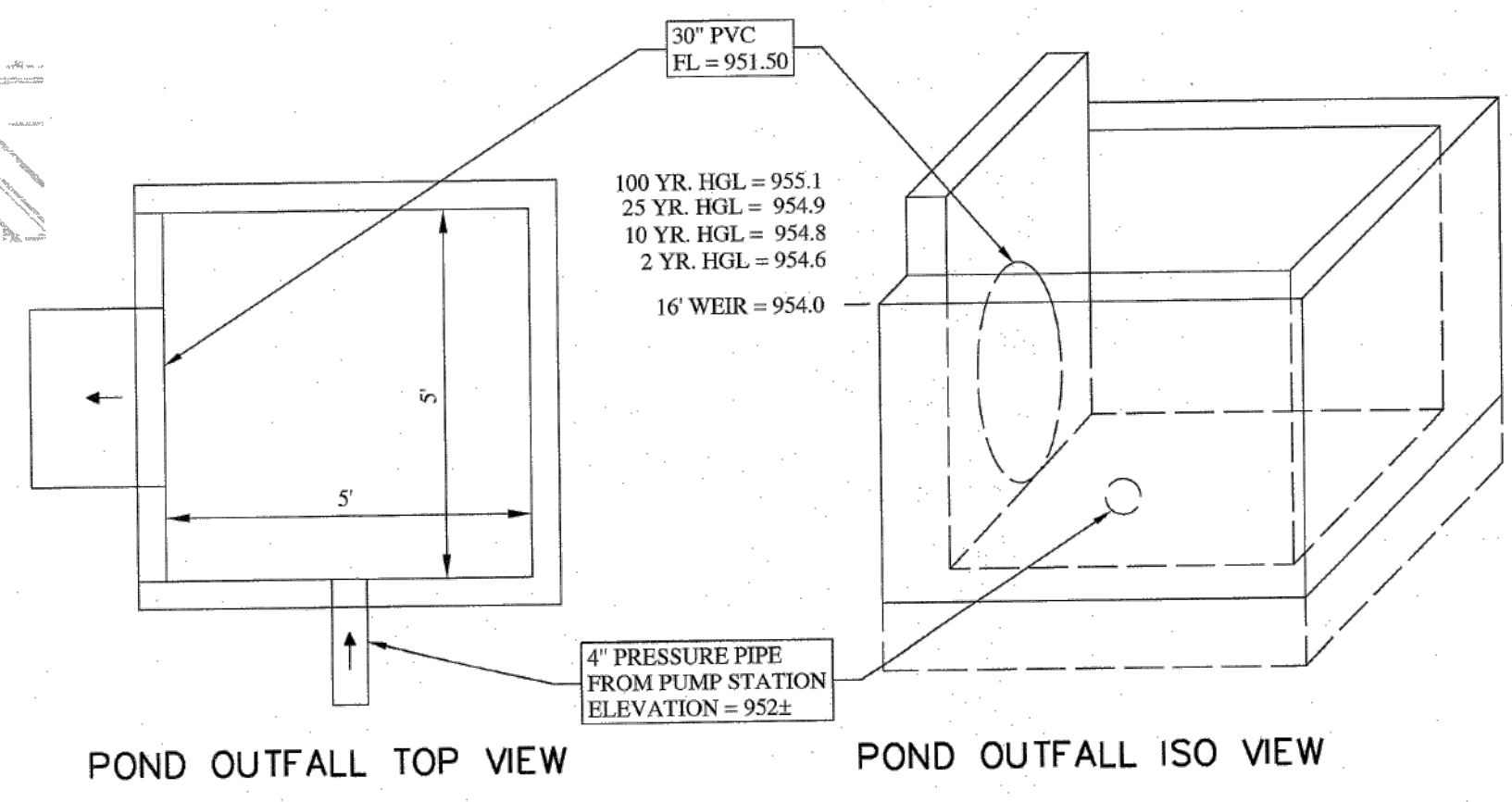
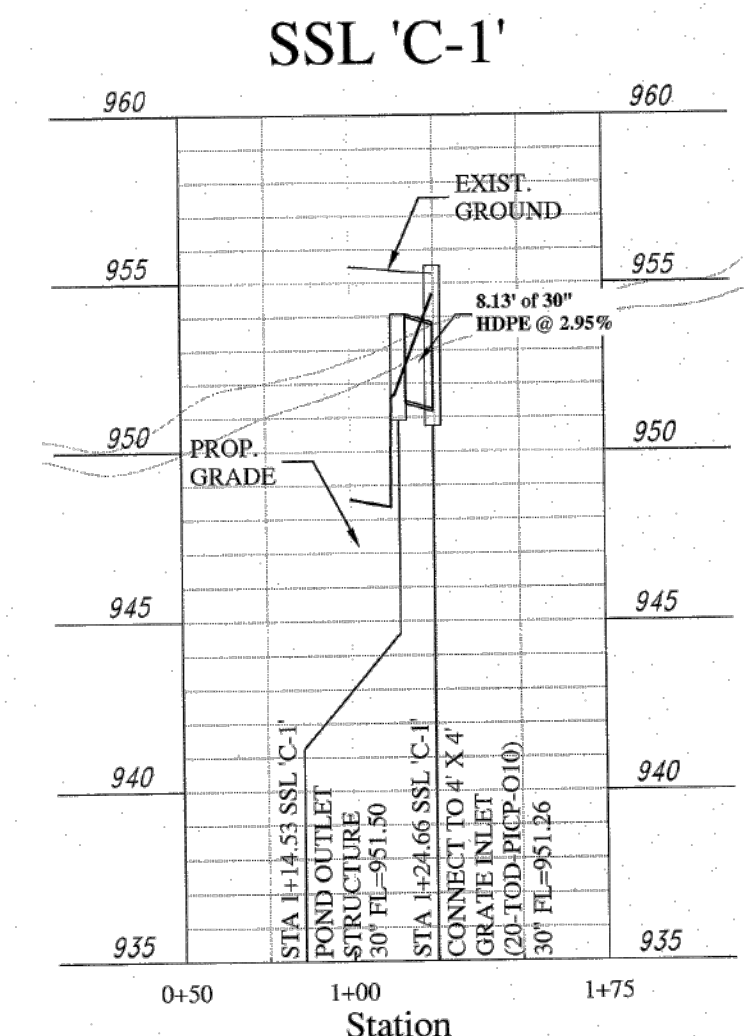
STREET NORTH

Pond Area-Elevation-Storage Table					
Elevation delta	Elevation (ft)	Contour Area (sf)	Incremental storage (cf)	Cumulative Storage (cf)	Cumulative Storage (ac-ft)
	948.00	0.0	0.00	0.00	0.00
0.50	948.50	48.0	12.0	12.0	0.0002755
0.50	949.00	515.0	140.8	152.8	0.0035067
0.50	949.50	1596.0	527.8	680.5	0.0156221
0.50	950.00	3202.0	1199.5	1880.0	0.0431589
0.50	950.50	4778.0	1995.0	3875.0	0.0889578
0.50	951.00	6268.0	2761.5	6636.5	0.1523531
0.50	951.50	7815.0	3520.8	10157.3	0.2331784
0.50	952.00	9437.0	4313.0	14470.3	0.3321912
0.50	952.50	10844.0	5070.3	19540.5	0.4485882
0.50	953.00	11729.0	5643.3	25183.8	0.5781393
0.50	953.50	12356.0	6021.3	31205.0	0.7163682
0.50	954.00	12926.0	6320.5	37525.5	0.8614669
0.50	954.50	13685.0	6652.8	44178.3	1.0141931
0.50	955.00	14987.0	7168.0	51346.3	1.1787477
0.50	955.50	16957.0	7986.0	59332.3	1.3620810



LEGEND  
EXIST. MAJOR CONTOUR  
EXIST. MINOR CONTOUR  
PROP. MAJOR CONTOUR  
PROP. MINOR CONTOUR  
100 YR FLOODPLAIN  
LIMITS OF CONSTRUCTION

NOTES:  
1. " 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, STRUCTURAL STABILIZATION IS PERMITTED FOR THE FULL PERIMETER AND SCREENING REQUIREMENTS LISTED IN ARTICLE VI, SECTION 1 (D) OF THIS ORDINANCE SHALL APPLY."  
2. CONTRACTOR TO PROVIDE A SUBMITTAL WITH SHOP DRAWING/DETAIL WITH CALCULATIONS, SIGNED AND SEALED BY A STRUCTURAL ENGINEER, FOR ANY RETAINING WALLS 4' OR GREATER IN HEIGHT.



FOR REFERENCE ONLY

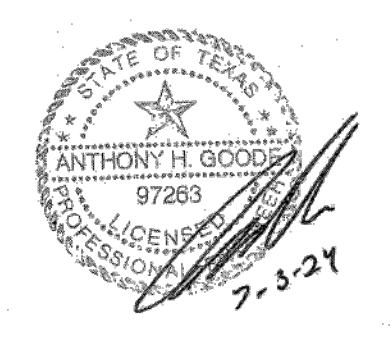
NOTE: POND IS BELOW GRADE. THE 956 CONTOUR IS ABOUT 775' LONG. TOP OF POND IS 956.1 (FREEBOARD GOES INTO PARKING AREA). 100 YR WS ELEVATION IS 955.1. 180/775 = 23%.



LEANDER MARKETPLACE

POND PLAN

DATE  
07/03/2024  
PROJECT NO.  
22-018.0  
DESIGNED BY  
RDP  
CHECKED BY  
AHG



APPROVED  
Rmg

11 OF 34

SD-23-0078



CRUNCH FITNESS AT LEANDER MARKETPLACE

POND PLAN - LEANDER MARKETPLACE

DATE  
10/21/2025  
DESIGNED BY  
RDP  
CHECKED BY  
SK

NO.	DESCRIPTION	1	2	3	4	5	6	7	8
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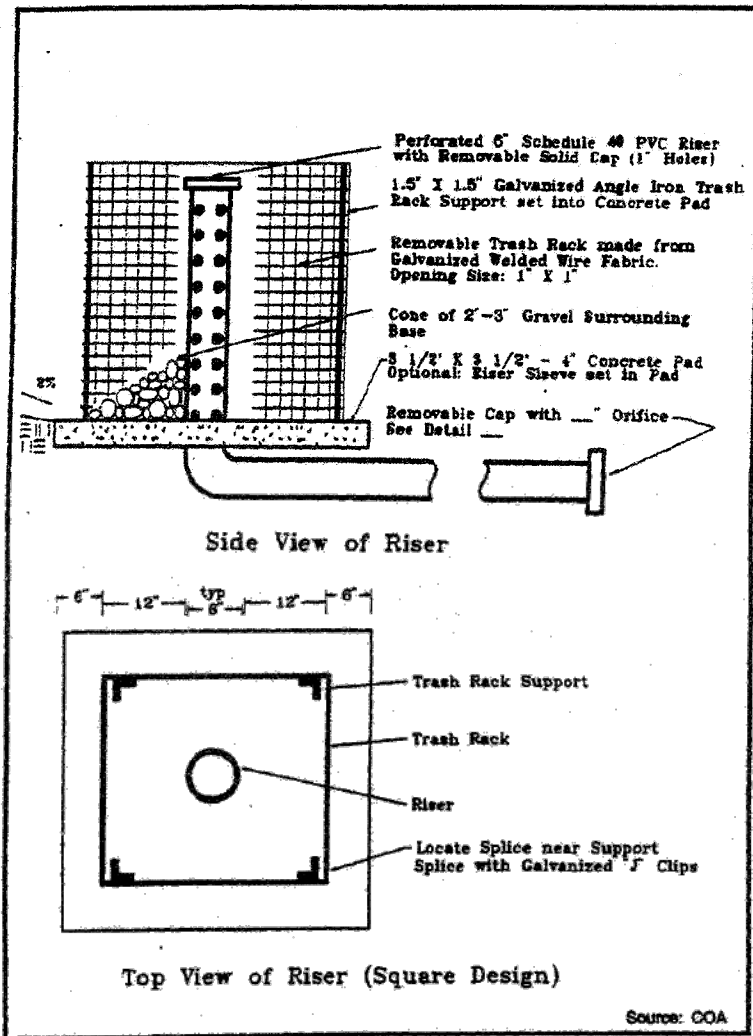
EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

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.

- A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
  - THE NAME OF THE APPROVED PROJECT;
  - THE ACTIVITY START DATE; AND
  - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
- ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
- NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
- PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF 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.
- ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFF-SITE.
- ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
- 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 14<sup>TH</sup> DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21<sup>ST</sup> DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14<sup>TH</sup> DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- 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.
- 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:
  - 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;
  - ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
  - ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
  - ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

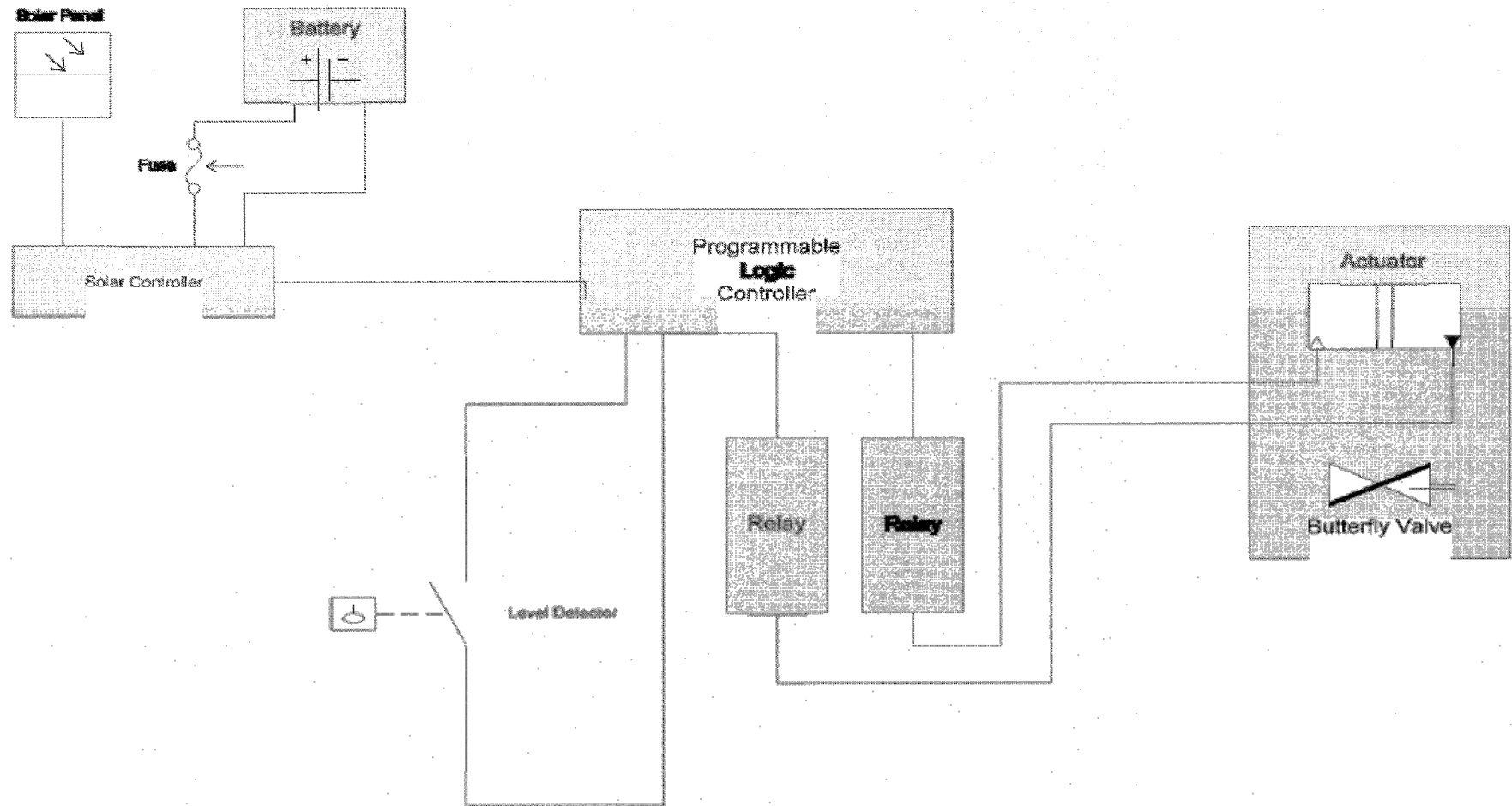
AUSTIN REGIONAL OFFICE  
12100 PARK 36 CIRCLE, BUILDING A  
AUSTIN, TEXAS 78735-1808  
PHONE: (512) 339-2929  
FAX: (512) 339-3795  
SAN ANTONIO REGIONAL OFFICE  
14250 JUDSON ROAD  
SAN ANTONIO, TEXAS 78233-4480  
PHONE: (210) 490-3096  
FAX: (210) 545-4329

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

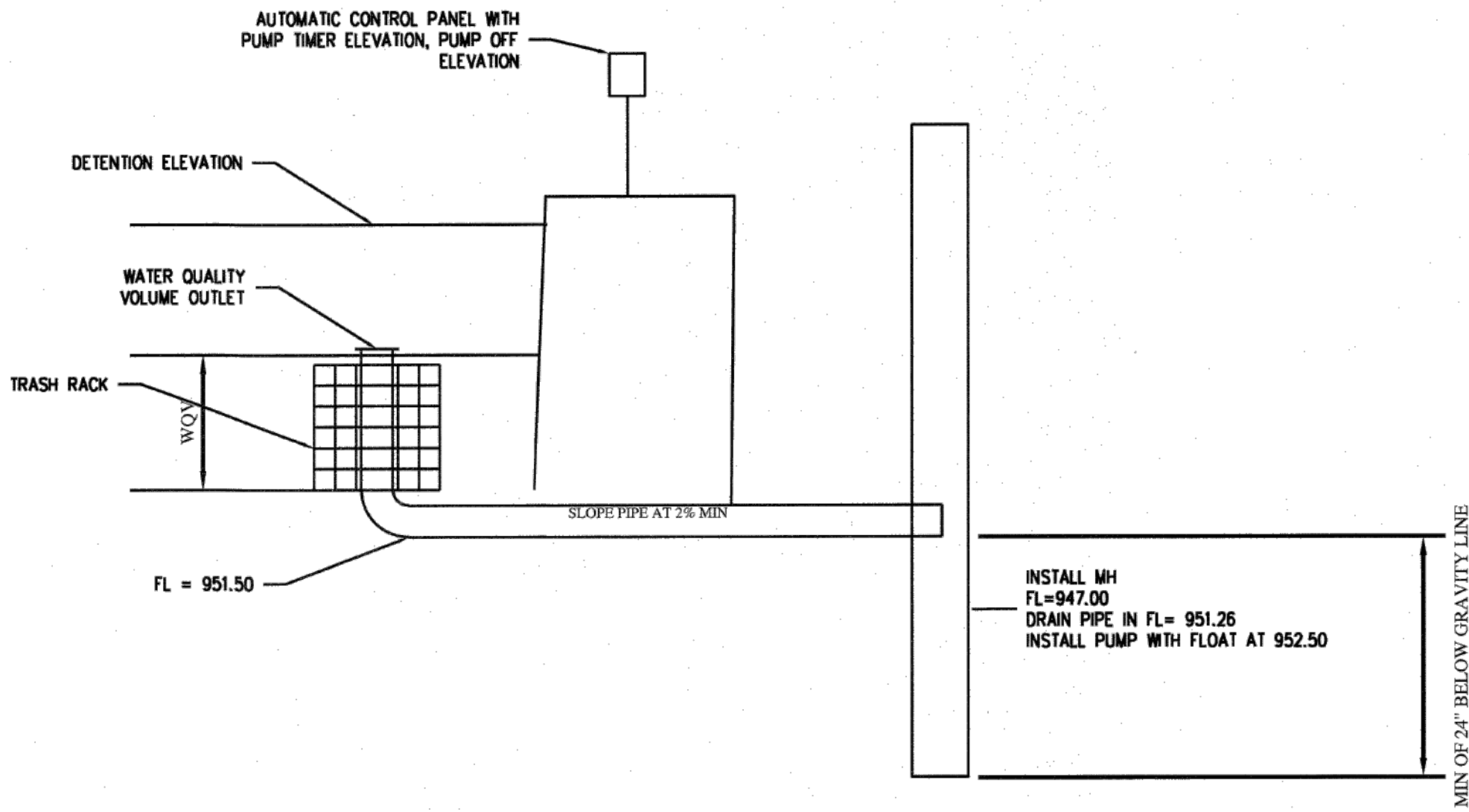


RISER PIPE AND TRASH RACK DETAIL  
N.T.S.

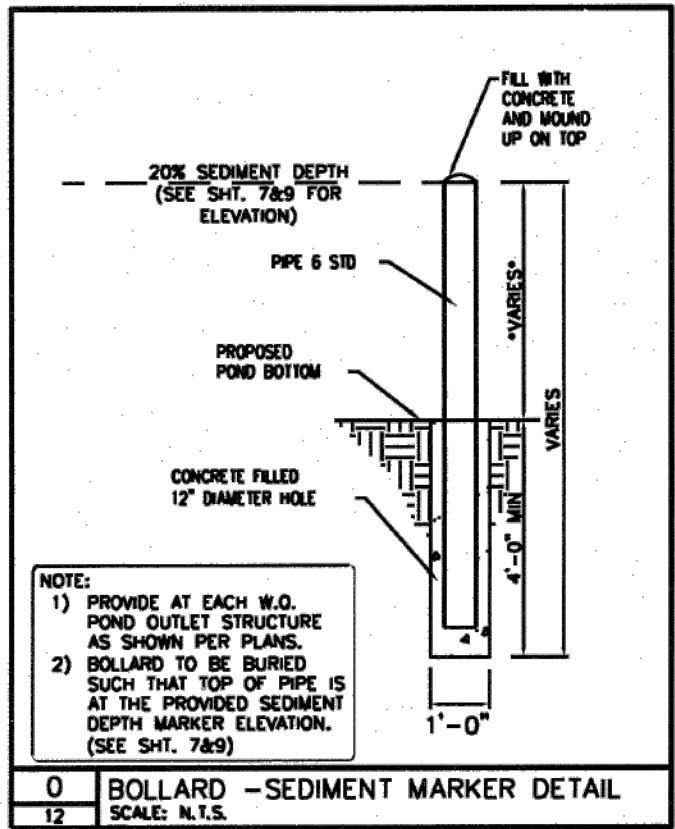
- Circuit** – Provide a block diagram of site specific controller circuit, such as the illustrated example found below;



AUTOMATIC CONTROL VALVE CIRCUIT DETAIL  
N.T.S.



AUTOMATIC CONTROL VALVE DETAIL  
N.T.S.



0 BOLLARD – SEDIMENT MARKER DETAIL  
12 SCALE: N.T.S.

APPROVED  
RMG

12 OF 34

SD-23-0078

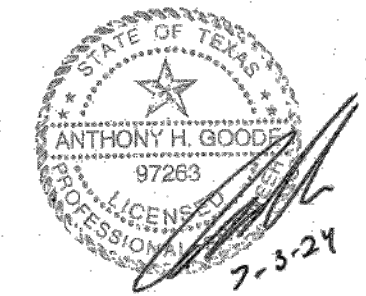


LEANDER MARKETPLACE

WATER QUALITY PLAN

DATE
07/03/2024
PROJECT NO.
22-018.0
DESIGNED BY
RDP
CHECKED BY
AHG

REVISIONS	DATE	DESCRIPTION
1.		
2.		
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6.		
7.		
8.		



CIVIL ENGINEERING AND PLANNING  
TBP# FIRM REGISTRATION NO. F-22664

CRUNCH FITNESS AT LEANDER MARKETPLACE

WATER QUALITY PLAN - LEANDER MARKETPLACE

DATE

10/21/2025

DESIGNED BY  
RDP

CHECKED BY  
SK

REVISIONS	DATE	DESCRIPTION
1.		
2.		
3.		
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5.		
6.		



Steven Kirkpatrick  
10/21/2025



100 YR FLOODPLAIN  
ATLAS 14  
(EXISTING PROPOSED)  
100 YR FLOODPLAIN  
ATLAS 14  
(ULTIMATE PROPOSED)

LOT 1, BLOCK A  
LIFESTYLE LEANDER  
DOC. NO. 2024087908  
O.P.R.W.C.T.

(N68°52'12"E .601.06')  
(N68°52'13"E .601.08')

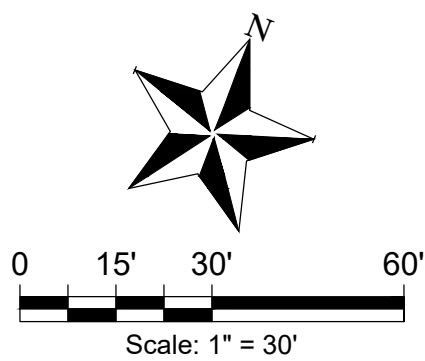
LOT 1A, BLOCK A  
3.0167 ACRE(S)  
131,408 SQUARE FEET

LOT 1B, BLOCK A  
1.4140 ACRE(S)  
61,592 SQUARE FEET

LOT 1  
8.46 ACRES  
LOT 1, BLOCK A  
LEANDER MARKETPLACE  
DOC. NO. 2024090679  
O.P.R.W.C.T.

ACCESS, UTILITY & TEMPORARY  
CONSTRUCTION EASEMENT  
DOC. NO. 2022007710  
O.P.R.W.C.T.

APPROXIMATE LOCATION  
OF LICENSE AGREEMENT AREA  
(6' SIDEWALK DEPICTED IN SKETCH)



LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	LOC
	PROF. MAJOR CONTOUR
	PROF. MINOR CONTOUR
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	FINISHED FLOOR ELEVATION
	SLOPE ARROW
	GRADE BREAK
	SPOT ELEVATION
	TOP OF CURB

GRADING NOTES:

- SURFACE MODEL IS AVAILABLE FOR USE BY THE CONTRACTOR. GFE WILL PROVIDE DETAIL GRID, TIN FILE, DWG SURFACE, ETC. TO CONTRACTOR DURING BID.
- SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER FROM BUILDINGS.
- REMOVE EXCESS SPOIL FROM THE SITE AND LEGALLY DISPOSE OF THE SOILS.
- GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN. ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
- ALL SITE EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION.
- THE EXISTING GRADES AND CONTOURS SHOWN IN THESE PLANS REPRESENT THE ELEVATIONS AS INDICATED ON THE TOPOGRAPHIC SURVEY. DUE TO MANY FACTORS INCLUDING POSSIBLE DISTURBANCE OF THE SOIL OR BENCH MARKS BY OTHER PARTIES AND THE EXPANSIVE/ SHRINKAGE NATURE OF THE SOIL, THE ELEVATIONS MAY BE SIGNIFICANTLY DIFFERENT IN THE FUTURE (INCLUDING THE BENCH MARKS). NORMAL EQUIPMENT AND MEASUREMENT ACCURACIES SHOULD BE TAKEN INTO ACCOUNT WHEN USING THESE ELEVATIONS. REFER TO THE GEOTECHNICAL INVESTIGATION FOR THE GEOTECHNICAL RAMIFICATIONS.
- ALL SLOPES IN UNPAVED AREAS SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS ARE FOR GENERAL ROUGH GRADING (FINISHED GRADE). CONTRACTOR IS TO USE SURFACE MODEL FOR FINAL GRADES AND COORDINATE WITH ENGINEER FOR SPECIFIC DATA FILES, ADA PATHS, DOOR LOCATIONS, DRIVETHROUGH DETAILS, ETC.

PHASING: CONTRACTOR TO ENSURE THAT ALL PHASING ALLOWS FOR POSITIVE DRAINAGE AND THAT THERE IS NO PONDING.



CIVIL ENGINEERING AND PLANNING  
TYPE FIRM REGISTRATION NO. F-22664

CRUNCH FITNESS AT LEANDER MARKETPLACE

GRADING PLAN

DATE  
10/21/2025

DESIGNED BY  
RDP

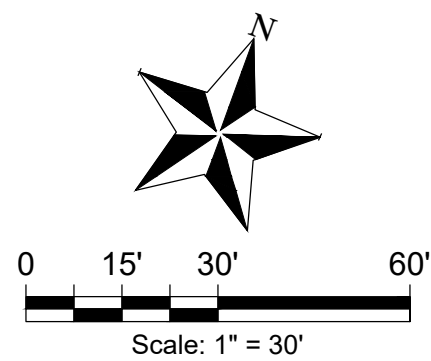
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SK

REVISIONS	NO.	DESCRIPTION	DATE	BY	CHECKED
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	2.				
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*Steven Kirkpatrick*  
10/21/2025





LEGEND

- PROPERTY LINE  
--- EASEMENT LINE  
— LOC — LIMITS OF CONSTRUCTION  
- - - ADA — ADA PATH  
⊕ ADA PARKING  
— FIRELANE — FIRE LANE

KEY NOTES

- A DUMPSTER PAD - SEE DETAIL SHT. 21  
B ADA RAMP  
C TYP. CURB STOP  
D 6' PUBLIC SIDEWALK - SEE SHT. 19  
E 10' PUBLIC TRAIL  
F PROPOSED FIRE HYDRANT  
G EXISTING FIRE HYDRANT

- NOTES:
- ALL CURB IS STANDARD 6" CURB & GUTTER UNLESS OTHERWISE CALLED OUT/NOTED.
  - FIRE LANE STRIPING: FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE TOW AWAY ZONE" OR "FIRE ZONE TOW AWAY ZONE" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 25 FEET INTERVALS OR LESS, ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.
  - FIRE LANE SIGNS: SIGNS SHALL READ "FIRE LANE TOW AWAY ZONE" OR "FIRE ZONE TOW AWAY ZONE" AND SHALL BE 12" WIDE AND 18" HIGH. SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH LETTERS AND BORDERS IN RED. USING NOT LESS THAN 2" LETTERING. SIGNS SHALL BE PERMANENTLY AFFIXED TO A STATIONARY POST AND THE BOTTOM OF THE SIGN SHALL BE SIX FEET, SIX INCHES (66") ABOVE FINISHED GRADE. SIGNS SHALL BE SPACED NOT MORE THAN THIRTY-FIVE FEET (35') APART. SIGNS MAY BE INSTALLED ON PERMANENT BUILDINGS OR WALLS OR AS APPROVED BY THE FIRE CODE OFFICIAL.

GENERAL SITE PLAN NOTES:

- ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED JUNE 6, 2025 CONDUCTED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
- ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
- EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
- AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE AFTER CONSTRUCTION.
- AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.
- GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
- FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDED, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.

PARKING PROVIDED	
STANDARD PARKING SPACES	210
COMPACT PARKING SPACES	
PARRALLEL PARKING SPACES	
HANDICAP PARKING SPACES	7
SHARED PARKING SPACES	
TOTAL PARKING PROVIDED	217

SETBACKS			
	FRONT	SIDE	REAR
BUILDING	35	15	15
PARKING AISLE	20	5*	5*

\*SETBACK DOES NOT APPLY FOR PARKING, DRIVE AISLES, STORAGE ETC. THAT ARE INTENDED

LANDSCAPE SETBACKS		
	SETBACK	LANDSCAPE BUFFER
183/CAPITAL METRO	15	15
EAST STREET	20	

PARKING CALCULATIONS				
BLDG	USE	AREA (GSF)	PARKING REQUIREMENT	SPACES REQUIRED
4	COMMERCIAL USES - COMMERCIAL OFFICE RETAIL SALES & SERVICES - STUDIO (26,005 SF FLOOR 1, 14,121 SF FLOOR 2)	40126	1:250	161
TOTAL SPACES REQUIRED				161

LAND USE SUMMARY	
LOCATION	1060 HERO WAY, BLDG 4, LEANDER, TX 78641
ZONING	PUD-GENERAL COMMERCIAL/ ORDINANCE 21-065-00 (GC-3-A)
PROPOSED USE	COMMERCIAL
ACREAGE	3.0193 ACRES/ 131,520 SF
TOTAL LOTS	1
LOT 1B LAND USE	COMMERCIAL
TOTAL IMPERVIOUS COVER	114,940 SF (87.4%)
BUILDING IMPERVIOUS COVER	25,550 SF (21.7%)
PROJECT INFORMATION	
PROPERTY INFORMATION/LEGAL DESCRIPTION	1060 HERO WAY, BLDG 4, LEANDER, TX 78641 S13614 - LEANDER MARKETPLACE, BLOCK A, Lot 1(PT), ACRES 1.7693 S13614 - LEANDER MARKETPLACE, BLOCK A, Lot 1(PT), ACRES 2.4146
FUTURE LAND USE CATEGORY	LEANDER CENTRAL & GREENWAY
PROPOSED INCENTIVES	N/A
FINAL PLAT PROJECT #	FP-23-0099
SHORT FORM FINAL PLAT DETERMINATION (REPLAT) PROJECT #	FP-25-0217
SHORT FORM FINAL PLAT (REPLAT) PROJECT #	FP-25-0256
SITE DEVELOPMENT DEVELOPMENT PROJECT #s	SD-23-0078 & SD-25-0302 (REV1)
FLOODPLAIN DEVELOPMENT PROJECT #	SD-23-0163
LICENSE AGREEMENT PROJECT #	LA-23-0019
NEW SITE DEVELOPMENT PROJECT #	SD-25-0372
MAINTENANCE AGREEMENT RECORDATION #	PENDING



CAPITAL METROPOLITAN TRANSPORTATION  
AUTHORITY RAILROAD  
(100' R.O.W.)  
DOC. NO. 200002073

100 YR FLOODPLAIN  
ATLAS 14  
(EXISTING PROPOSED)  
100 YR FLOODPLAIN  
ATLAS 14  
(ULTIMATE PROPOSED)

15' PARKING AISLE SETBACK  
& LANDSCAPE BUFFER  
2.5' P.U.E.  
DOC. NO. 2024090679  
O.P.R.W.C.T.

LOT 1B, BLOCK A  
1.4140 ACRE(S)  
61,592 SQUARE FEET

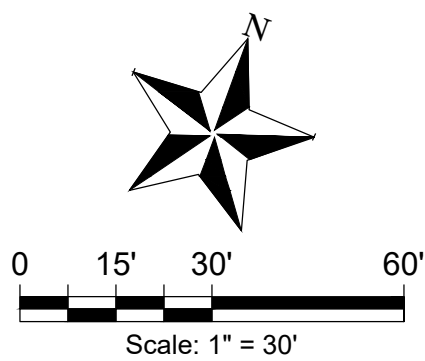
(N68°52'12"E 601.06')  
(N68°52'13"E 601.06')

LOT 1A, BLOCK A  
3.0167 ACRE(S)  
131,408 SQUARE FEET

BUILDING 4  
±28,550 SF

100 YR FLOODPLAIN  
ATLAS 14 EXISTING

BUILDING 4  
1060 HERO WAY  
LEANDER, TX 78641



- LEGEND
- PROPERTY LINE
  - EASEMENT LINE
  - LOC LIMITS OF CONSTRUCTION
  - ADA PATH
  - ADA PARKING
  - FIRELANE
  - FIRE LANE

EAST STREET NORTH

10' P.U.E.  
DOC. NO. 2024090679  
O.P.R.W.C.T.  
PUBLIC UTILITY EASEMENT  
DOC. NO. 2021147872  
O.P.R.W.C.T.



CIVIL ENGINEERING AND PLANNING  
TYPE FIRM REGISTRATION NO. F-22664

# CRUNCH FITNESS AT LEANDER MARKETPLACE

## ADDRESS PLAN

DATE  
10/21/2025

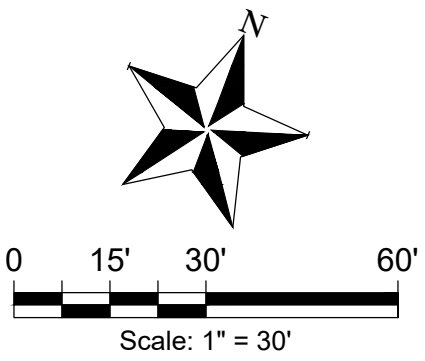
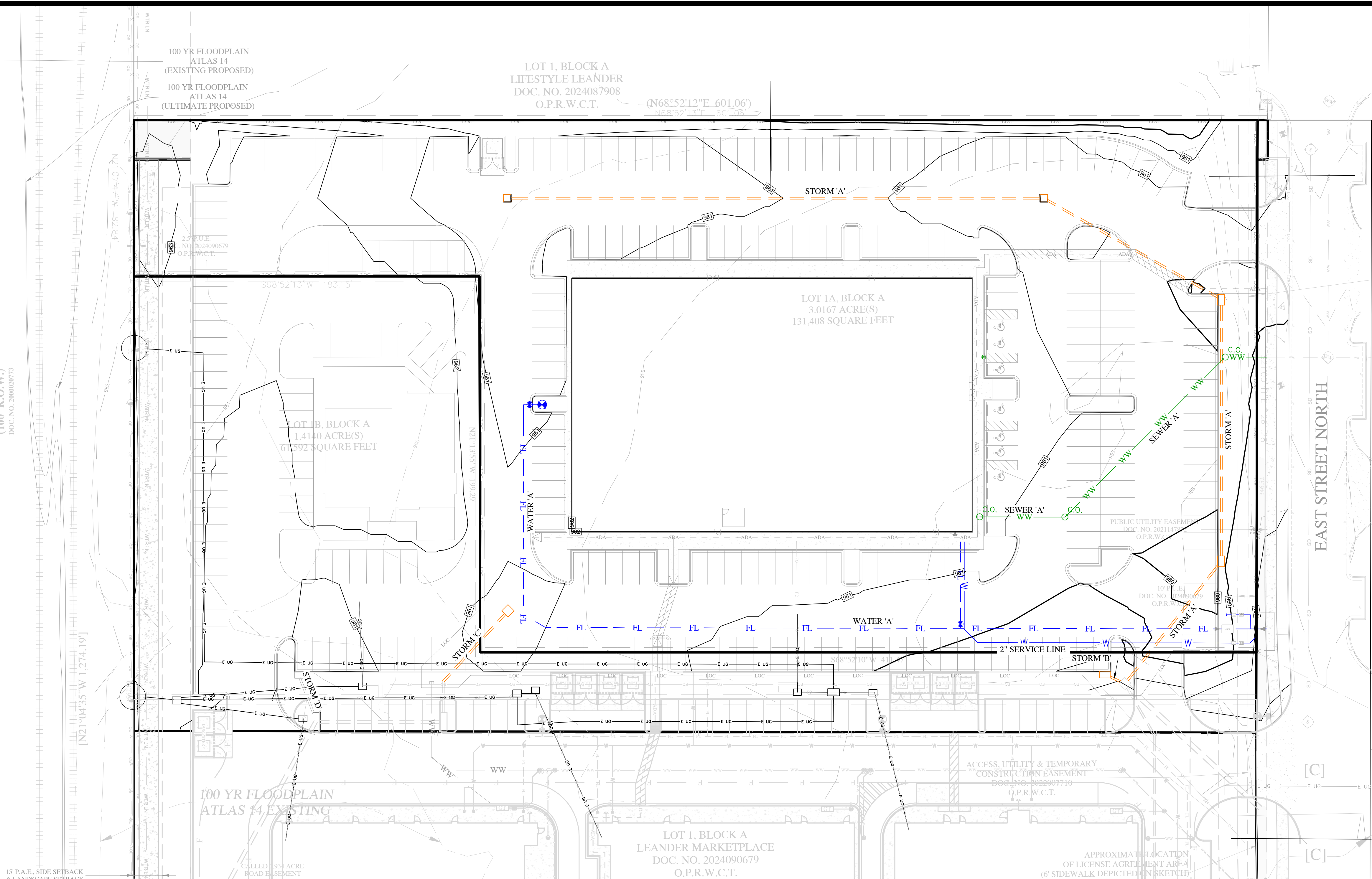
DESIGNED BY  
RDP

CHECKED BY  
SK

REVISIONS	NO.	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE
	1.				
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	4.				
	5.				
	6.				



Steven Kirkpatrick  
10/21/2025



- LEGEND**
- PROPERTY LINE
  - EASEMENT LINE
  - LIMITS OF CONSTRUCTION
  - PROP. MAJOR CONTOUR
  - PROP. MINOR CONTOUR
  - EX. MAJOR CONTOUR
  - EX. MINOR CONTOUR
  - PROP. CURB INLET
  - PROP. AREA INLET
  - PROP. JUNCTION BOX
  - PROP. STORM DRAIN MANHOLE
  - PROP. STORM DRAIN CLEANOUT
  - PROP. STORM LINE
  - PROP. DOM. WATER LINE
  - PROP. FIRE LINE
  - PROP. WASTEWATER LINE
  - PROP. UNDERGROUND ELECTRIC
  - PROP. FIBER OPTIC CABLE

Utility Cales			
Proposed Building Use	Units	Lue Conversion	LUE
Fitness Center (Square Feet of Floor)	40,000	1 LUE/4000 SF	10.00
	40,000	Total LUEs	10.00

Per Model From K Friese + Associates	
Minimum Pressure =	
Maximum Pressure =	
Fire Flow Available =	

1 LUE = 3.36 Persons	Water Flow	LUE	Persons	Gal/Day/LUE	Flow (GPM)
	Avg Day Demand	10.00	34	268.88	1.9
	Peak Day Demand			635.9	4.4
	Peak Hour Demand			1194.53	8.3
	Fire Flow Demand				1500.0
*1 LUE = 3.36 Persons					

1 LUE = 2.8 Persons	Wastewater	LUE	Persons	GPD/Person	Total (GPM)
	Avg Dry Weather	10.00	28	70.0	1.4
	Peak Dry Weather*			280.0	5.4
	* Peak Flow Factor per City of Austin Formula:	4.00			
				ACRES	GPM
	Inflow and Infiltration (I&I) = 750 gal/acre				0.0
	Peak Wet Weather = Peak Dry Weather + I&I				5.4
*1 LUE = 2.8 Persons					



CIVIL ENGINEERING AND PLANNING  
TYPE FIRM REGISTRATION NO. F-22664

## CRUNCH FITNESS AT LEANDER MARKETPLACE

## OVERALL UTILITY PLAN

DATE  
10/21/2025

DESIGNED BY  
RDP

CHECKED BY  
SK

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



10/21/2025



15' P.A.E., SIDE SETBACK  
ST. 100' R.O.W.

100 YR FLOODPLAIN  
ATLAS 14  
(EXISTING PROPOSED)  
100 YR FLOODPLAIN  
ATLAS 14  
(ULTIMATE PROPOSED)

LOT 1, BLOCK A  
LIFESTYLE LEANDER  
DOC. NO. 2024087908  
O.P.R.W.C.T.

-(N68°52'12"E .601.06')  
N68°52'13"E .601.06'

LOT 1A, BLOCK A  
3.0167 ACRE(S)  
131,408 SQUARE FEET

LOT 1B, BLOCK A  
1.4140 ACRE(S)  
61,592 SQUARE FEET

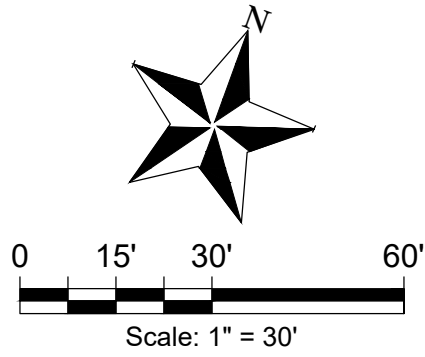
100 YR FLOODPLAIN  
ATLAS 14 EXISTING

CALLED .934 ACRE  
ROAD BASEMENT

LOT 1, BLOCK A  
LEANDER MARKETPLACE  
DOC. NO. 2024090679  
O.P.R.W.C.T.

ACCESS, UTILITY & TEMPORARY  
CONSTRUCTION EASEMENT  
DOC. NO. 2022007710  
O.P.R.W.C.T.

APPROXIMATE LOCATION  
OF LICENSE AGREEMENT AREA  
(6' SIDEWALK DEPICTED IN SKETCH)



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOC LIMITS OF CONSTRUCTION
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROP. CURB INLET
- PROP. AREA INLET
- PROP. JUNCTION BOX
- PROP. STORM DRAIN MANHOLE
- PROP. STORM DRAIN CLEANOUT
- PROP. STORM LINE
- PROP. DOM. WATER LINE
- PROP. FIRE LINE
- PROP. WASTEWATER LINE



CIVIL ENGINEERING AND PLANNING  
TYPE FIRM REGISTRATION NO. F-22664

CRUNCH FITNESS AT LEANDER MARKETPLACE

STORM SEWER PLAN

DATE  
10/21/2025

DESIGNED BY  
RDP

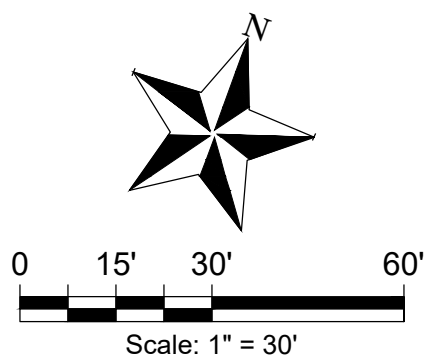
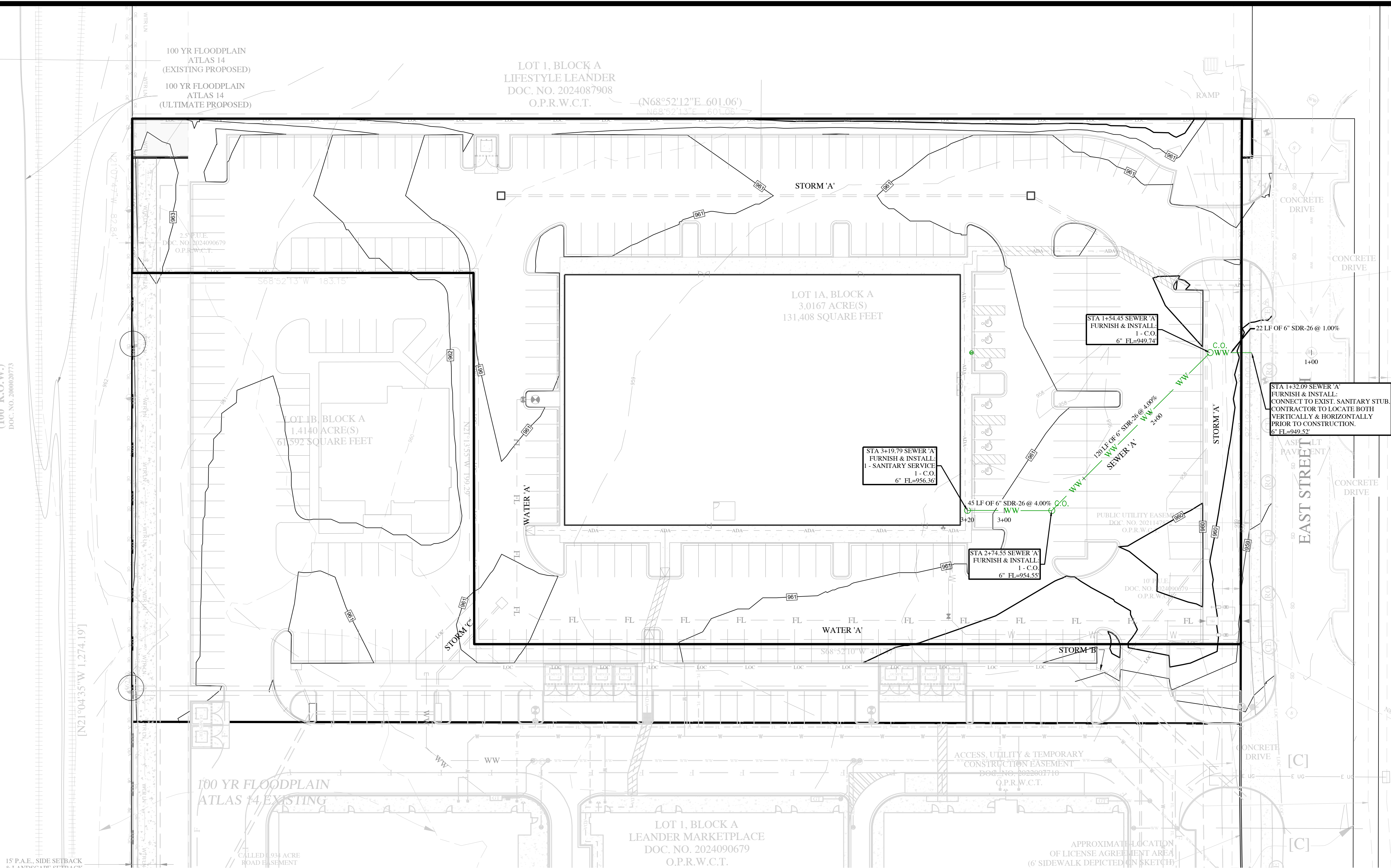
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Steven Kirkpatrick  
10/21/2025





- LEGEND
- PROPERTY LINE
  - EASEMENT LINE
  - LOC LIMITS OF CONSTRUCTION
  - PROP. MAJOR CONTOUR
  - PROP. MINOR CONTOUR
  - EX. MAJOR CONTOUR
  - EX. MINOR CONTOUR
  - PROP. WASTEWATER LINE
  - PROP. FIRE LINE
  - PROP. DOM. WATER LINE
  - PROP. WW CLEAN OUT
  - PROP. WW DBL. CLEAN OUT
  - PROP. REDUCER
  - PROP. WW MAN HOLE
  - PROP. STORM LINE



CIVIL ENGINEERING AND PLANNING  
TYPE FIRM REGISTRATION NO. F-22664

CRUNCH FITNESS AT LEANDER MARKETPLACE

SANITARY SEWER PLAN

DATE  
10/21/2025

DESIGNED BY  
RDP

CHECKED BY  
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Steven Kirkpatrick  
10/21/2025



100 YR FLOODPLAIN  
ATLAS 14  
(EXISTING PROPOSED)  
100 YR FLOODPLAIN  
ATLAS 14  
(ULTIMATE PROPOSED)

LOT 1, BLOCK A  
LIFESTYLE LEANDER  
DOC. NO. 2024087908  
O.P.R.W.C.T.

(N68°52'12"E 601.06')  
(N68°52'13"E 601.06')

STORM 'A'

LOT 1A, BLOCK A  
3.0167 ACRE(S)  
131,408 SQUARE FEET

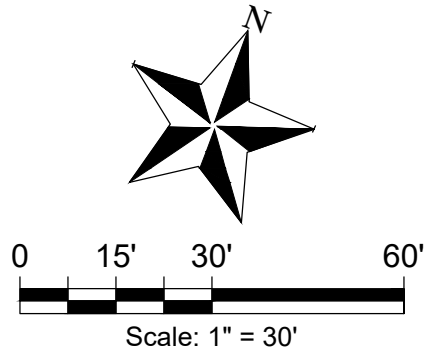
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1.4140 ACRE(S)  
61,592 SQUARE FEET

100 YR FLOODPLAIN  
ATLAS 14 EXISTING

LOT 1, BLOCK A  
LEANDER MARKETPLACE  
DOC. NO. 2024090679  
O.P.R.W.C.T.

ACCESS, UTILITY & TEMPORARY  
CONSTRUCTION EASEMENT  
DOC. NO. 2022007710  
O.P.R.W.C.T.

APPROXIMATE LOCATION  
OF LICENSE AGREEMENT AREA  
(6' SIDEWALK DEPICTED IN SKETCH)



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOC LIMITS OF CONSTRUCTION
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROP. DOM. WATER LINE
- PROP. FIRE LINE
- PROP. WASTEWATER LINE
- PROP. FIRE HYDRANT
- PROP. BFP WITH VAULT BOX
- PROP. WATER METER
- PROP. FIRE DEPT. CONNECTION
- PROP. GATE VALVE
- PROP. STORM LINE



CIVIL ENGINEERING AND PLANNING  
TYPE FIRM REGISTRATION NO. F-22664

CRUNCH FITNESS AT LEANDER MARKETPLACE

WATER DISTRIBUTION PLAN

DATE  
10/21/2025

DESIGNED BY  
RDP

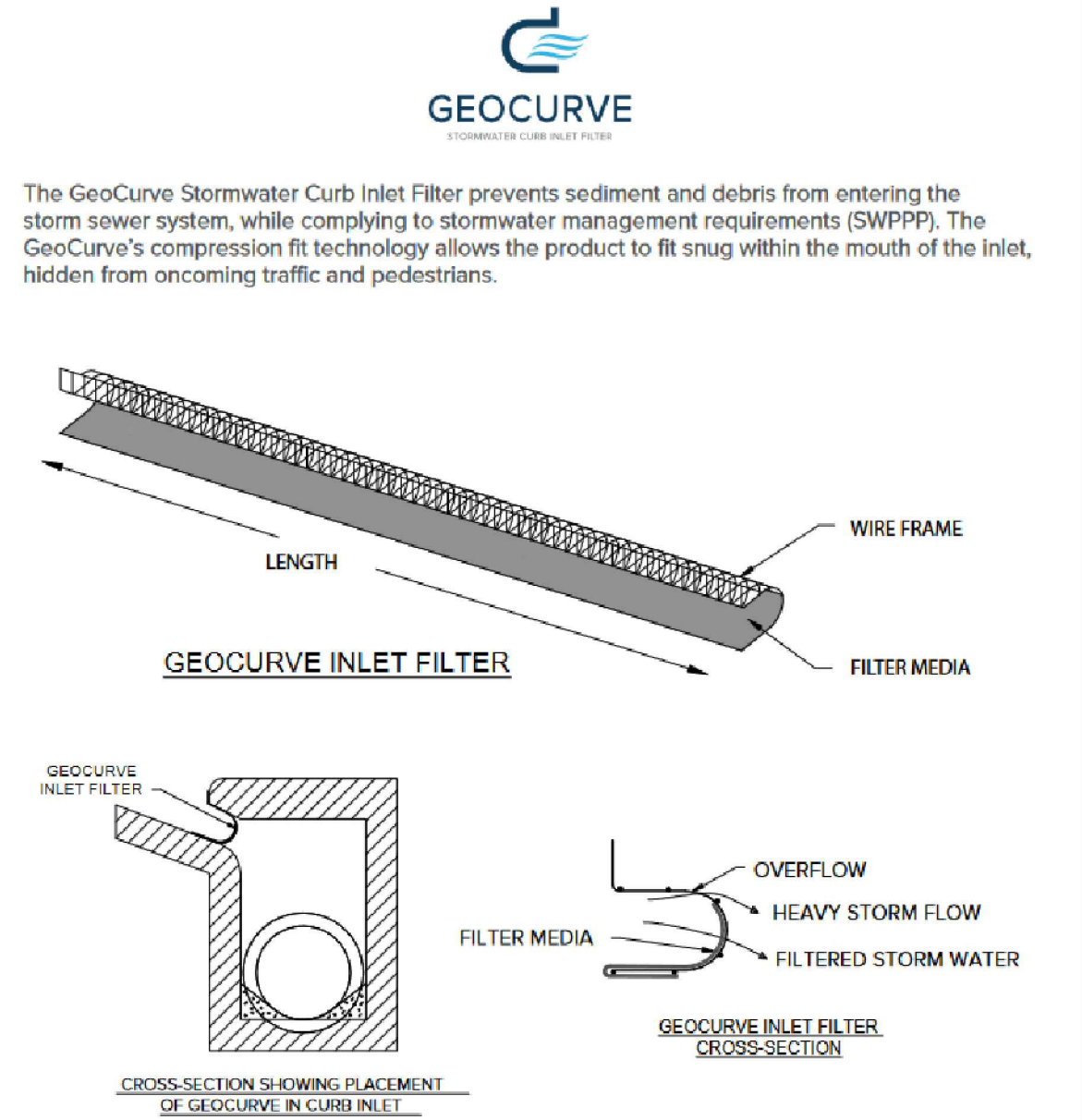
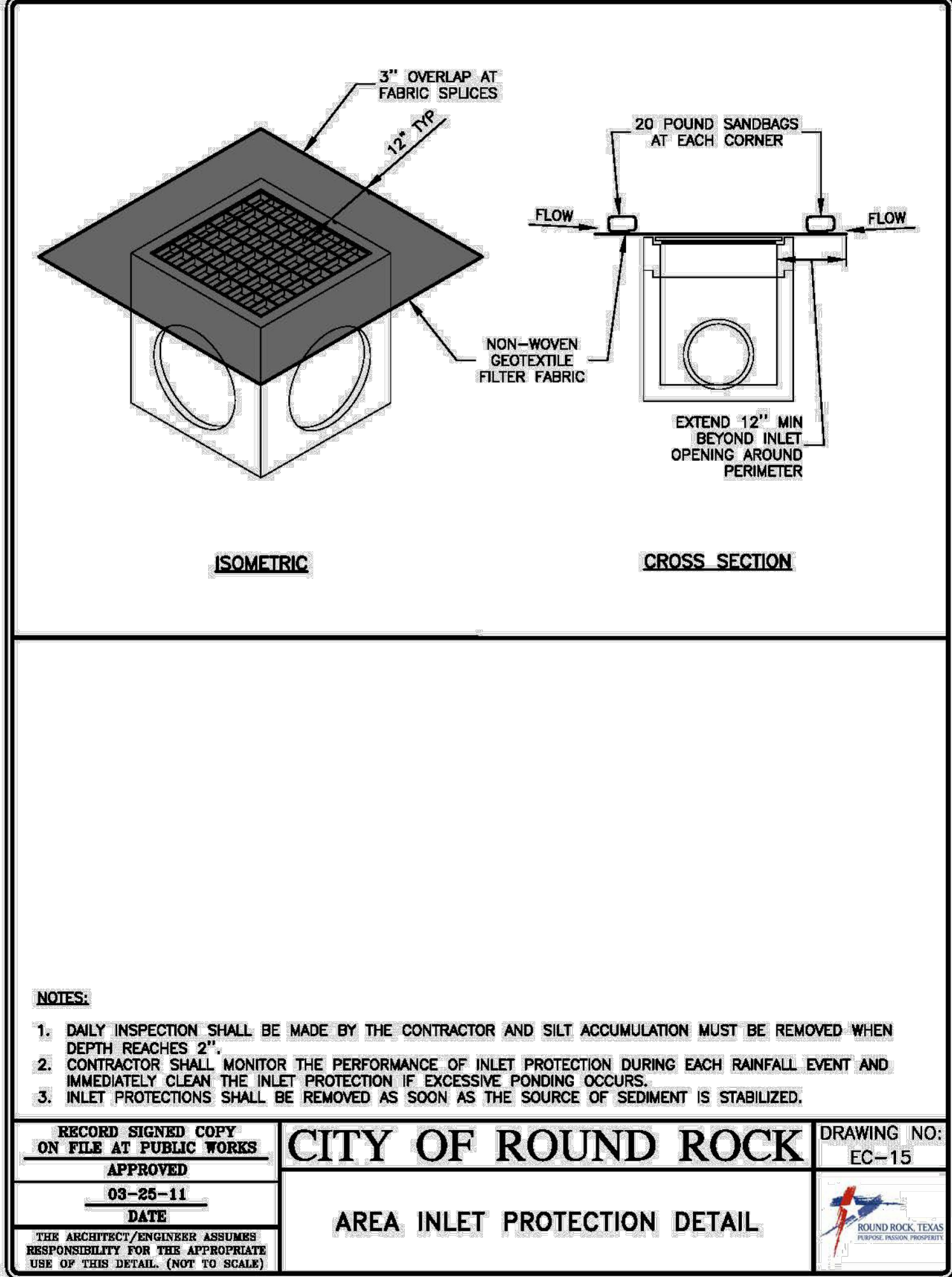
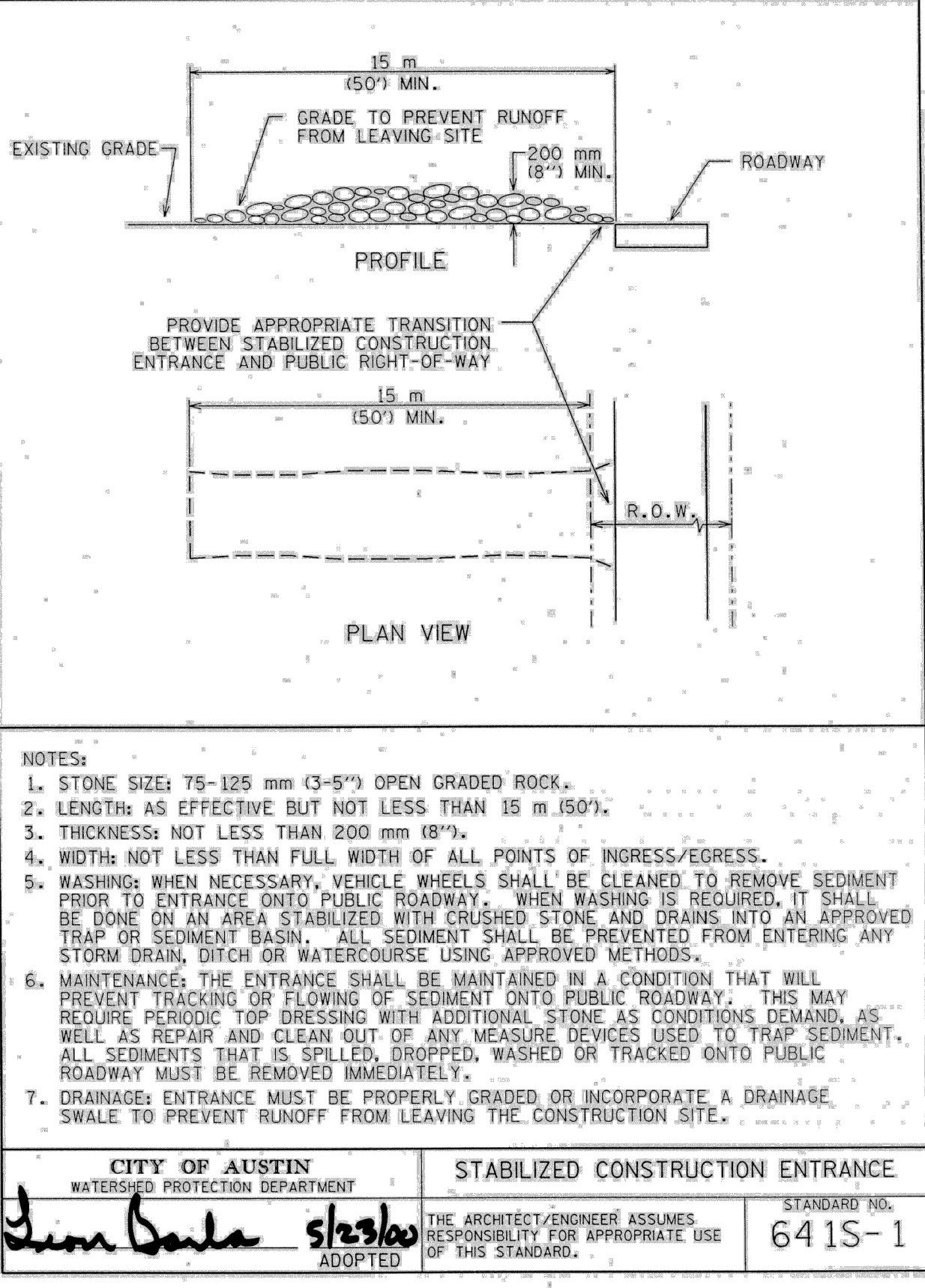
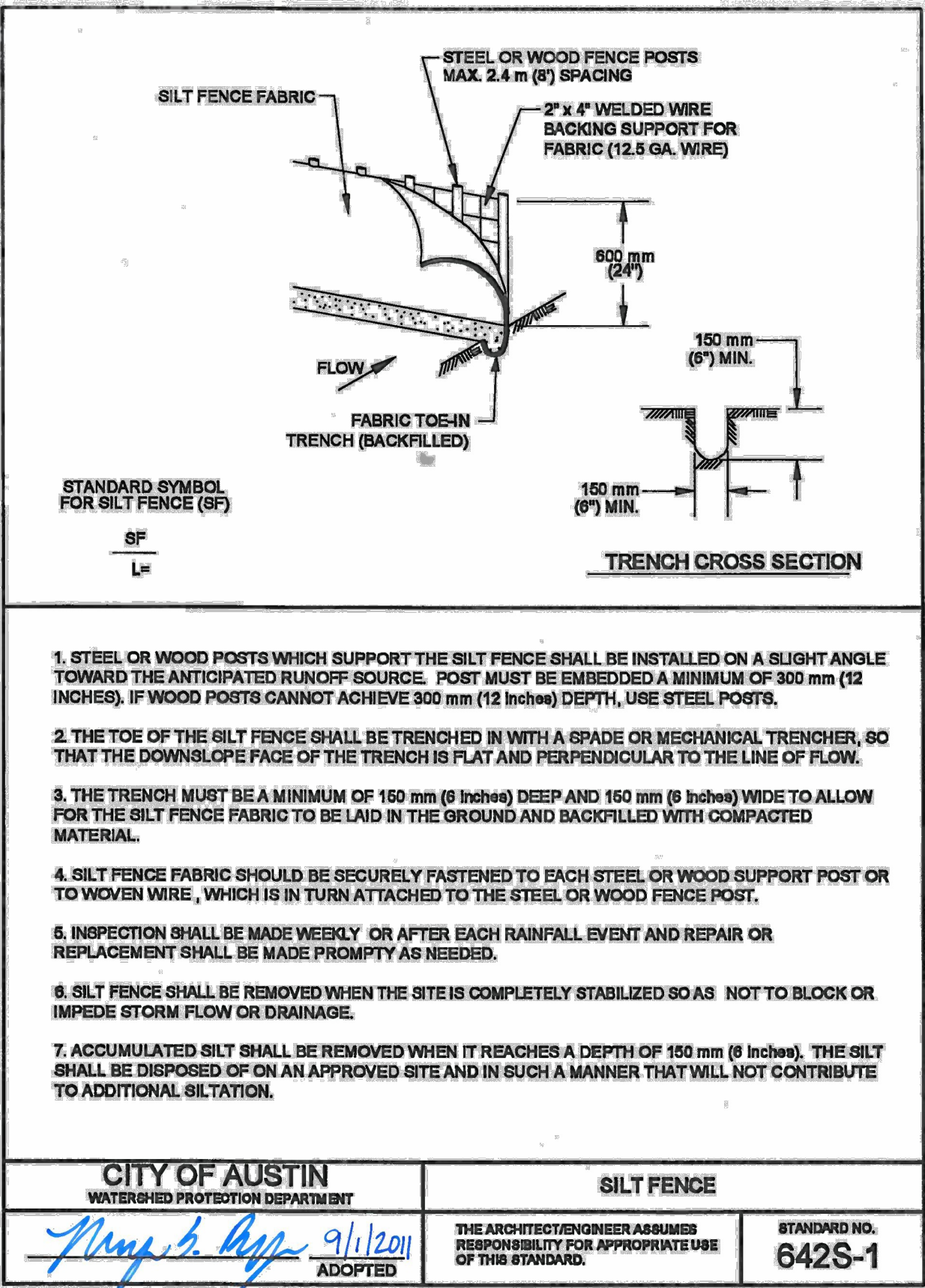
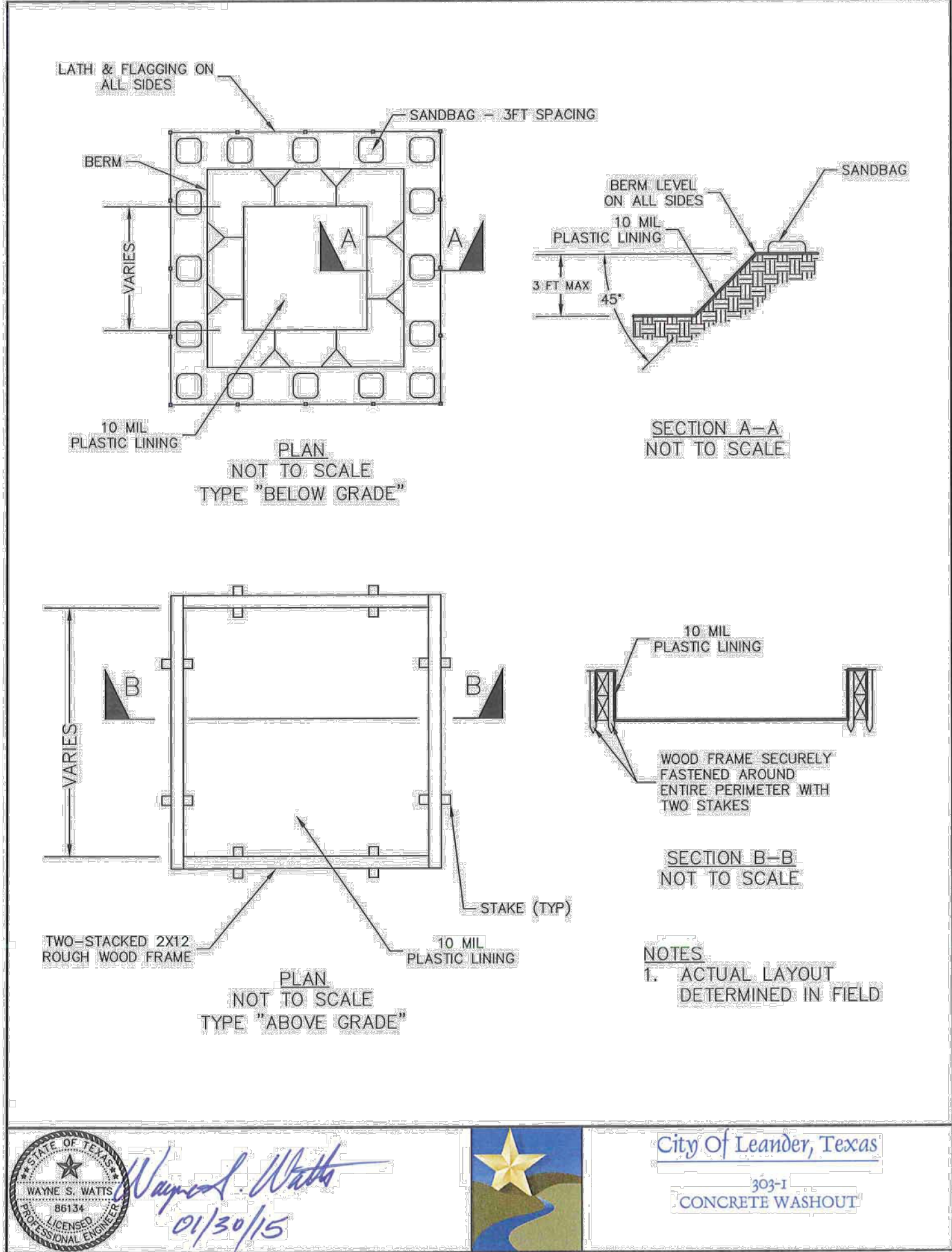
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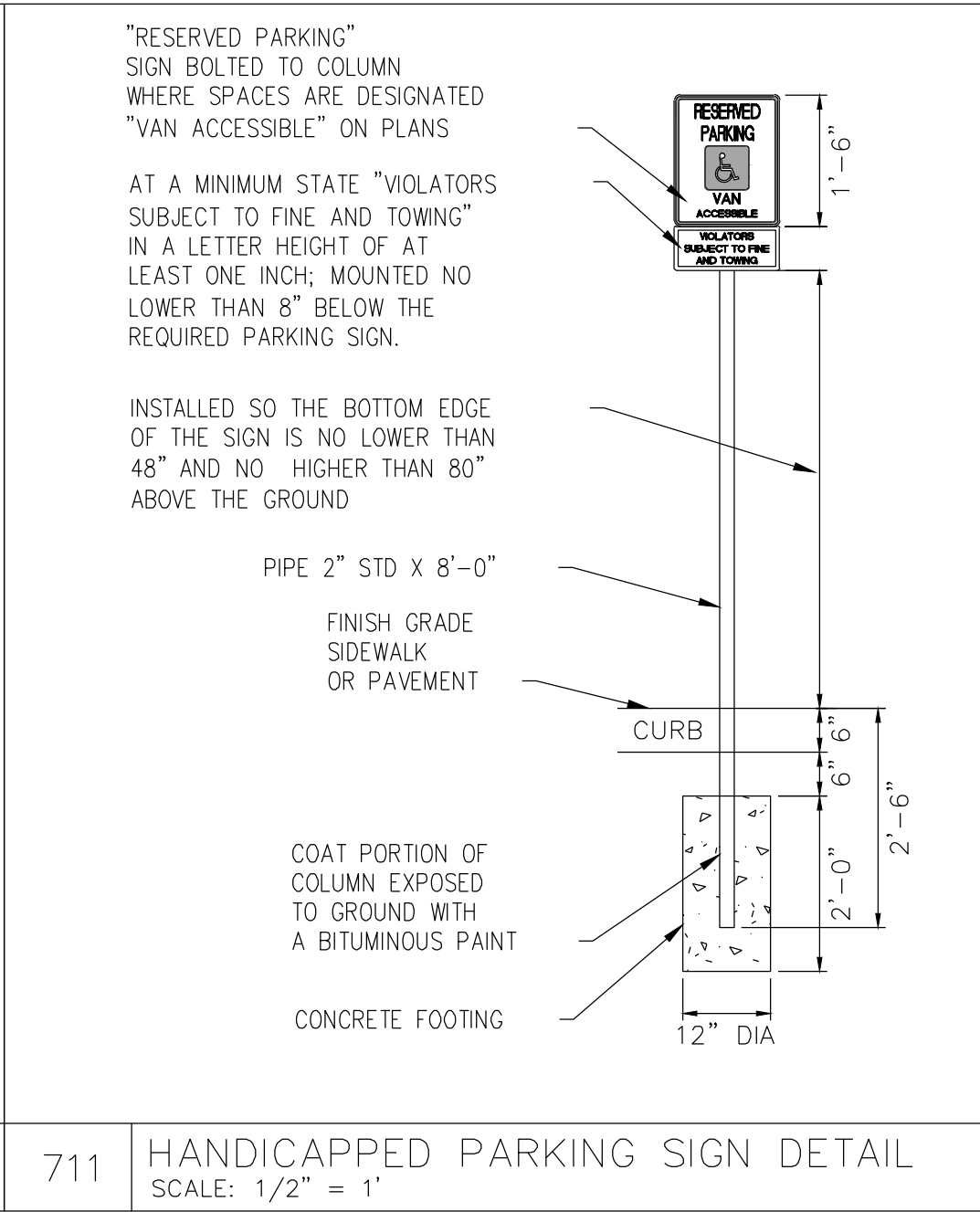
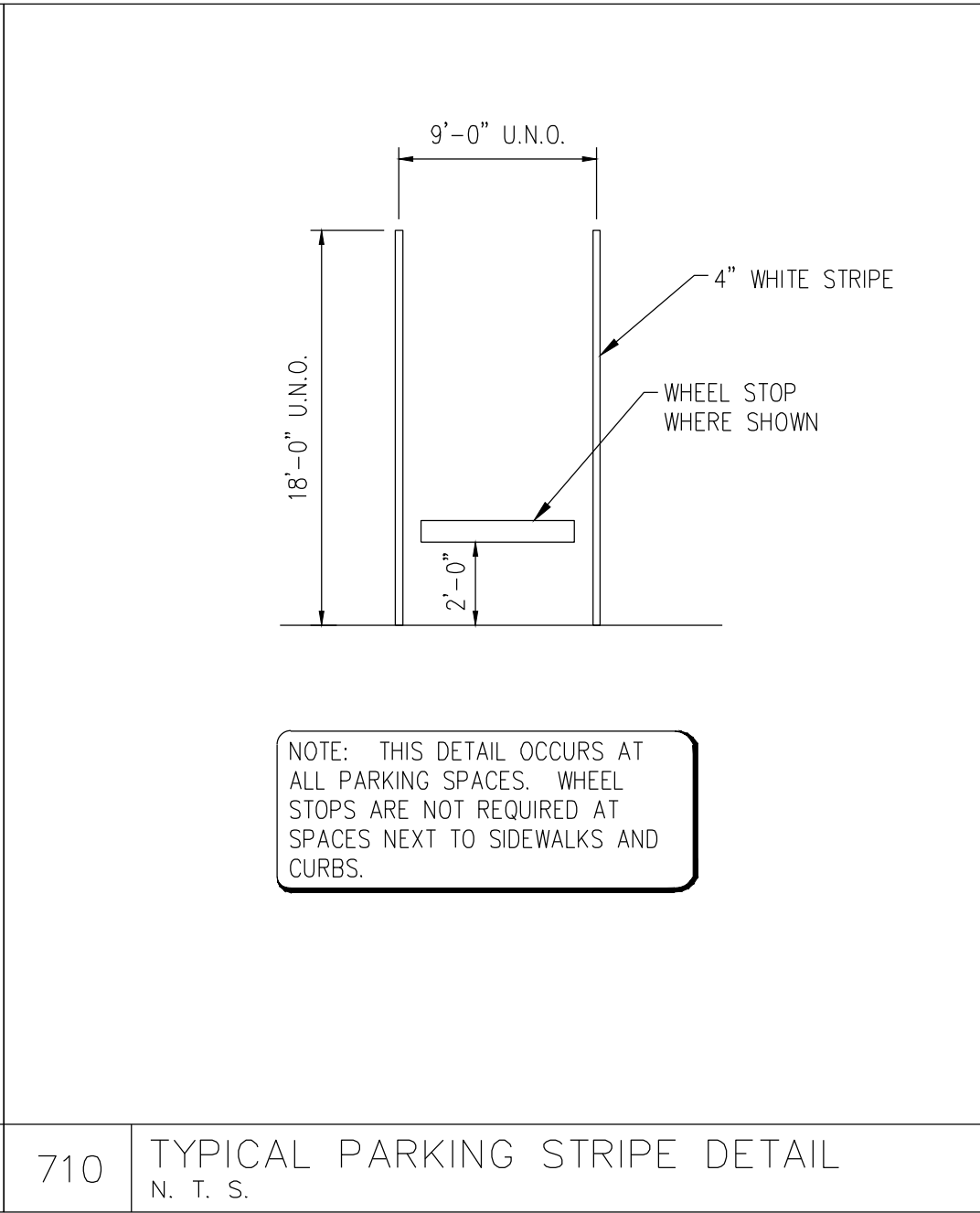
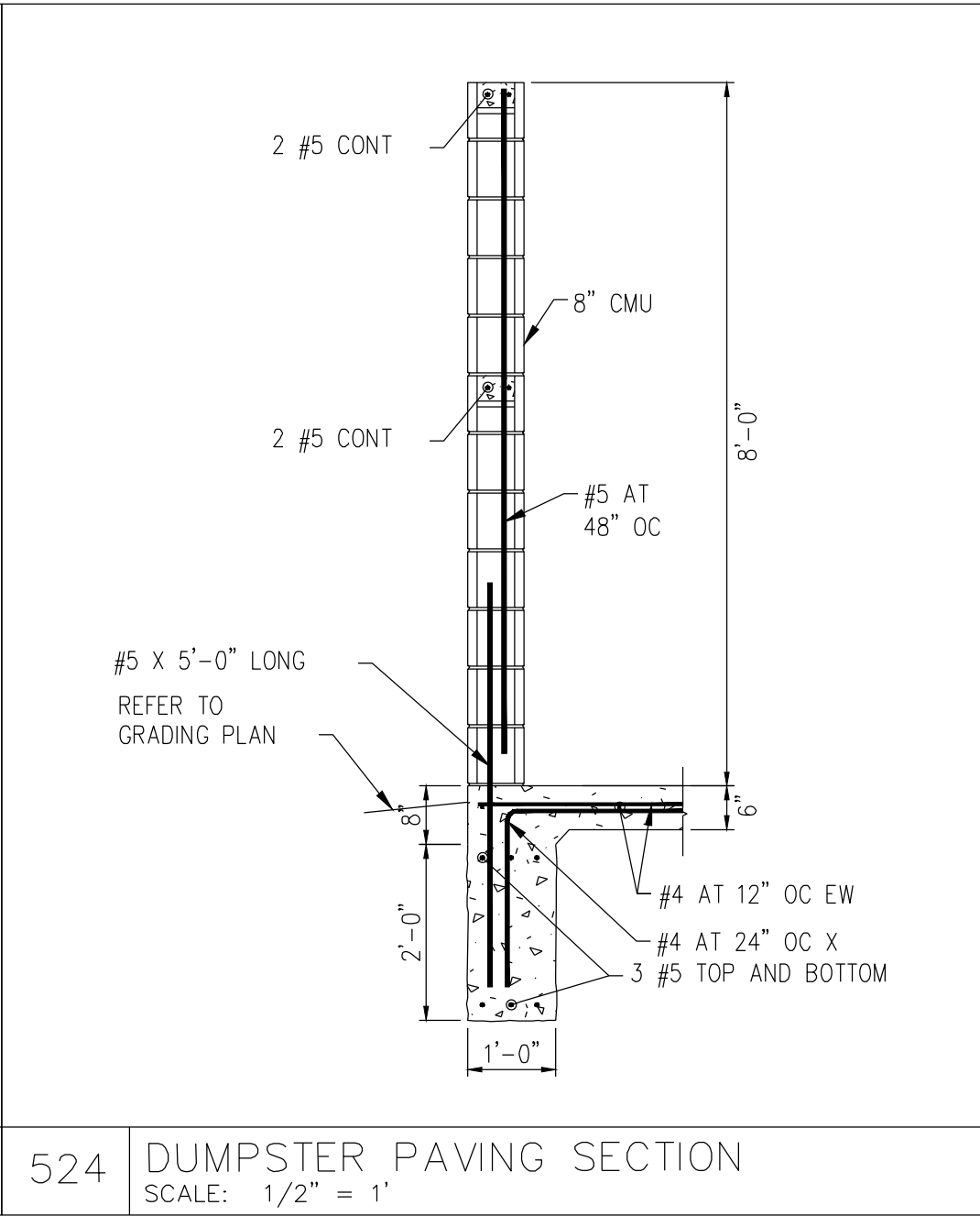
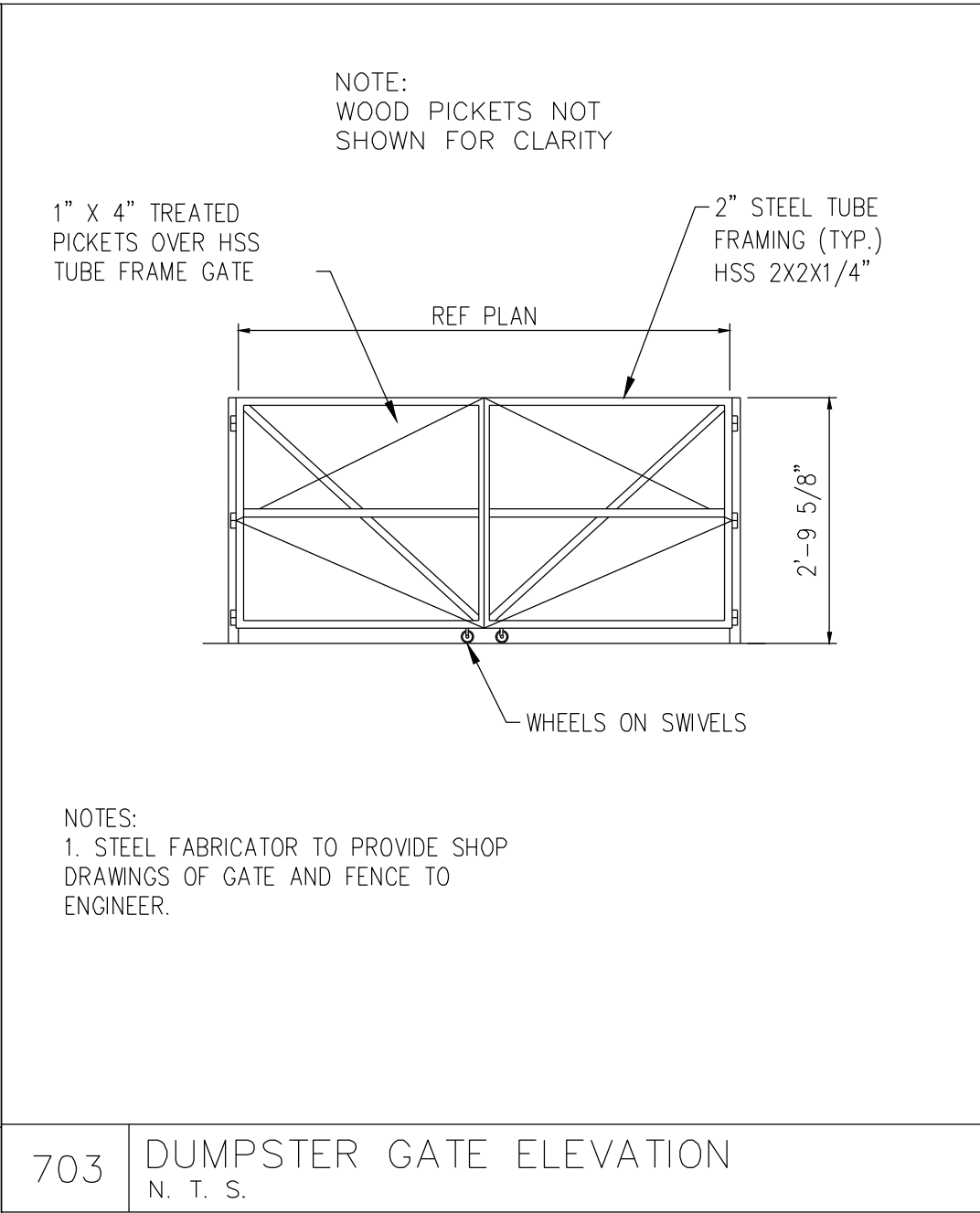
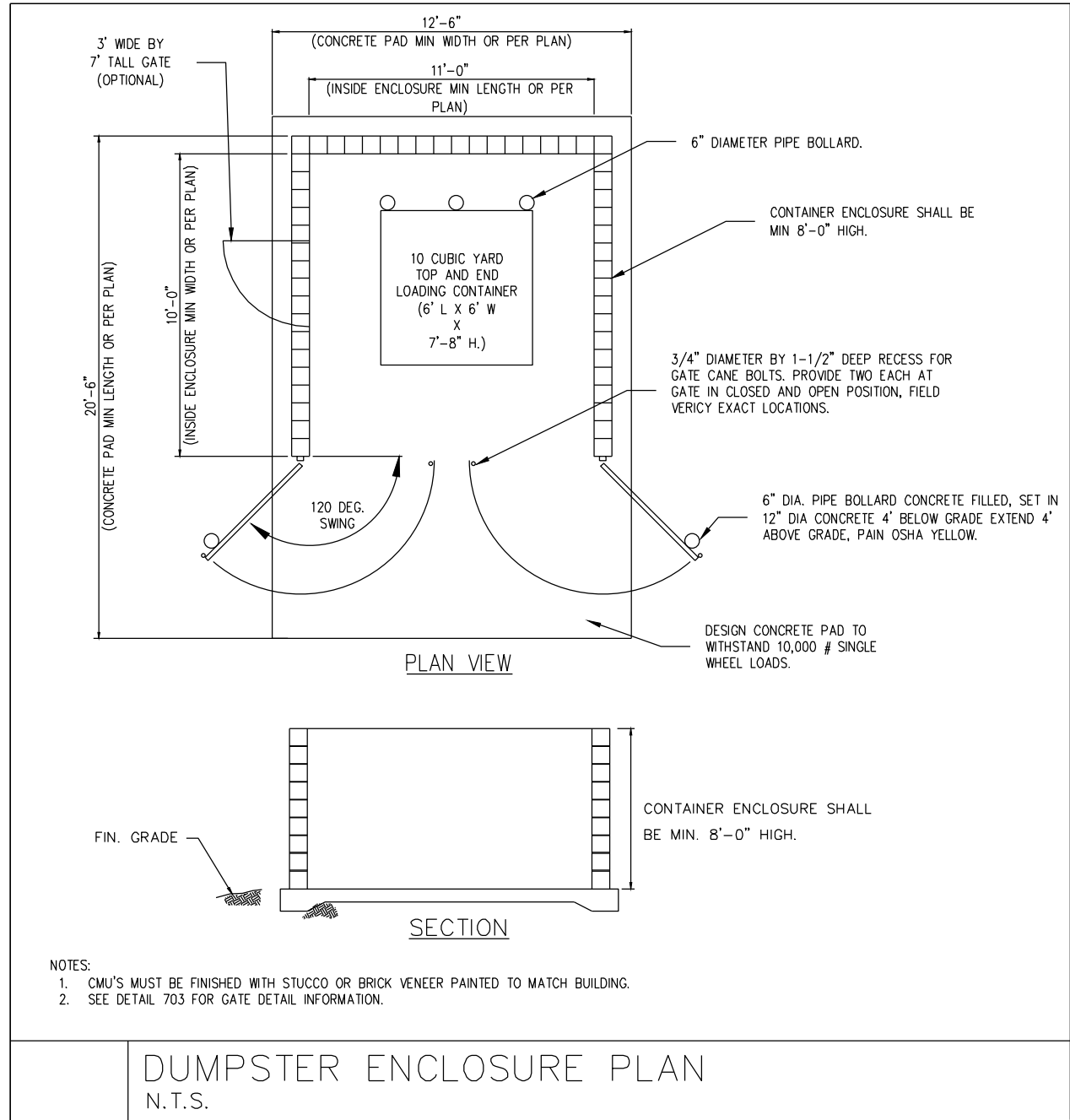
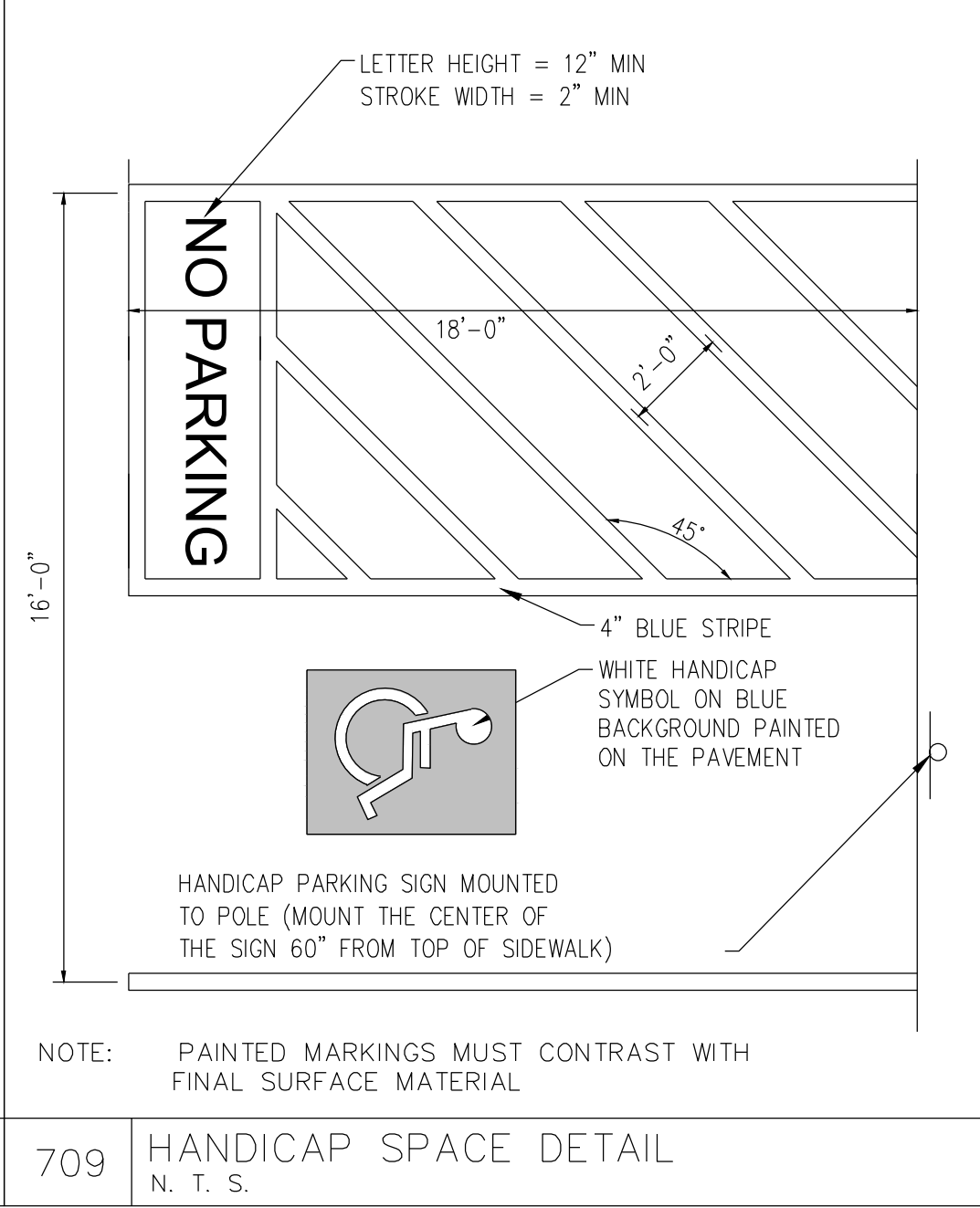
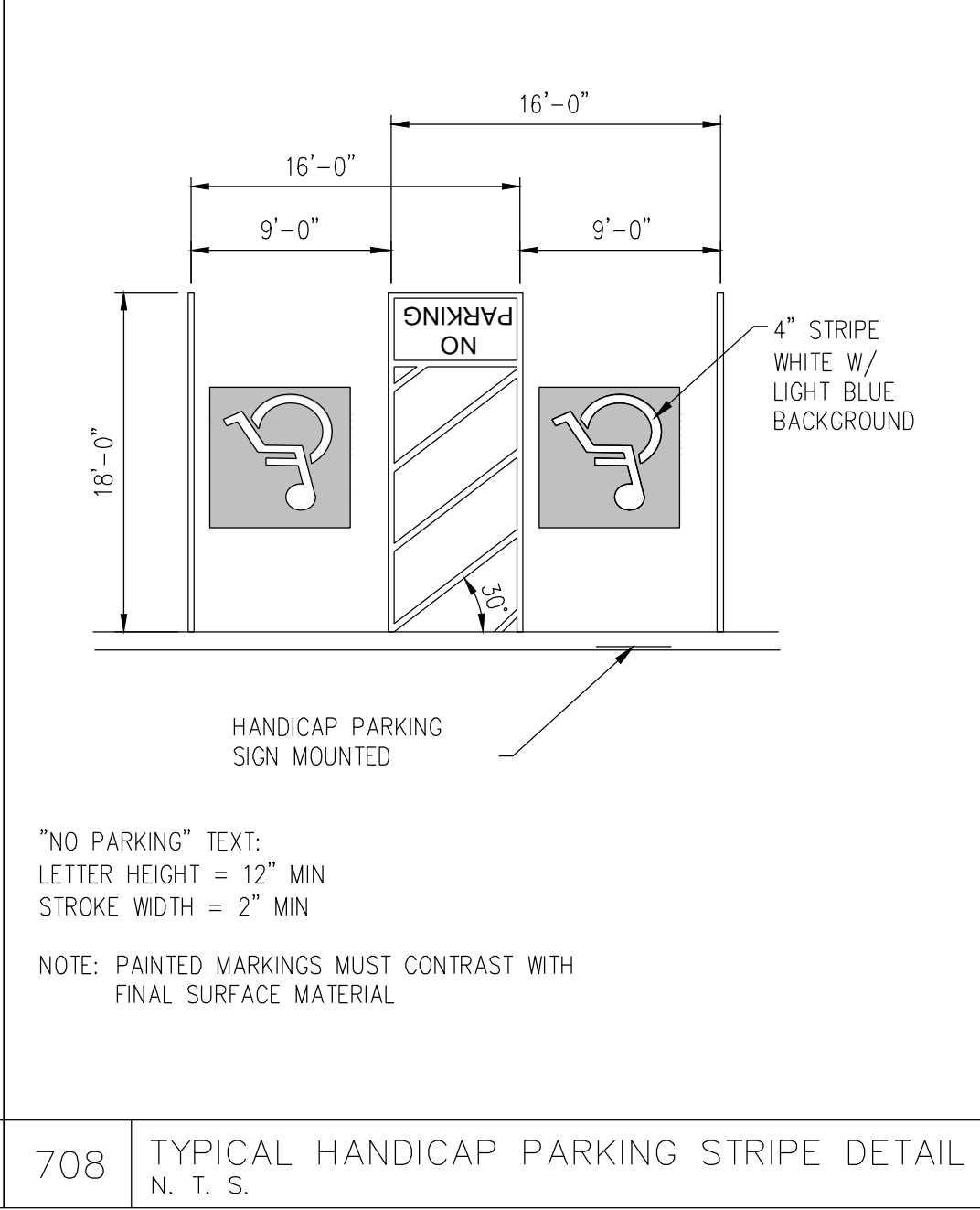
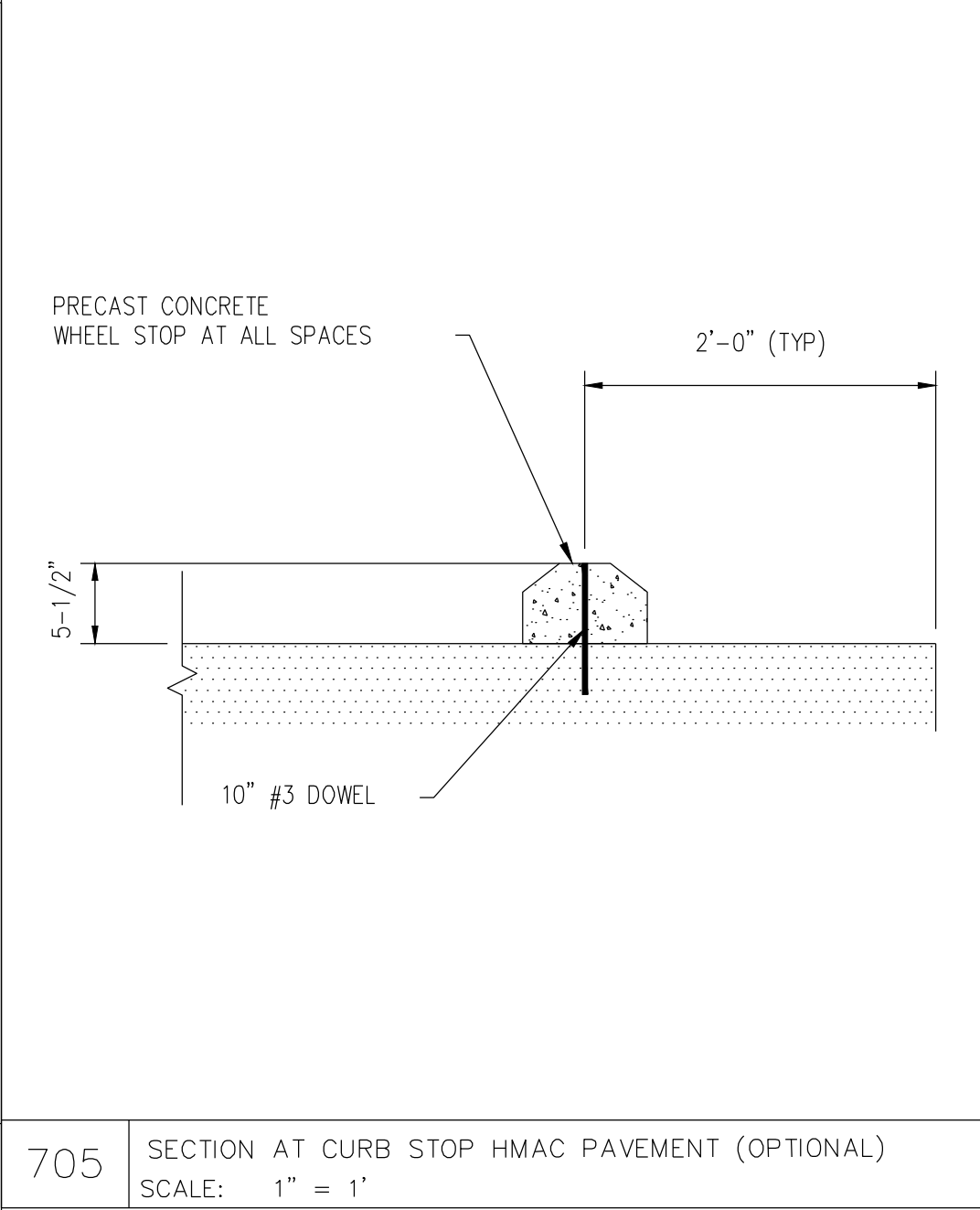
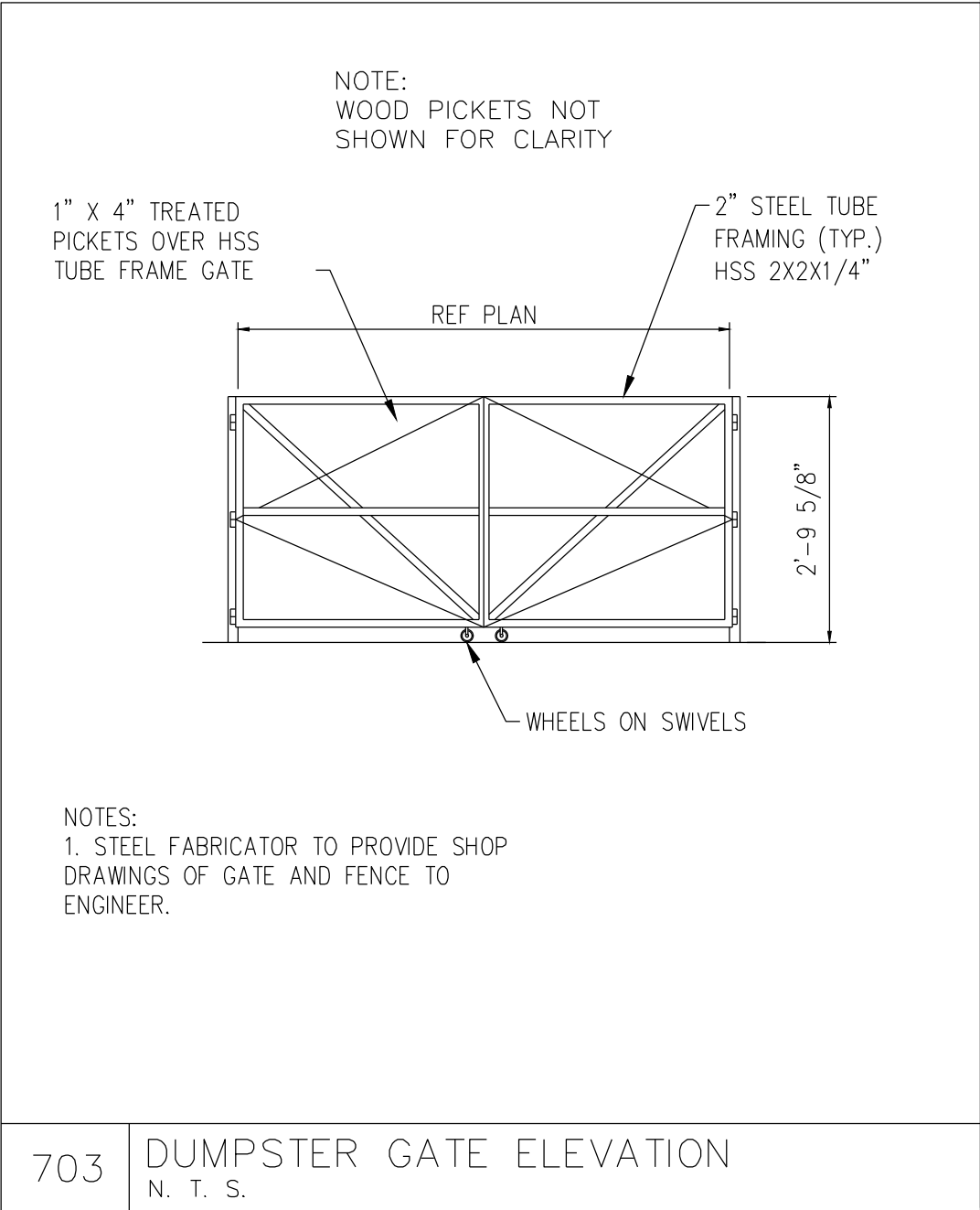


Steven Kirkpatrick  
10/21/2025









CIVIL ENGINEERING AND PLANNING  
TYPE FIRM REGISTRATION NO. F-22664

# CRUNCH FITNESS AT LEANDER MARKETPLACE

SITE DETAILS (1 OF 2)

DATE  
10/21/2025

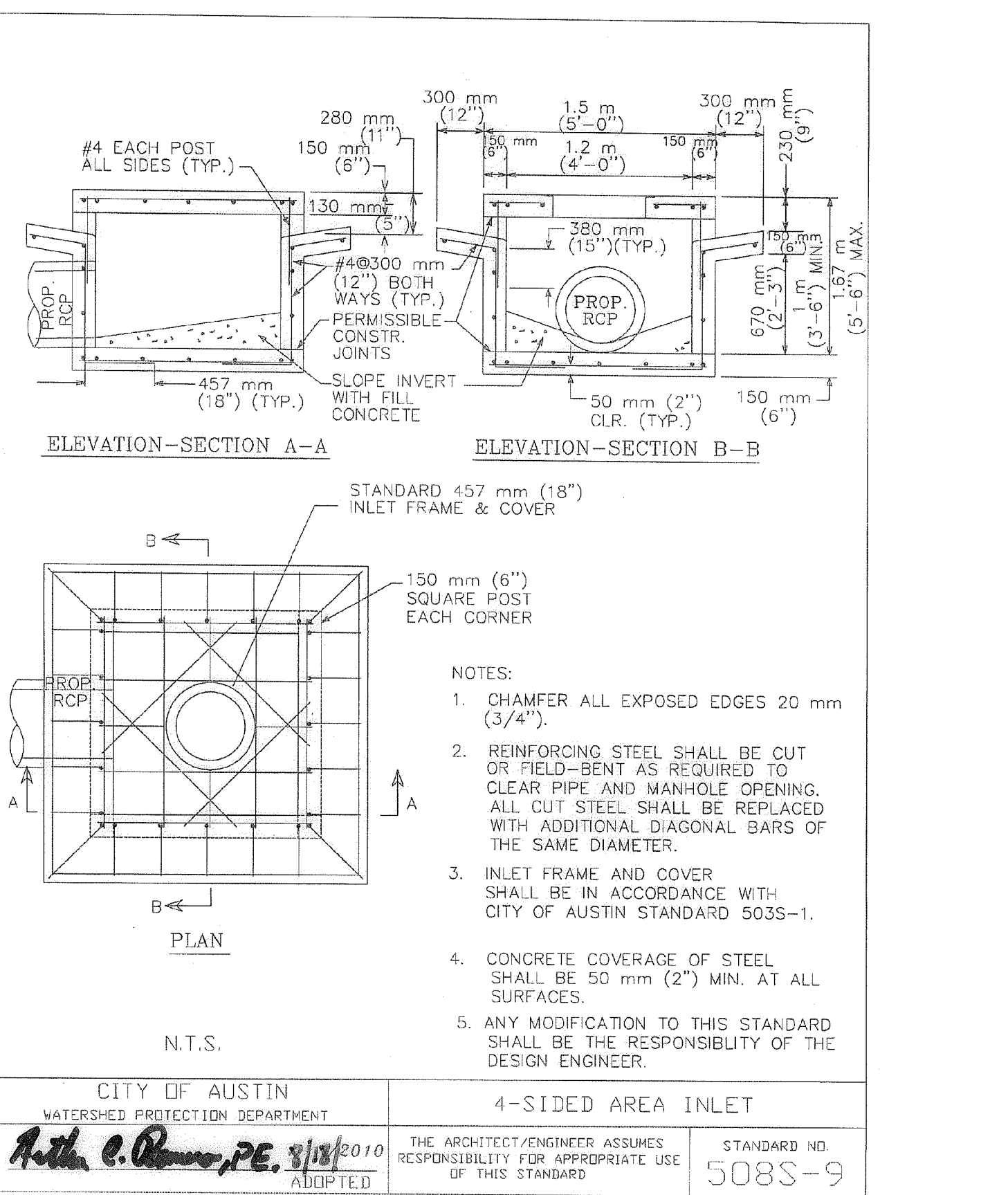
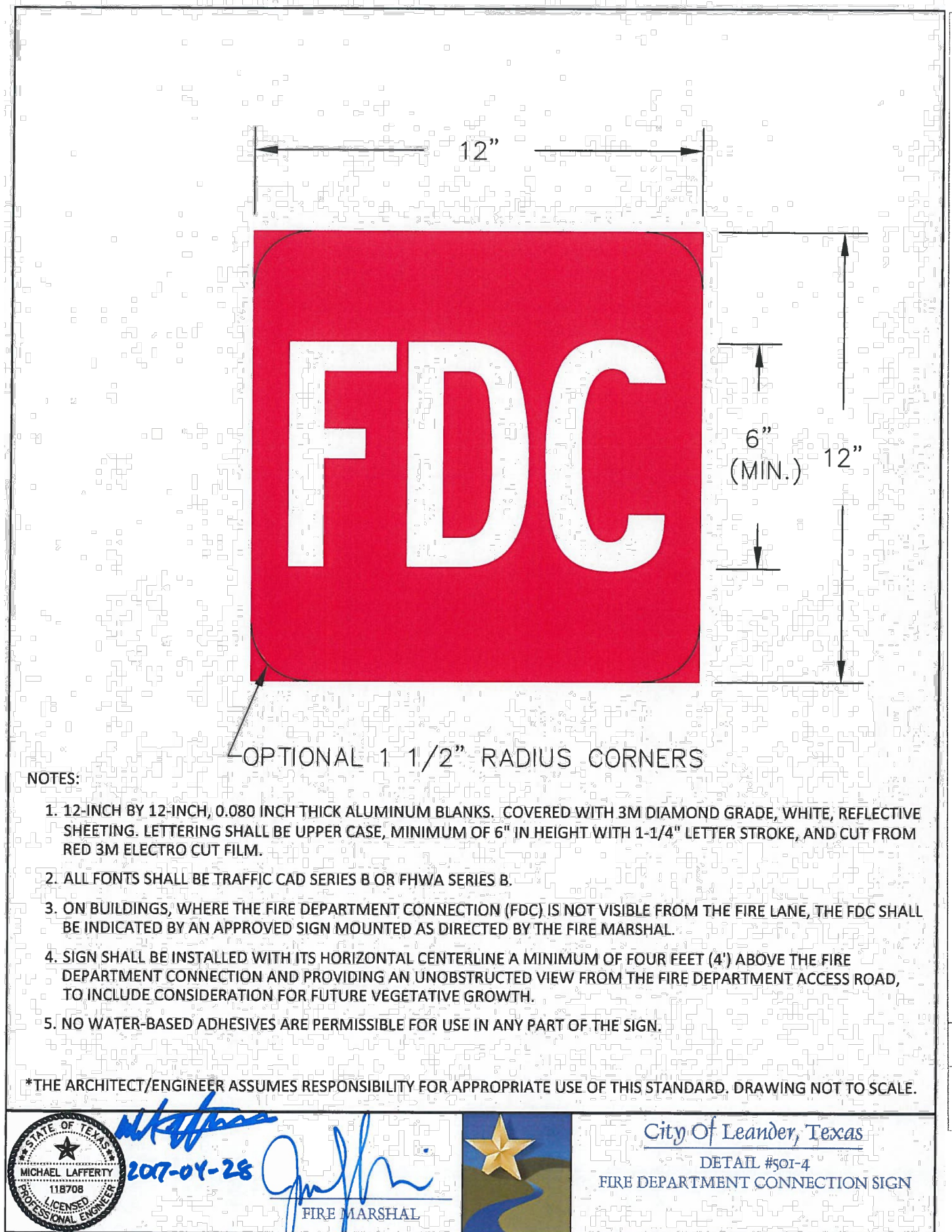
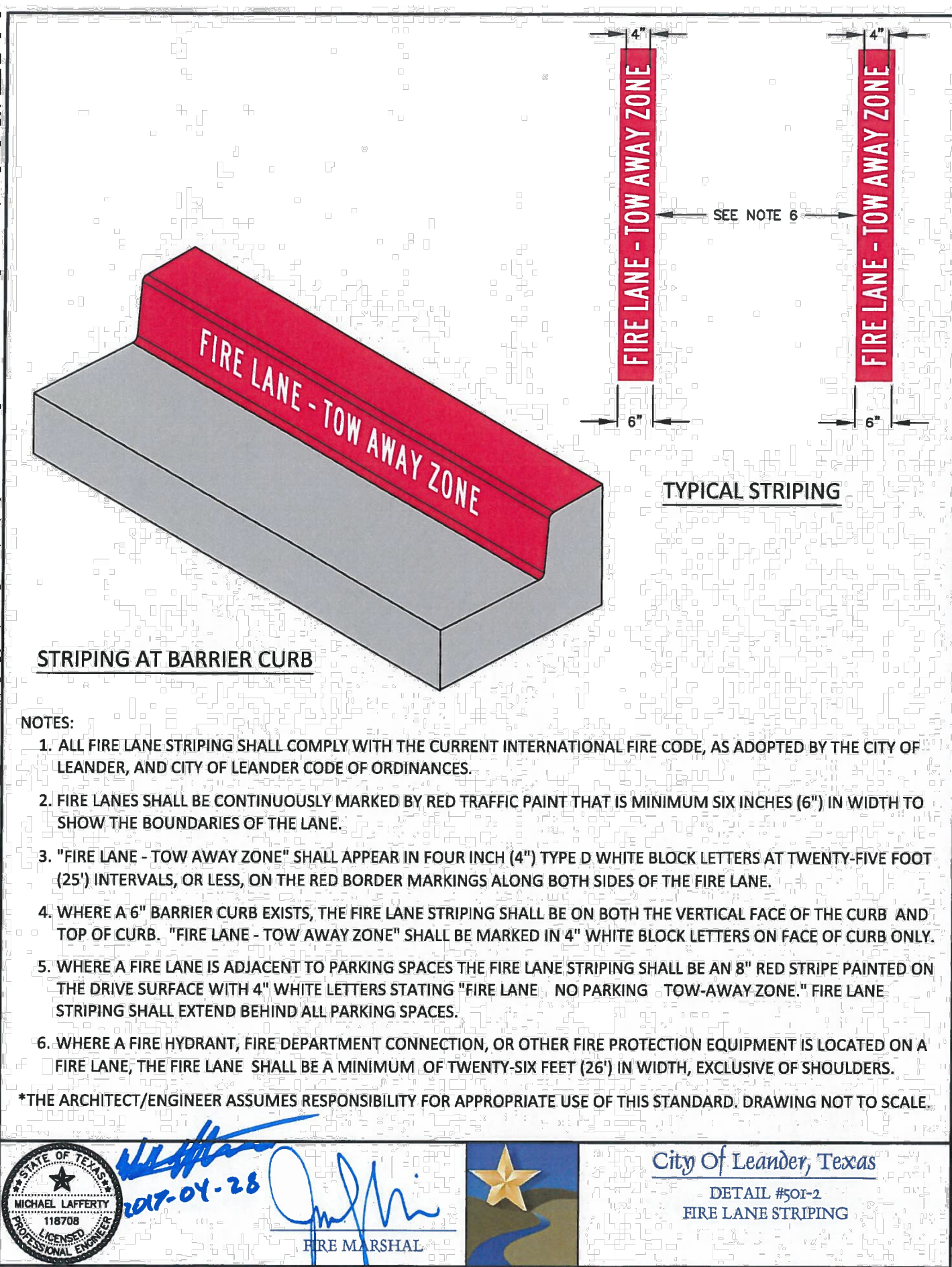
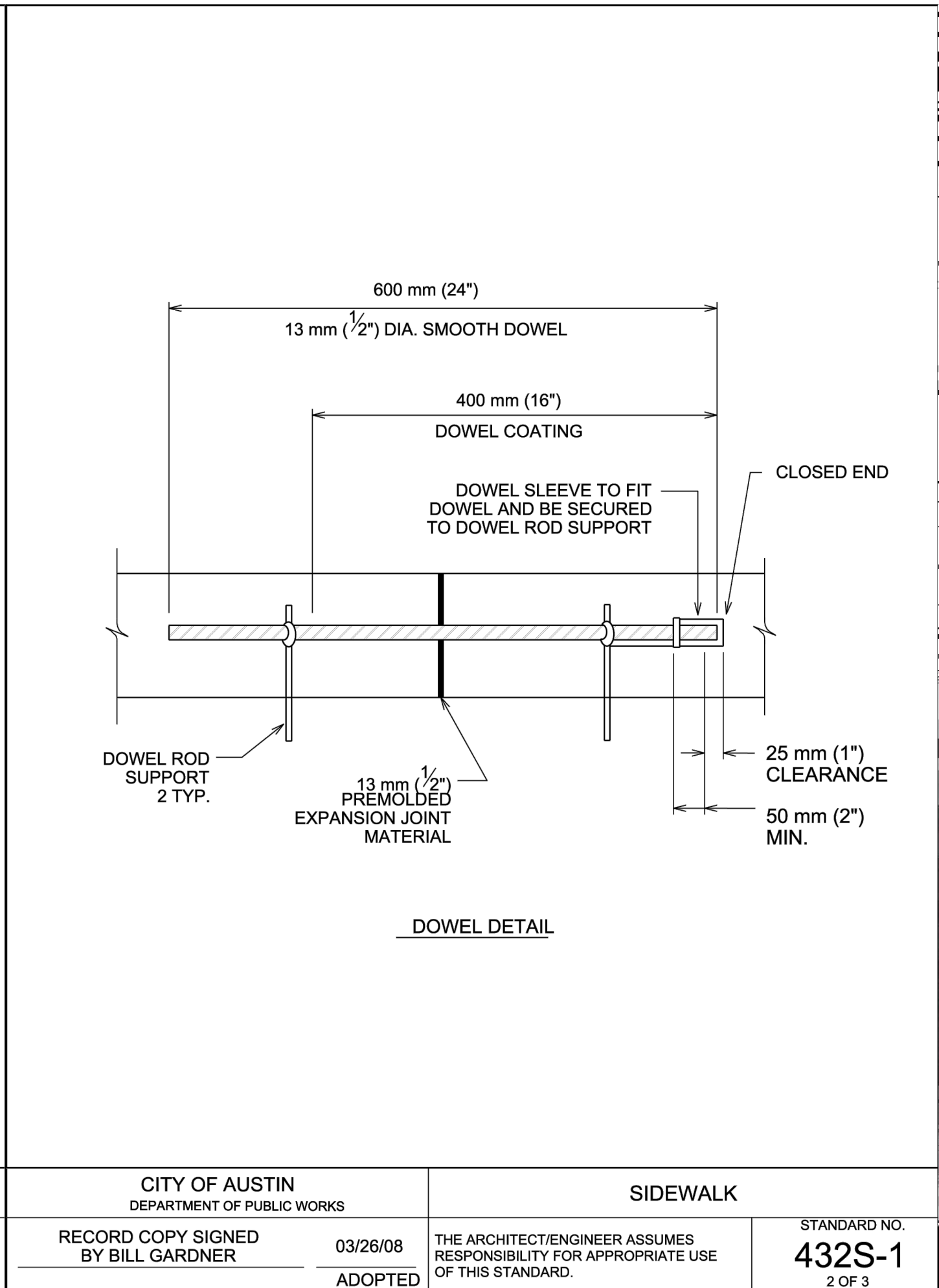
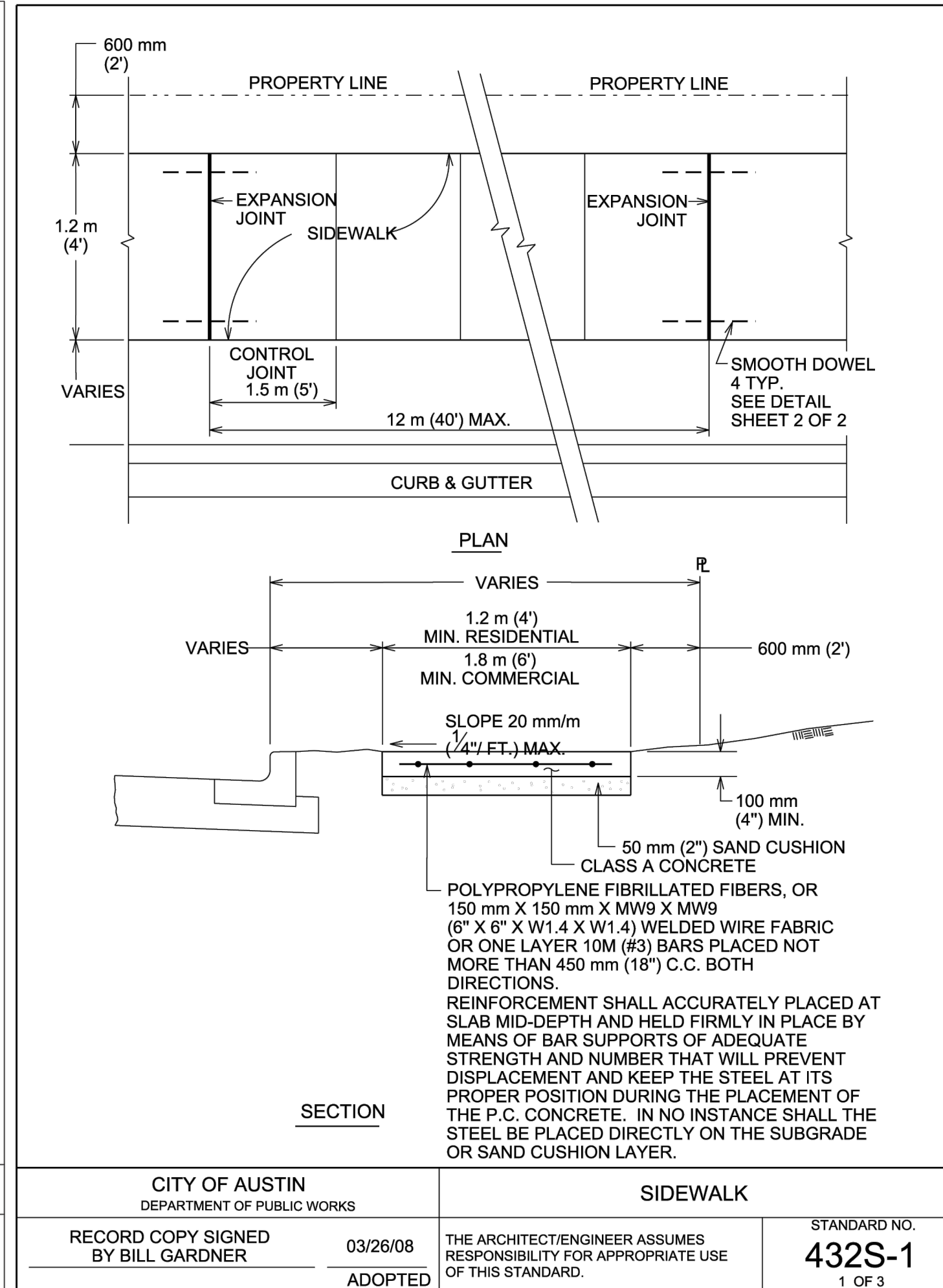
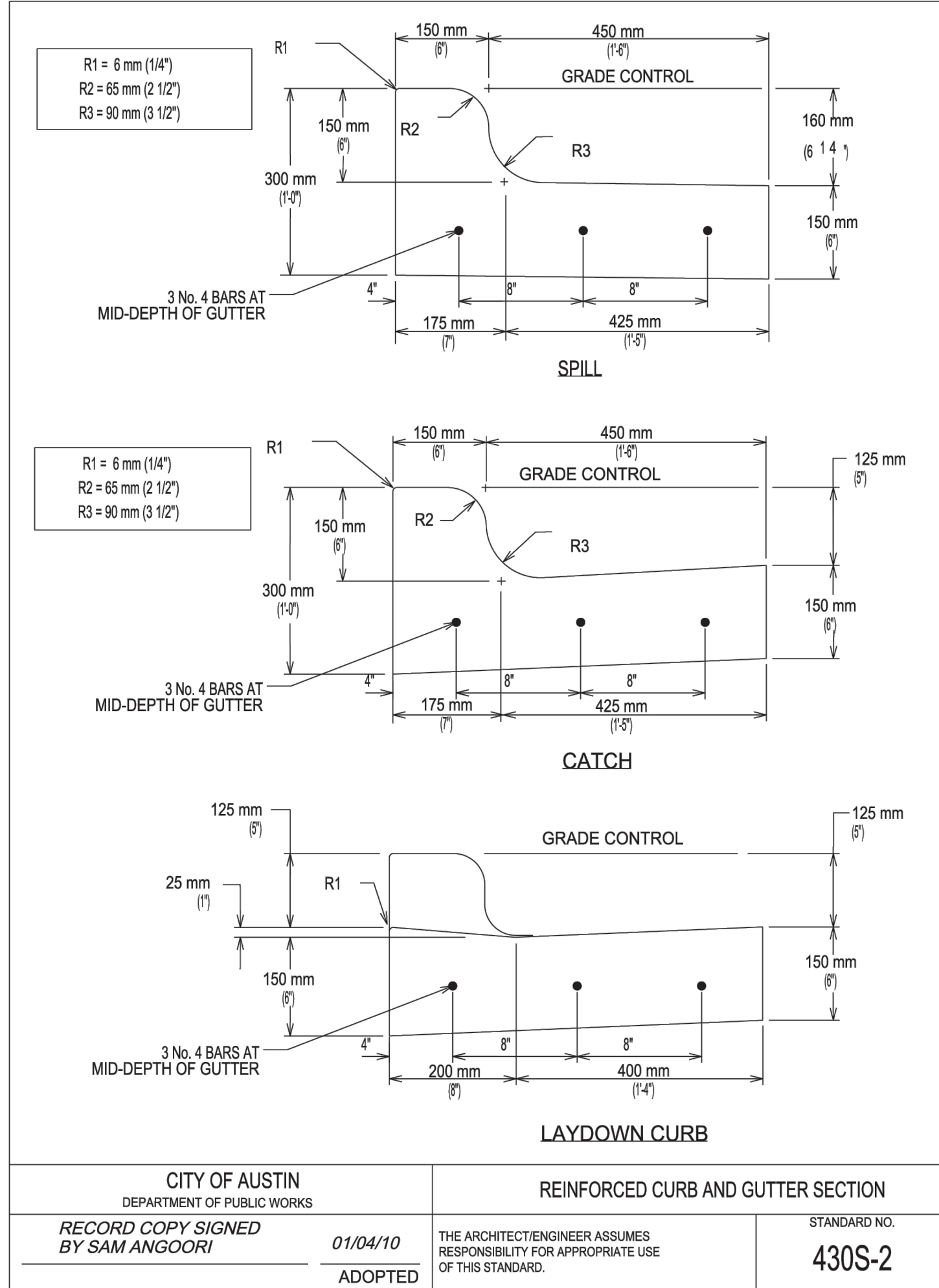
DESIGNED BY  
RDP

CHECKED BY  
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CIVIL ENGINEERING AND PLANNING  
TYPE FIRM REGISTRATION NO. F-22664

CRUNCH FITNESS AT LEANDER MARKETPLACE

SITE DETAILS (2 OF 2)

DATE  
10/21/2025

DESIGNED BY  
RDP

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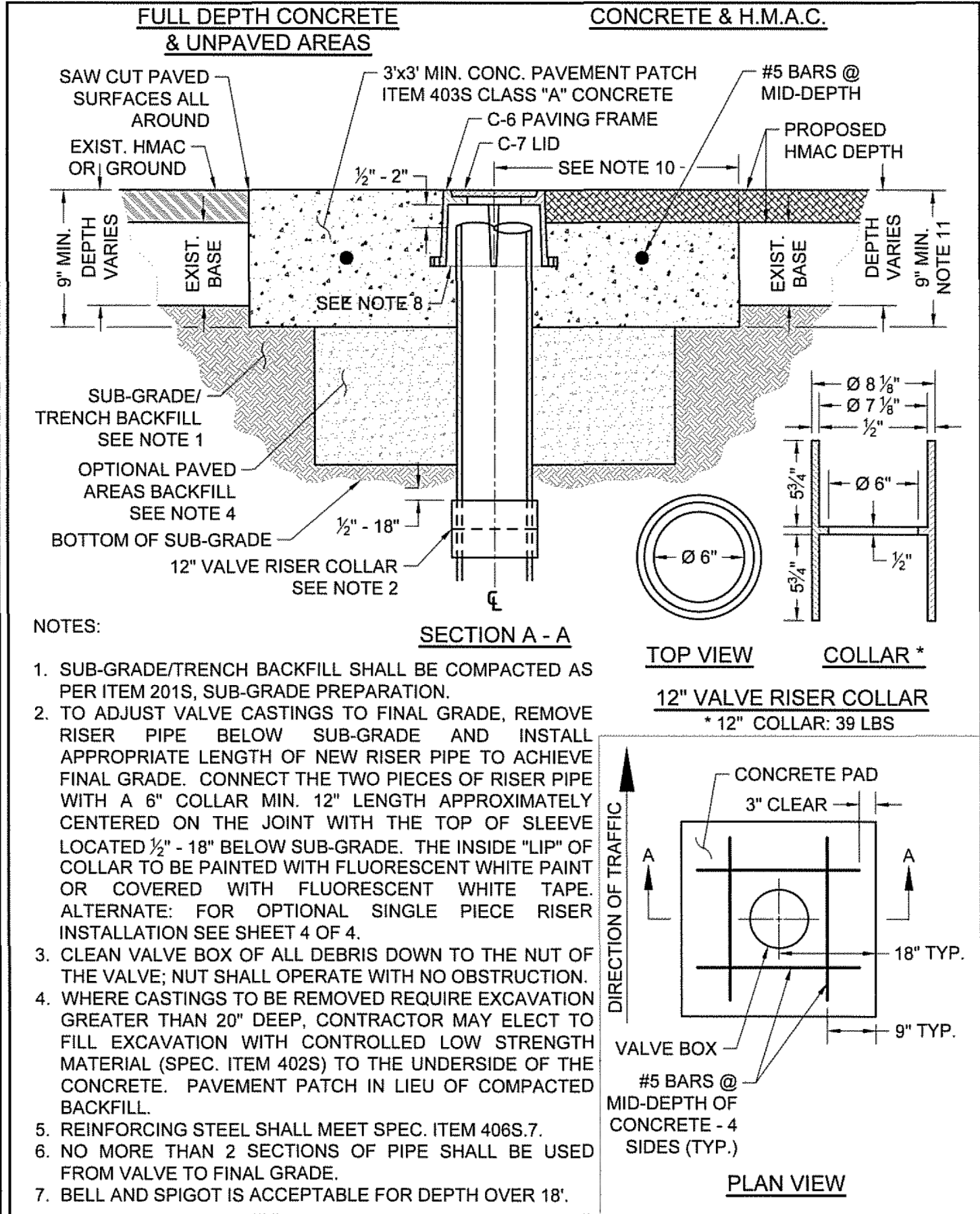
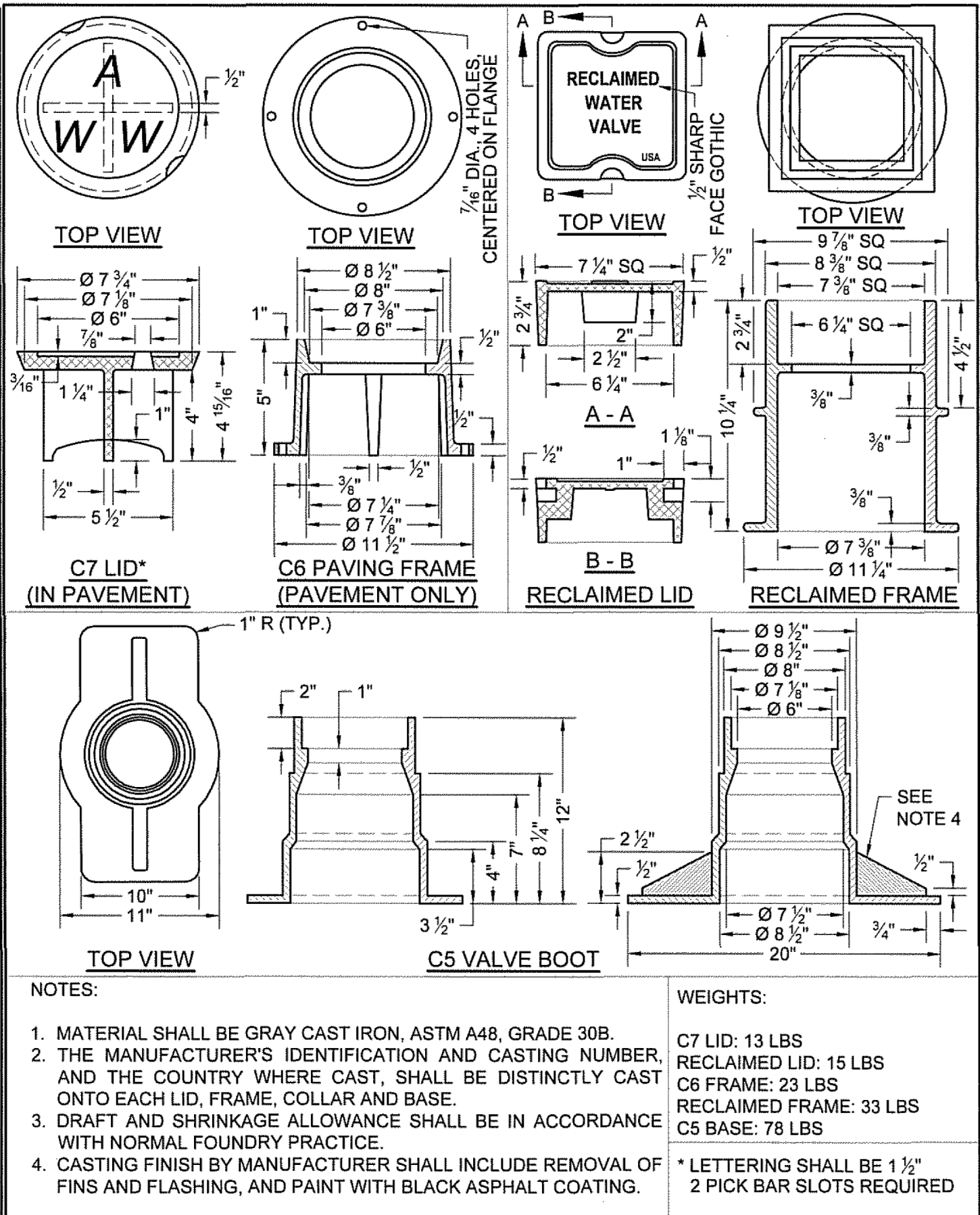
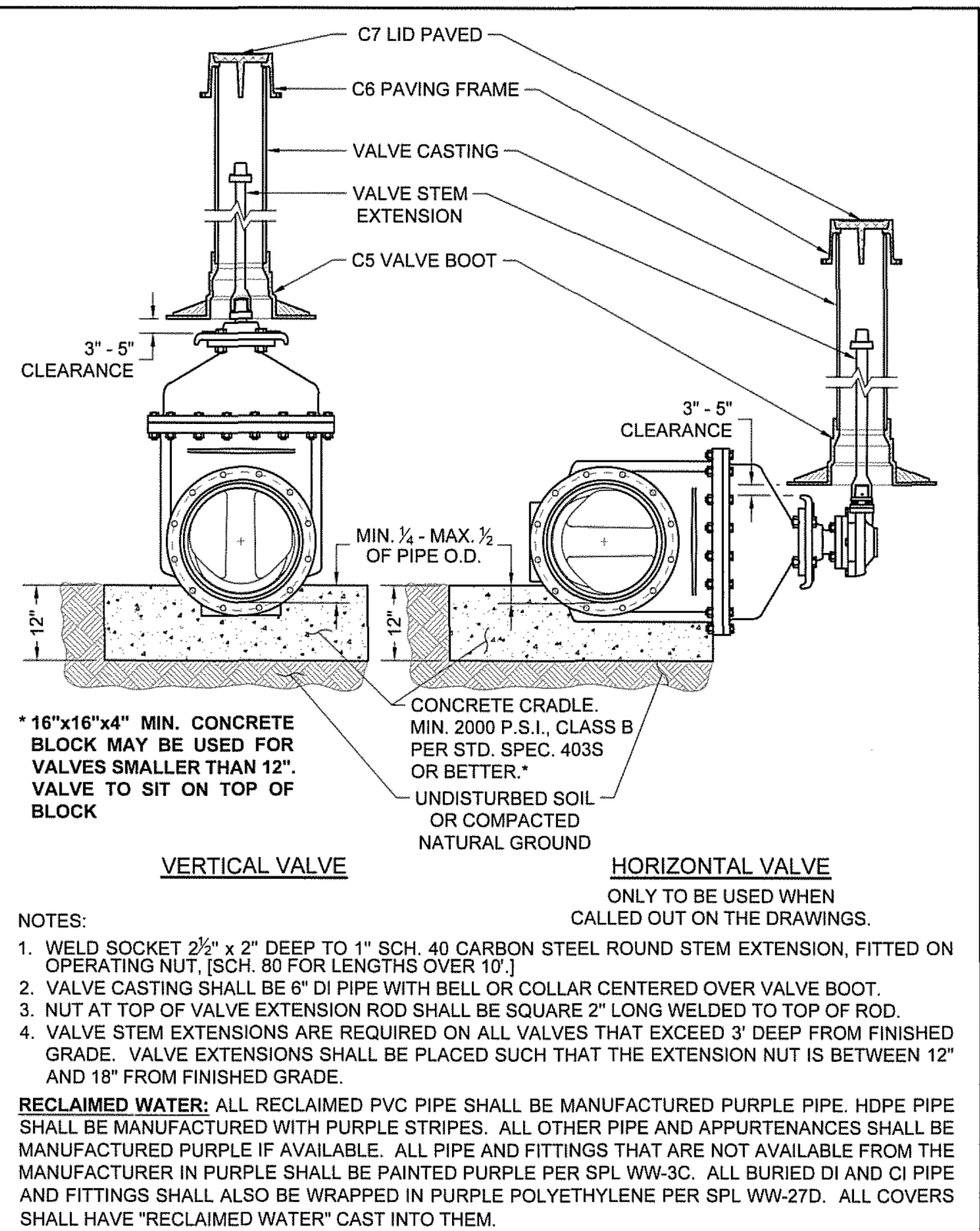
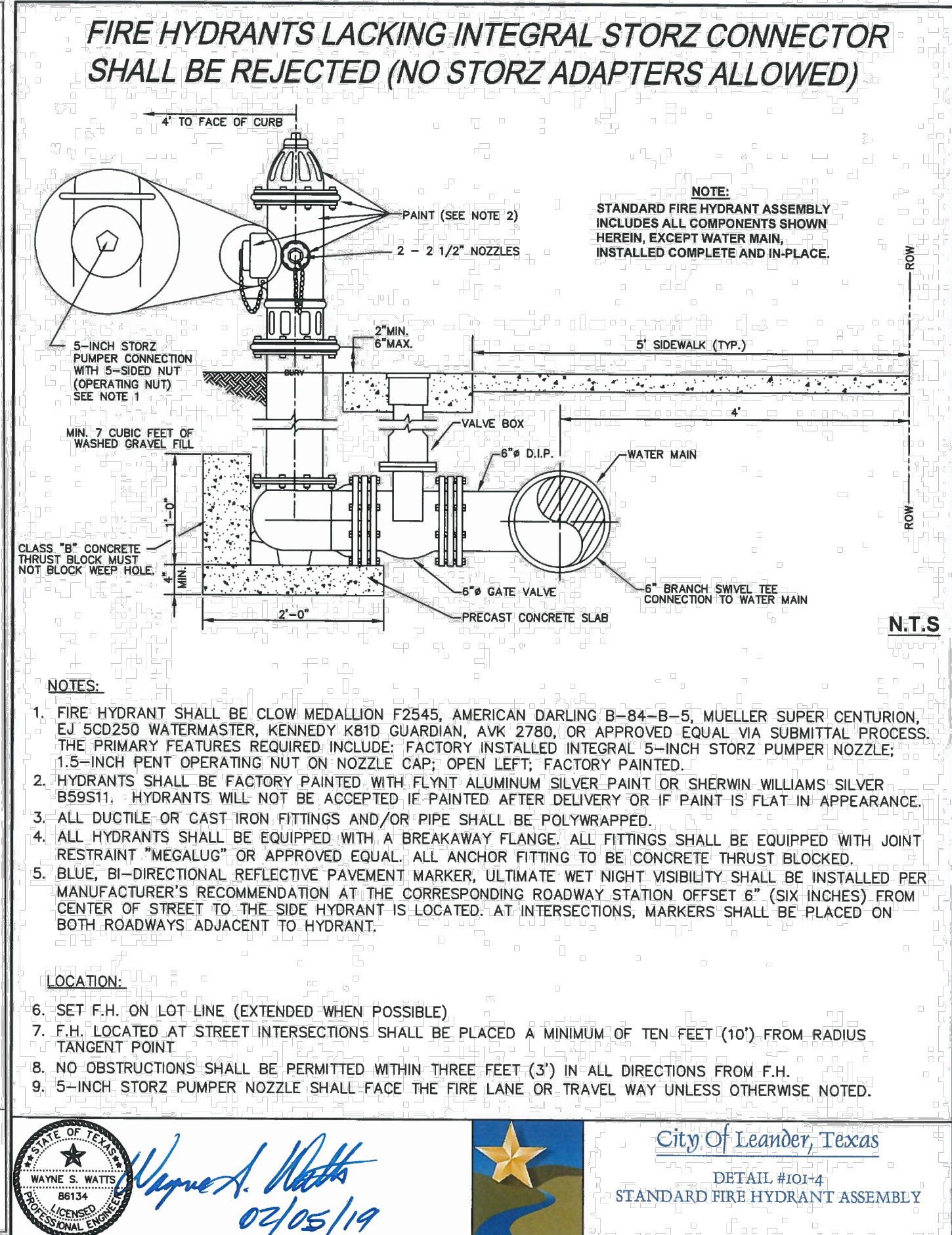
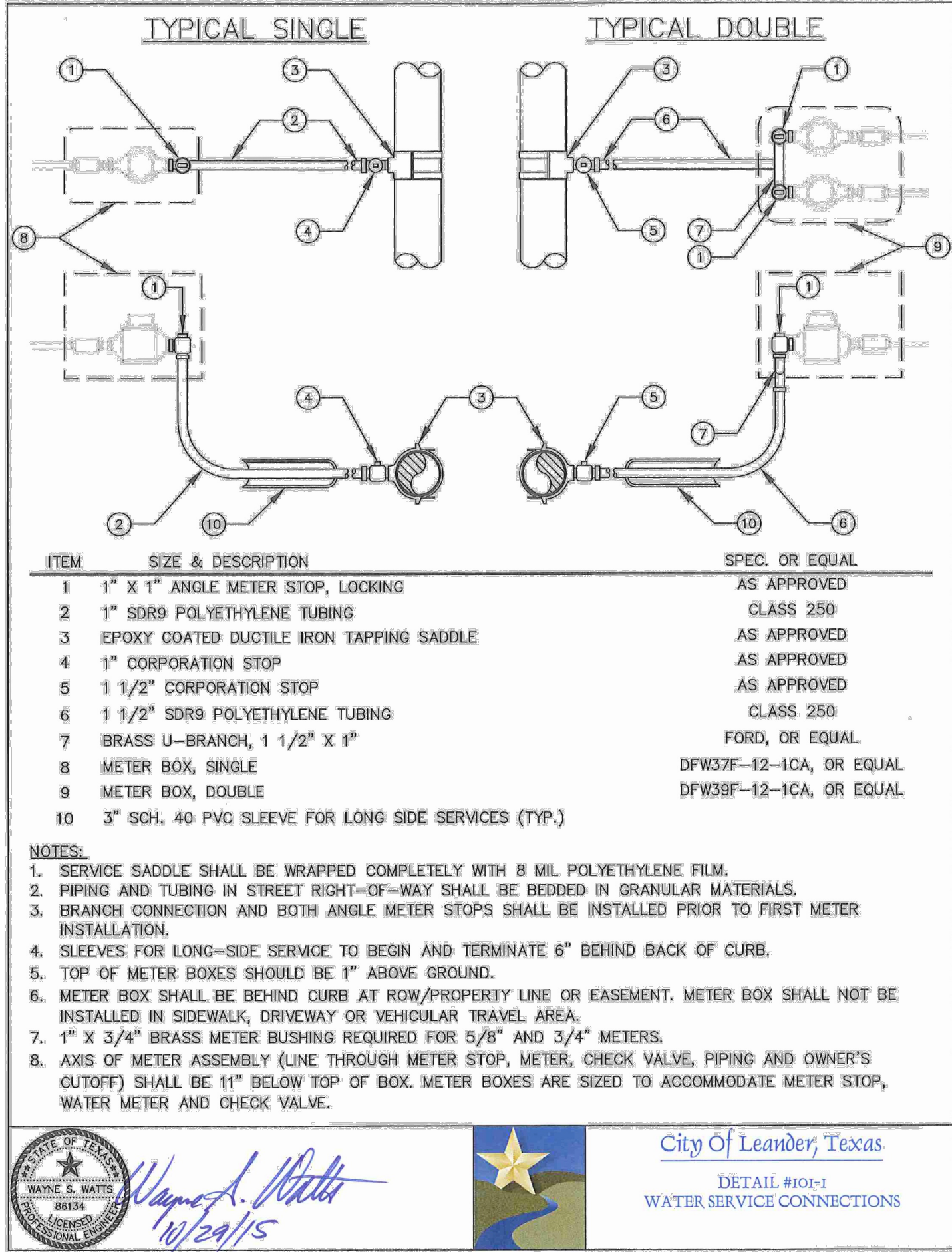
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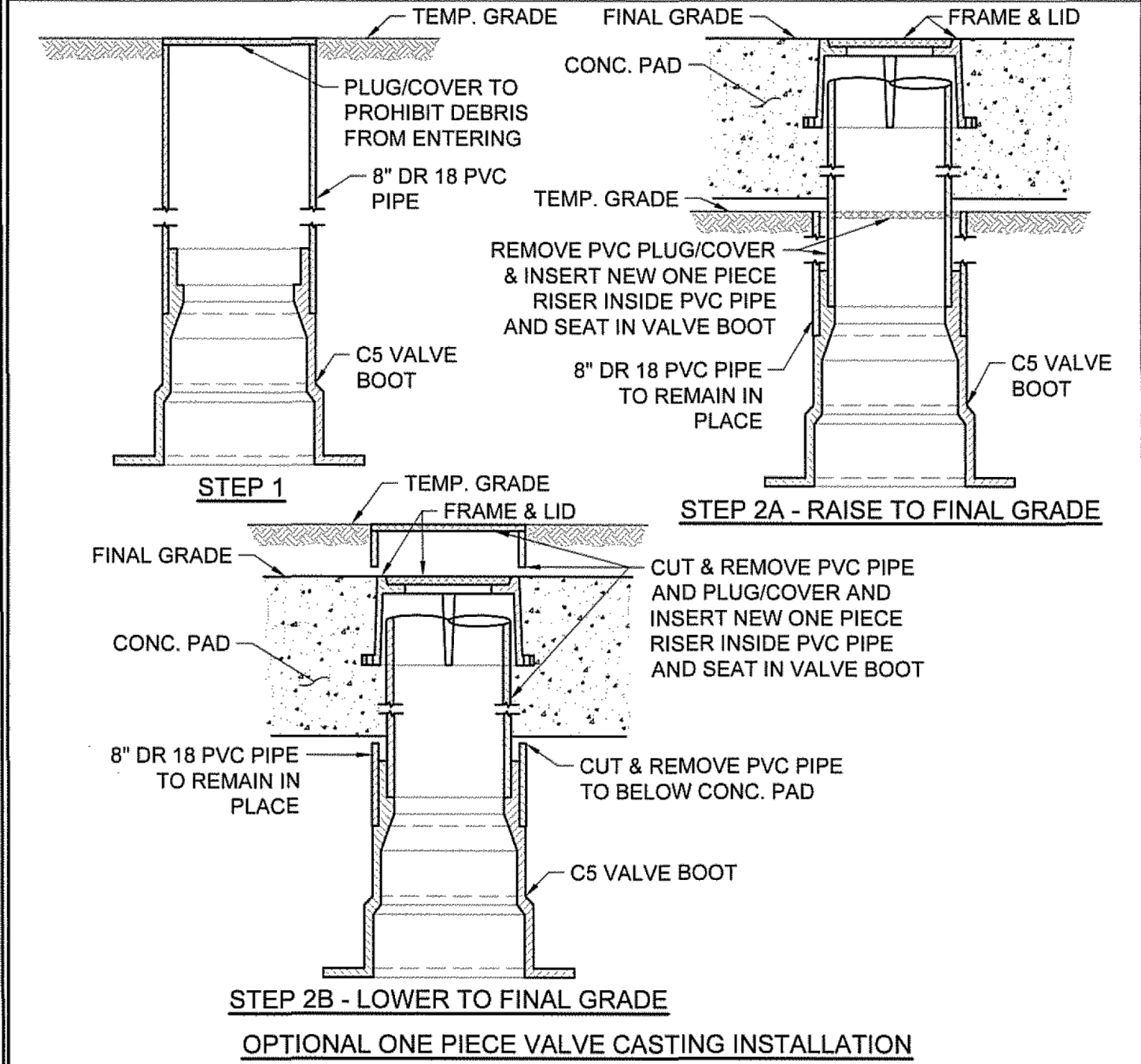








- NOTES (CONT):
- PAVING FRAME SHALL BE FLUSH WITH THE CONC. PAD AND PLACED 1/2" - 2" ABOVE RISER PIPE (FRAME SHALL NOT REST ON RISER).
  - IN UNPAVED AREAS, INSTALL ONE DELINEATOR STAKE IMMEDIATELY ADJACENT TO THE EDGE OF THE CONCRETE PAD. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES.
  - VALVE SHALL TYPICALLY BE CENTERED IN CONCRETE DIAMOND BUT MAY BE OFFSET WITH A MIN. OF 12" FROM CENTER OF VALVE LID TO EDGE OF CONCRETE IN ALL DIRECTIONS.
  - MIN. TOTAL DEPTH OF ASPHALT PLUS CONC. IS 9" AND MIN. DEPTH OF CONC. PAD SHALL BE 5"



CITY OF AUSTIN AUSTIN WATER		TYPICAL GATE VALVE 4" - 16"	
<i>Kathi L. Flowers</i>		THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	
05/18/2016 ADOPTED		STANDARD NO. 511-AW-01 4 OF 4	

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"
<i>Kathi L. Flowers</i>	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
05/18/2016 ADOPTED	STANDARD NO. 511-AW-01 1 OF 4

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"
<i>Kathi L. Flowers</i>	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
05/18/2016 ADOPTED	STANDARD NO. 511-AW-01 2 OF 4

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"
<i>Kathi L. Flowers</i>	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
05/18/2016 ADOPTED	STANDARD NO. 511-AW-01 3 OF 4



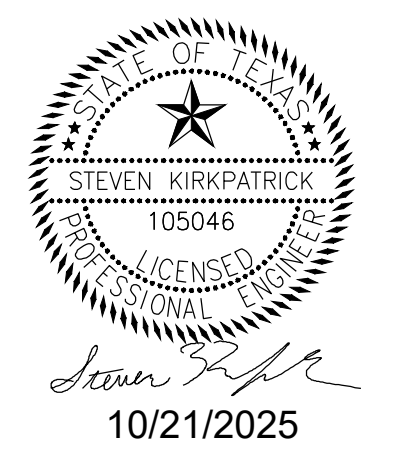
CIVIL ENGINEERING AND PLANNING  
TYPE FIRM REGISTRATION NO. F-22664

CRUNCH FITNESS AT LEANDER MARKETPLACE

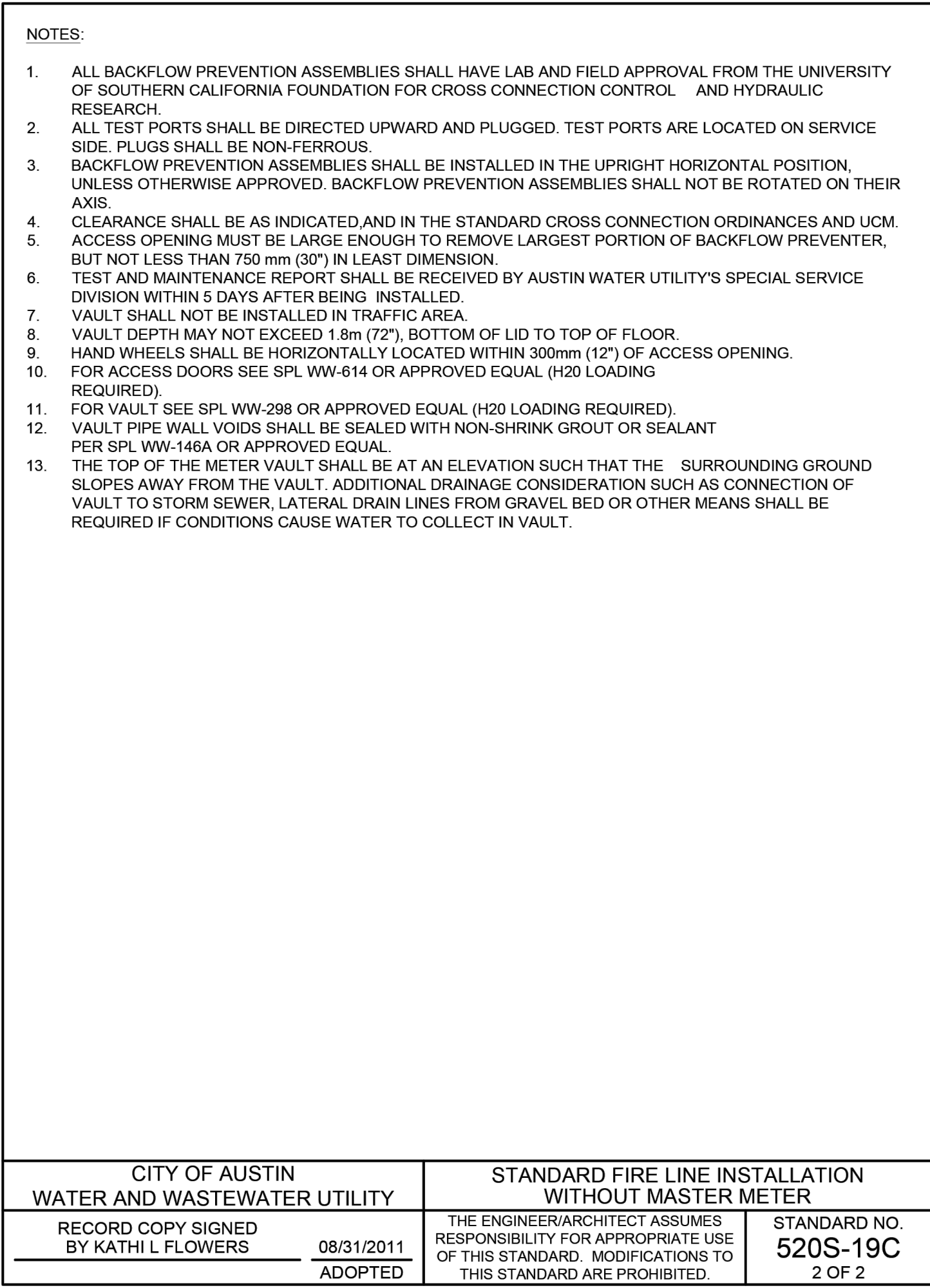
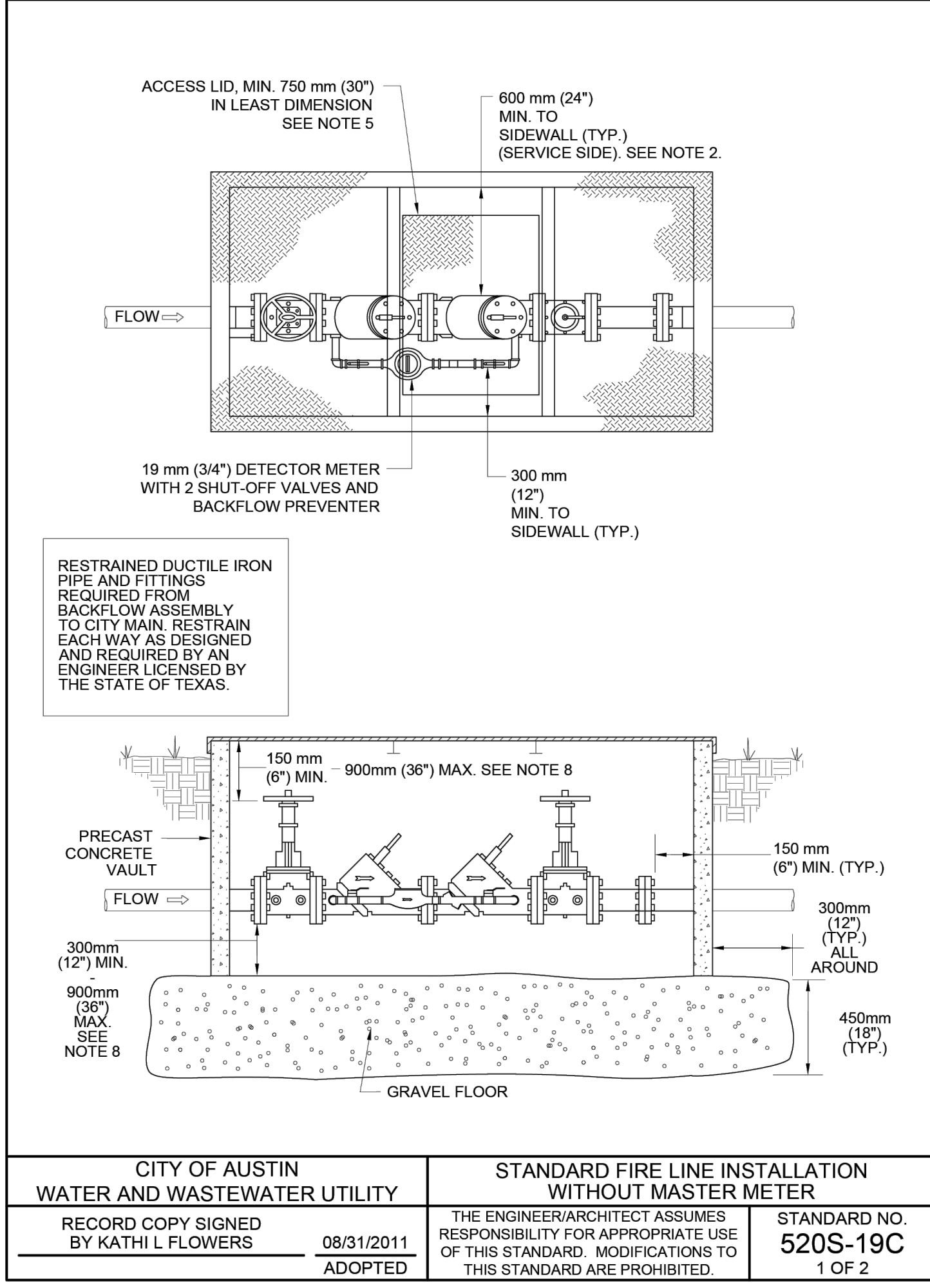
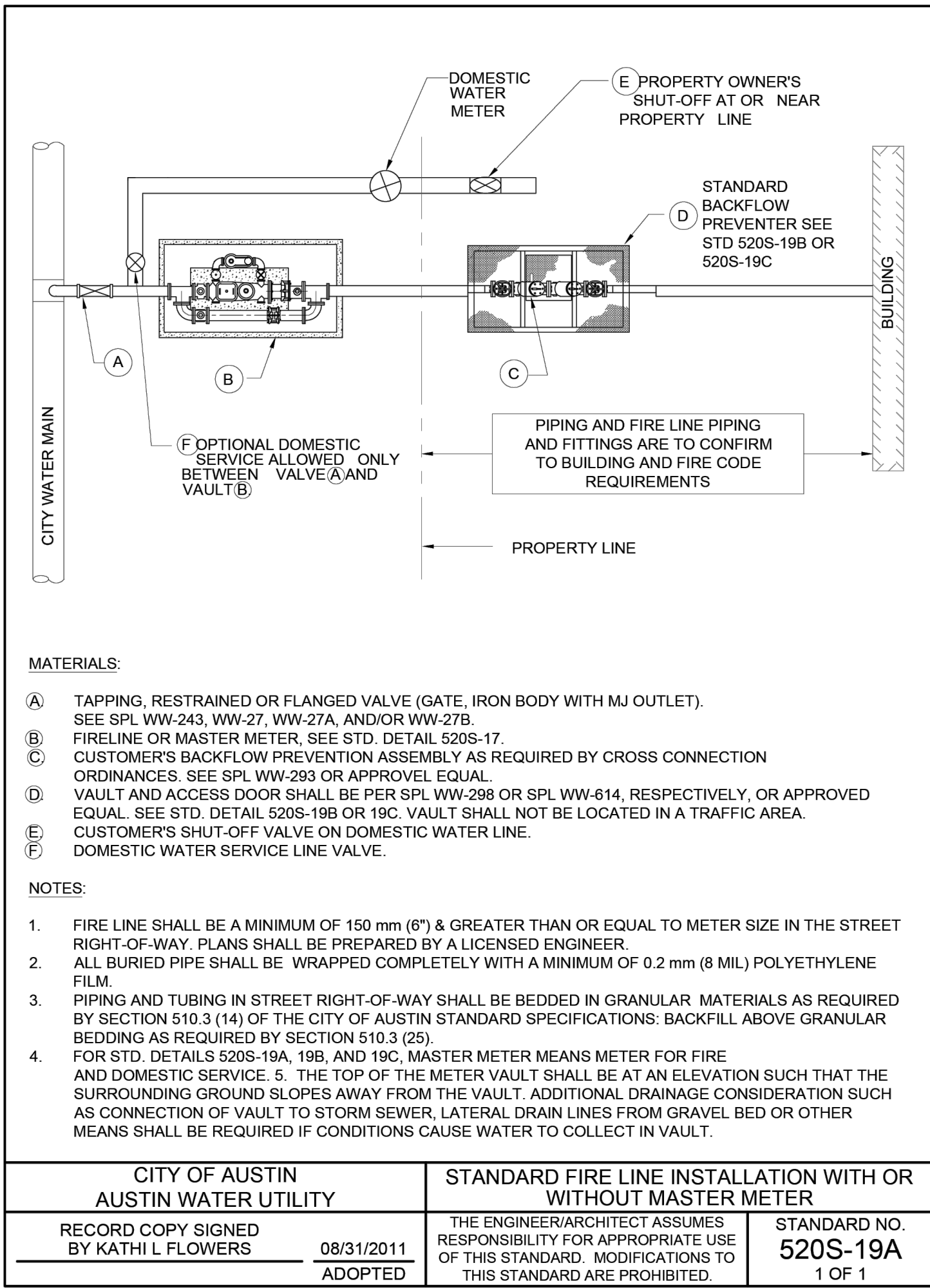
WATER DETAILS (1 OF 2)

DATE	10/21/2025
DESIGNED BY	RDP
CHECKED BY	SK

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CIVIL ENGINEERING AND PLANNING  
TYPE FIRM REGISTRATION NO. F-22664

CRUNCH FITNESS AT LEANDER MARKETPLACE

WATER DETAILS (2 OF 2)

DATE  
10/21/2025

DESIGNED BY  
RDP

CHECKED BY  
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Steven Kirkpatrick  
10/21/2025



## **ATTACHMENT N – INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN**

The owner will be responsible for inspection, maintenance and repair of the proposed water quality/detention pond associated with the Leander Marketplace project. The City of Leander defers water quality control to TCEQ's rules. Per TCEQ, Edwards Aquifer Rules, water quality controls required for commercial development shall be maintained by the property owner.

### **Extended Detention Basins (See Section 3.5.6)**

Extended detention basins have moderate to high maintenance requirements, depending on the extent to which future maintenance needs are anticipated during the design stage. Responsibilities for both routine and non-routine maintenance tasks need to be clearly understood and enforced. If regular maintenance and inspections are not undertaken, the basin will not achieve its intended purposes. There are many factors that may affect the basin's operation and that should be periodically checked. These factors can include mowing, control of pond vegetation, removal of accumulated bottom sediments, removal of debris from all inflow and outflow structures, unclogging of orifice perforations, and the upkeep of all physical structures that are within the detention pond area. One should conduct periodic inspections and after each significant storm. Remove floatables and correct erosion problems in the pond slopes and bottom. Pay particular attention to the outlet control perforations for signs of clogging. If the orifices are clogged, remove sediment and other debris. The generic aspects that must be considered in the maintenance plan for a detention facility are as follows:

**Inspections.** Basins should be inspected **at least twice a year** (once during or immediately following wet weather) to evaluate facility operation. When possible, inspections should be conducted during wet weather to determine if the pond is meeting the target detention times. In particular, the extended detention control device should be regularly inspected for evidence of clogging, or conversely, for too rapid a release. If the design drawdown times are exceeded by more than 24 hours, then repairs should be scheduled immediately. The upper stage pilot channel, if any, and its flow path to the lower stage should be checked for erosion problems. During each inspection, erosion areas inside and downstream of the BMP should be identified and repaired or revegetated immediately.

**Mowing.** The upper stage, side slopes, embankment, and emergency spillway of an extended detention basin must be mowed regularly to discourage woody growth and control weeds. Grass areas in and around basins should be mowed **at least twice annually** to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing grass is performed, a mulching mower should be used, or grass clippings should be caught and removed.

**Debris and Litter Removal.** Debris and litter will accumulate near the extended detention control device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control device or riser.

**Erosion Control.** The pond side slopes, emergency spillway, and embankment all may periodically suffer from slumping and erosion, although this should not occur often if the soils are properly compacted during construction. Regrading and revegetation may be required to correct the problems. Similarly, the channel connecting an upper stage with a lower stage may periodically need to be replaced or repaired.

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

**Nuisance Control.** Standing water (not desired in an extended detention basin) or soggy conditions within the lower stage of the basin can create nuisance conditions for nearby residents. Odors, mosquitoes, weeds, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed (e.g., mowing, debris removal, clearing the outlet control device).

**Sediment Removal.** When properly designed, dry extended detention basins will accumulate quantities of sediment over time. Sediment accumulation is a serious maintenance concern in extended detention dry ponds for several reasons. First, the sediment gradually reduces available stormwater management storage capacity within the basin. Second, unlike wet extended detention basins (which have a permanent pool to conceal deposited sediments), sediment accumulation can make dry extended detention basins very unsightly. Third, and perhaps most importantly, sediment tends to accumulate around the control device. Sediment deposition increases the risk that the orifice will become clogged, and gradually reduces storage capacity reserved for pollutant removal. Sediment can also be resuspended if allowed to accumulate over time and escape through the hydraulic control to downstream channels and streams. For these reasons, accumulated sediment needs to be removed from the lower stage when sediment buildup fills 20% of the volume of the basin or at least every 10 years.

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

  
\_\_\_\_\_  
Property Owner

07/05/2023

\_\_\_\_\_  
Date

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

  
\_\_\_\_\_  
Engineer of Record

7/5/2023

\_\_\_\_\_  
Date



# **STORM WATER POLLUTION PREVENTION PLAN (SWPPP)**

**FOR**

***Crunch Fitness at Leander Marketplace***

**PREPARED BY**

**GOODE FAITH ENGINEERING, LLC  
ANTHONY GOODE, PE**

**October 7, 2025**



# ***CRUNCH FITNESS AT LEANDER MARKETPLACE***

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- 1. SITE OPERATOR INFORMATION**
- 2. LOCATION MAP**
- 3. PLAN IMPLEMENTATION CHECKLIST**
- 4. SWPPP PLAN**
- 5. WETLANDS MAP**
- 6. PROJECT MILESTONE DATES**
- 7. ON-SITE MATERIALS LIST**
- 8. RESPONSIBLE PARTY FORM**
- 9. INSPECTION REPORT FORM**
- 10. SPILL RESPONSE ACTIONS**
- 11. PLAN MODIFICATIONS (IF NECESSARY)**
- 12. CONSTRUCTION SITE NOTICES**
- 13. TCEQ NOTICE OF INTENT (NOI)**
- 14. TCEQ NOTICE OF TERMINATION (NOT)**
- 15. TDPEs GENERAL PERMIT (TXR150000)**

# *CRUNCH FITNESS AT LEANDER MARKETPLACE*

## **1. SITE OPERATOR INFORMATION**

### **STORMWATER POLLUTION PREVENTION PLAN**

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

SITE OPERATOR  
( Responsible Party) \_\_\_\_\_  
COVERAGE AREA \_\_\_\_\_  
NOI APPLICATIONDATE \_\_\_\_\_  
AUTHORIZATION # \_\_\_\_\_

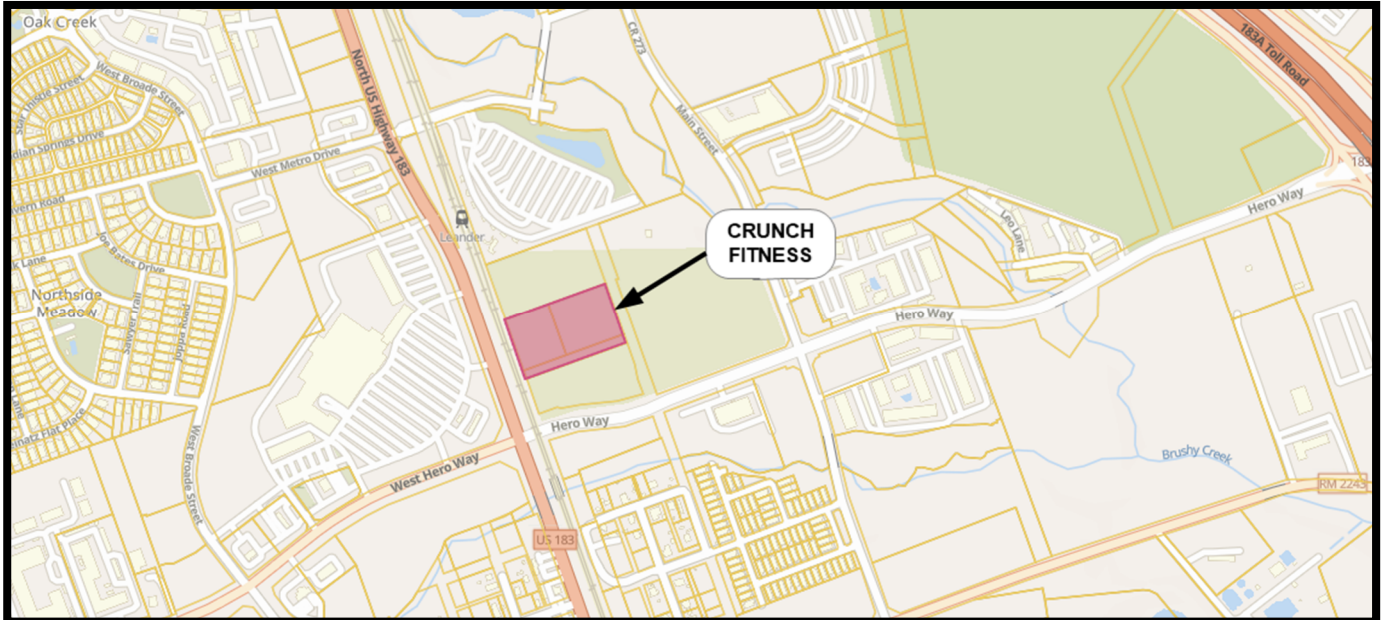
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COVERAGE AREA \_\_\_\_\_  
NOI APPLICATIONDATE \_\_\_\_\_  
AUTHORIZATION # \_\_\_\_\_

SITE OPERATOR \_\_\_\_\_  
COVERAGE AREA \_\_\_\_\_  
NOI APPLICATIONDATE \_\_\_\_\_  
AUTHORIZATION # \_\_\_\_\_



# *CRUNCH FITNESS AT LEANDER MARKETPLACE*

## **2. LOCATION MAP**



# *CRUNCH FITNESS AT LEANDER MARKETPLACE*

## **3. PLAN IMPLEMENTATION CHECKLIST**

### ***CRUNCH FITNESS AT LEANDER MARKETPLACE***

#### ***TPDES – Storm Water Pollution Prevention Plan***

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1. Definition of Construction Site Operator – “The person(s) having operational control over construction plans and specifications to the extent necessary to meet the requirements and conditions of this general permit or ... the person(s) having day to day operational control of those activities at the construction site which are necessary to ensure compliance with a storm water pollution prevention plan...” (TPDES General Permit (TXR150000), pg. 4)
2. All Notices of Intent (NOI), Notices of Termination (NOT), Storm Water Pollution Prevention Plans (SWPPP) reports, certification, or information either submitted to the Director, the operator of a large or medium municipal separate storm sewer system, or that this permit required and maintained by the permittee shall be signed by a responsible corporate officer, by a general partner or proprietor, by a principal executive public officer, or by a ranking elected public official.
3. At least two (2) days prior to start of construction, the Construction Site Operator must submit a Storm Water TPDES General Permit Notice of Intent (NOI) – TCEQ-20022, pg. 1 of 2 by Certified Mail-Return Receipt Requested to:

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

Note:

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

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

By Regular Mail

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

By Overnight/Express Mail

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

5. Submit signed copy of NOI – TCEQ-20022, pg. 1 of 2 by Certified Mail – Return Receipt to:  
NPDES Coordinator  
City of Leander (MS4)  
P.O. Box 319  
Boerne, Texas 78646
6. The effective date of provisional coverage starts two days from the date the completed NOI is postmarked for delivery to TCEQ. The provisional coverage is removed when the executive director finds the NOI complete, and the project is assigned an authorization number.



# ***CRUNCH FITNESS AT LEANDER MARKETPLACE***

## ***CRUNCH FITNESS AT LEANDER MARKETPLACE***

### ***TPDES – Storm Water Pollution Prevention Plan***

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7. The responsible party shall post a signed copy of NOI – TCEQ-20022, pg. 1 of 2 and the SWPPP booklet in a protective covering at a 24 hour readily accessible location at the main entrance of the construction site.
8. The responsible party for the SWPPP as well as any additional site operator must sign the cover sheet within the SWPPP booklet.
9. The responsible party must implement the SWPPP prior to beginning construction activities.
10. The responsible party shall use “Responsible Party Form” (Exhibit 5) to designate responsibility for pollution prevention measures.
11. The responsible party shall use “Inspection Report Form” to designate responsibility to conduct inspections and fill out Inspection Form.
12. The responsible party shall ensure the SWPPP provides adequate best management practices (as defined by this permit), covers appropriate areas under Responsible party’s control, and all other operators on the site are notified of modifications to the SWPPP.
13. The responsible party shall in a timely fashion, sign and date, the SWPPP booklet with any modifications to design, construction, operation, maintenance, or significant change not previously addressed. Any inspection should be logged into the booklet and any controls found ineffective should be modified and noted on the SWPPP.
14. The responsible party should initiate the Notice of Change (NOC) to TCEQ and the MS4 operator within 14 days after discovery if incorrect information was submitted or if relevant facts were not included.
15. The responsible party should initiate a Notice of Termination (NOT) TCEQ-20023 to TCEQ and the MS4 operator effective at midnight of the postmarked date when and if:
  - a. Final stabilization had been achieved for areas of responsibility
  - b. Another permitted operator assumes control of the site
  - c. All temporary structural controls have been removed, are scheduled for removal, or are transferred to another permitted operator.
16. The responsible party should pay special attention to Parts IV thru VII of the general permit TXR150000, which describe effluent limitations, reporting requirements, retention records, standard permit conditions, and fee structure.
17. The Responsible party for the SWPPP shall be aware of all terms and conditions of the TPDES TXR150000 general permit. The information provided in this checklist is for convenience purposes only and does not amend or limit any non-highlighted provision of the general permit. The responsible party should thoroughly read the general permit and be cognizant of their obligations as set forth in the general permit.

# **CRUNCH FITNESS AT LEANDER MARKETPLACE**

## **4. STORM WATER POLLUTION PREVENTION PLAN**

### **CRUNCH FITNESS AT LEANDER MARKETPLACE**

#### **TPDES – Storm Water Pollution Prevention Plan**

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#### **INTRODUCTION**

This Storm Water Pollution Prevention Plan is prepared for CRUNCH FITNESS AT LEANDER MARKETPLACE per the Texas Pollution Discharge Elimination System (TPDES) which implements the federal National Pollutant Discharge Elimination System (NPDES) in the state of Texas.

#### **SITE DESCRIPTION**

***Project Name: CRUNCH FITNESS AT LEANDER MARKETPLACE***

Project Street Address: East of HWY 183, North of Hero Way, Leander, TX 78641

Nature of Construction Activity: *Site clearing, grading and construction of drives, parking, sewer lines, water lines, storm water inlets and stormwater lines, utilities, and building addition.*

**Potential Pollutant Sources:**

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

Proposed Construction Start Date: *2025-December-1*

Proposed Construction End Date: *2026-March-1*

**Sequence of Major Activities:**

- a) Reach out to the city for pre-construction meeting and construction permit.*
- b) Set-up E/S controls and tree protection and reach out to city for inspection.*
- c) Set-up temporary traffic controls.*
- d) Construct drainage pond/stormwater features.*
- e) Start utility, road, grading, franchise utility and all necessary infrastructure construction.*
- f) Request final walkthrough and conduct walkthrough with engineer of record and city Department.*
- g) Engineer of record is responsible for preparing and submitting closeout documents for Project closeout.*



# ***CRUNCH FITNESS AT LEANDER MARKETPLACE***

## ***CRUNCH FITNESS AT LEANDER MARKETPLACE***

### ***TPDES – Storm Water Pollution Prevention Plan***

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Total Site Area (Acres): 4.85

Total Site Area to be Disturbed (Acres): +/-3.17 acres

Pre-Construction Runoff Coefficient: 84

Post Construction Runoff Coefficient: 98

Soil Types: CFB Crawford clay, 1 to 3 percent slopes, ~ 10.8 % of site  
EaD Ekrant cobbly clay, 1 to 8 percent slopes, ~7.0% of site  
FaB Fairlie clay, 1 to 2 percent slopes, ~82.2% of site

Industrial Activity Discharges: None

Receiving Water: Brushy Creek above South Brushy Creek (TX-1244A)

Wetlands: No – See Wetlands Map Item No. 5

National Register of Historic Places: None

Edwards Aquifer Recharge or Contributing Zone: Yes

Water Pollution Abatement Plan (WPAP): No

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

# ***CRUNCH FITNESS AT LEANDER MARKETPLACE***

## **CRUNCH FITNESS AT LEANDER MARKETPLACE**

### **TPDES – Storm Water Pollution Prevention Plan**

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#### **CONTROLS**

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

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

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

#### **1) EROSION AND SEDIMENT CONTROLS**

##### **a) GOALS AND CRITERIA**

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

##### **b) STABILIZATION PRACTICES**

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

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



# ***CRUNCH FITNESS AT LEANDER MARKETPLACE***

## ***CRUNCH FITNESS AT LEANDER MARKETPLACE***

### ***TPDES – Storm Water Pollution Prevention Plan***

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

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

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

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

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

#### **c) STRUCTURAL CONTROL PRACTICES**

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

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

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

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

# ***CRUNCH FITNESS AT LEANDER MARKETPLACE***

## ***CRUNCH FITNESS AT LEANDER MARKETPLACE***

### ***TPDES – Storm Water Pollution Prevention Plan***

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#### **2) POST-CONSTRUCTION STORM WATER MANAGEMENT**

- a) This project does not require any TPDES post-construction storm water pollution controls or velocity dissipation devices.

#### **3) OTHER CONTROLS**

Additional on-site practices, which are continuous (on-going) until the site is permanently stabilized, will include the following:

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



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### ***TPDES – Storm Water Pollution Prevention Plan***

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

#### **4) STATE AND LOCAL CONTROLS**

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

The site is not located on Native American Tribal lands.

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

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

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

### **MAINTENANCE**

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

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

# ***CRUNCH FITNESS AT LEANDER MARKETPLACE***

## ***CRUNCH FITNESS AT LEANDER MARKETPLACE***

### ***TPDES – Storm Water Pollution Prevention Plan***

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

#### **INSPECTIONS**

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

As a minimum, the inspector shall observe:

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

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

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

#### **NON-STORM WATER DISCHARGES**

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

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

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



# CRUNCH FITNESS AT LEANDER MARKETPLACE

## 5. WETLANDS MAP



## CRUNCH FITNESS AT LEANDER MARKETPLACE

## 6. PROJECT MILESTONE DATES

***CRUNCH FITNESS AT LEANDER MARKETPLACE***  
***TPDES – Storm Water Pollution Prevention Plan***

Dates when major site grading activities begin:

[illegible]

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

[illegible]

Dates when stabilization measures are initiated:

[illegible]



## CRUNCH FITNESS AT LEANDER MARKETPLACE

## 7. ON-SITE MATERIALS LIST

## CRUNCH FITNESS AT LEANDER MARKETPLACE

***TPDES – Storm Water Pollution Prevention Plan***

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

[illegible]

# CRUNCH FITNESS AT LEANDER MARKETPLACE

## 8. Responsible Party Form

### CRUNCH FITNESS AT LEANDER MARKETPLACE

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

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



# CRUNCH FITNESS AT LEANDER MARKETPLACE

## 9. Inspection Report

### CRUNCH FITNESS AT LEANDER MARKETPLACE

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

Inspector's Name

Inspector's Signature

Name of Owner/Operator

Date

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

# *CRUNCH FITNESS AT LEANDER MARKETPLACE*

## **10. Spill Response Actions**

### **Potential Pollutants**

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

### **Spills Cleanup and Management**

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

- To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110, 117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
- Materials and equipment necessary for spill cleanup should be kept on site in anticipation of expected spills. Equipment and materials will most likely include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- When spills or other accidental exposure of the substances described above occur, the following steps will be taken by the operator:
  - o To the maximum extent practicable, the spill or leak will be stopped.
  - o Once the leaking material has been stopped, the spill must be contained to minimize the affected area.
  - o If the spill poses an immediate danger to the public, emergency response personnel will be called. All operators on site will be notified of the spill immediately.
  - o The engineer inspector will determine whether the spill is of a reportable quantity and will coordinate appropriate activities as determined by the manufacturers' recommended methods for spill cleanup or material safety data sheet.



# *CRUNCH FITNESS AT LEANDER MARKETPLACE*

## **Spill Reporting**

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

Please refer to the emergency phone numbers listed:

- EPA Region 6 Emergency Response 24-Hour Hotline (214) 665-2222
- National Response Center 24-Hour Hotline (800) 424-8802
- Texas Environmental Release 24-Hour Hotline (800) 832-8224
- TCEQ Region 11, Austin Headquarters (512)-339-2929
- TCEQ Spill Response Link- [www.tceq.texas.gov/response/spills](http://www.tceq.texas.gov/response/spills)

## **Texas Administrative Code for Reportable Quantities**

<a href="#">TITLE 30</a>	ENVIRONMENTAL QUALITY
<a href="#">PART 1</a>	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
<a href="#">CHAPTER 327</a>	SPILL PREVENTION AND CONTROL
RULE §327.4	

- (a) Hazardous substances. The reportable quantities for hazardous substances shall be:
  - (1) for spills or discharges onto land--the quantity designated as the Final Reportable Quantity (RQ) in Table 302.4 in 40 CFR §302.4; or
  - (2) for spills or discharges into waters in the state--the quantity designated as the Final RQ in Table 302.4 in 40 CFR §302.4, except where the Final RQ is greater than 100 pounds in which case the RQ shall be 100 pounds.
- (b) Oil, petroleum product, and used oil.
  - (1) The RQ for crude oil and oil other than that defined as petroleum product or used oil shall be:
    - (A) for spills or discharges onto land--210 gallons (five barrels); or
    - (B) for spills or discharges directly into water in the state--quantity sufficient to create a sheen.
  - (2) The RQ for petroleum product and used oil shall be:
    - (A) except as noted in subparagraph (B) of this paragraph, for spills or discharges onto land--25 gallons;
    - (B) for spills or discharges to land from PST exempted facilities--210 gallons (five barrels); or
    - (C) for spills or discharges directly into water in the state--quantity sufficient to create a sheen.
- (c) Industrial solid waste or other substances. The RQ for spills or discharges into water in the shall be 100 pounds.

# *CRUNCH FITNESS AT LEANDER MARKETPLACE*

## **Information for the Initial Notification**

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

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



# ***CRUNCH FITNESS AT LEANDER MARKETPLACE***

## **11. PLAN MODIFICATIONS (IF NECESSARY)**

## *CRUNCH FITNESS AT LEANDER MARKETPLACE*

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





# TCEQ Small Construction Site Notice

Small construction sites disturb at least one but less than five acres or are part of a larger common plan of development or sale that disturbs between one and five acres. Operators of small construction sites will fill out this notice. Operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on [Assistance Tools for Construction Stormwater General Permits](#).

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

## **Operator**

**Name:** \_\_\_\_\_

**Contact Name and Phone Number:** \_\_\_\_\_

## **Project Description:**

Physical Location/Description \_\_\_\_\_

Estimated Start Date \_\_\_\_\_

Projected End Date or Date Disturbed Soils Will Be  
Stabilized \_\_\_\_\_

**Location of Stormwater Pollution Prevention Plan (SWP3):** \_\_\_\_\_

For Small Construction Activities Authorized Under Part II.E.2. (Obtaining Authorization to Discharge) the following certification must be completed:

I \_\_\_\_\_ (Typed or Printed Name Person Completing This Certification) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part II.E.2. of TPDES General Permit TXR150000 and agree to comply with the terms of this permit. A stormwater pollution prevention plan has been developed and will be implemented prior to construction, according to permit requirements. A copy of this signed notice is supplied to the operator of the Municipal Separate Storm Sewer Systems (MS4) if discharges enter an MS4. I am aware there are significant penalties for providing false information or for conducting unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

Signature and Title \_\_\_\_\_ Date \_\_\_\_\_

Name of MS4 Operator notified: \_\_\_\_\_ and Date notified (per Part II.F.3.): \_\_\_\_\_

Date Site Notice Removed \_\_\_\_\_

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



TCEQ Office Use Only

Permit No:

CN:

RN:



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

### IMPORTANT INFORMATION

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

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

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

### ePERMITS

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

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

### APPLICATION FEE AND PAYMENT

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

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

Provide your payment information for verification of payment:

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

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

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

If Yes, provide the authorization number here: TXR15

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

## SECTION 1. OPERATOR (APPLICANT)

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

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

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

Leander Hero LLC

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

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Karim M. Momin

Suffix: Title: Authorized Signer Credentials:

Phone Number: 713-539-9115

E-mail: karim@startexoil.com

Mailing Address: 12750 S Kirkwood RD STE 200

City, State, and Zip Code: Stafford, TX 77477

Mailing Information if outside USA: Territory:

Country Code:

Postal Code:

d) Indicate the type of customer:

☐ Individual

☒ Limited Partnership

☐ General Partnership

☐ Trust

☐ Sole Proprietorship (D.B.A.)

☐ Corporation

☐ Estate

☐ Federal Government

☐ County Government

☐ State Government

☐ City Government

☐ Other Government

☐ Other:

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



# CRUNCH FITNESS AT LEANDER MARKETPLACE

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

**D** Number of Employees. Select the range applicable to your company.

☒ 0-20

☐ 251-500

☐ 21-100

☐ 501 or higher

☐ 101-250

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

State Franchise Tax ID Number: 32097437191

Federal Tax ID: 33-1804903

Texas Secretary of State Charter (filing) Number: 0805770674

DUNS Number (if known):

## SECTION 2. APPLICATION CONTACT

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

☐ Yes, go to Section 3

☒ No, complete this section

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Anthony Goode Suffix:

Title: President Credential: P.E.

Organization Name: Goode Faith Engineering LLC

Phone Number: 972-822-1682 Fax Number:

E-mail: Anthony@goodefaitheng.com

Mailing Address: 1620 La Jaita Dr., Ste.300

Internal Routing (Mail Code, Etc.):

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

Mailing information if outside USA:

Territory:

Country Code:  Postal Code:

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

**a)** If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN111793048

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

# CRUNCH FITNESS AT LEANDER MARKETPLACE

b) Name of project or site (the name known by the community where it's located):  
CRUNCH FITNESS AT LEANDER MARKETPLACE

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

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

e) Latitude: 30.584671 Longitude: -97.854010

f) Site Address/Location

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

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

*Section A:*

Street Number and Name:

City, State, and Zip Code:

*Section B:*

Location Description: Northeast of Highway 183 and Hero Way Intersection

City (or city nearest to) where the site is located: Leander, TX 78641

Zip Code where the site is located: 78641

## SECTION 4. GENERAL CHARACTERISTICS

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

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

☒ No

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

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

☒ No

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

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

e) What is the total number of acres to be disturbed? +/- 3.17

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



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☒ Yes

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

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

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

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

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? Brushy Creek Above South Brushy Creek

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1244A

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

☒ Yes ☐ No

If Yes, provide the name of the MS4 operator: City of Leander

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

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

☒ Yes, complete the certification below.

☐ No, go to Section 5

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

## SECTION 5. NOICERTIFICATION

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

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

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

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

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

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## SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: \_\_\_\_\_

Operator Signatory Title: \_\_\_\_\_

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

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

Signature (use blue ink): \_\_\_\_\_ Date: \_\_\_\_\_



# CRUNCH FITNESS AT LEANDER MARKETPLACE

## NOTICE OF INTENT CHECKLIST (TXR150000)

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

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

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

### APPLICATION FEE

If paying by check:

- ☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)
- ☐ Check number and name on check is provided in this application.

If using ePay:

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

### RENEWAL

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

### OPERATOR INFORMATION

- ☒ Customer Number (CN) issued by TCEQ Central Registry
- ☒ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)
- ☒ Name and title of responsible authority signing the application.
- ☒ Phone number and e-mail address
- ☒ Mailing address is complete & verifiable with USPS. [www.usps.com](http://www.usps.com)
- ☒ Type of operator (entity type). Is applicant an independent operator?
- ☒ Number of employees.
- ☒ For corporations or limited partnerships – Tax ID and SOS filing numbers.
- ☒ Application contact and address is complete & verifiable with USPS. <http://www.usps.com>

### REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

- ☐ Regulated Entity Number (RN) (if site is already regulated by TCEQ)
- ☒ Site/project name and construction activity description
- ☒ County
- ☒ Latitude and longitude <http://www.tceq.texas.gov/gis/sqmaview.html>

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

## **GENERAL CHARACTERISTICS**

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

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

☒ Primary SIC Code that best describes the construction activity being conducted at the site.  
[www.osha.gov/oshstats/sicsr.html](http://www.osha.gov/oshstats/sicsr.html)

☒ Estimated starting and ending dates of the project.

☒ Confirmation of concrete truck washout.

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

☒ Common plan of development or sale.

☒ Receiving water body or water bodies.

☒ Segment number or numbers.

☒ MS4 operator.

☒ Edwards Aquifer rule.

## **CERTIFICATION**

☒ Certification statements have been checked indicating Yes.

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



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

### GENERAL INFORMATION

#### Where to Send the Notice of Intent (NOI):

By Regular Mail:

TCEQ

Stormwater Processing Center (MC228)

P.O. Box 13087

Austin, Texas 78711-3087

By Overnight or Express Mail:

TCEQ

Stormwater Processing Center (MC228)

12100 Park 35 Circle

Austin, TX

#### Application Fee:

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

#### Mailed Payments:

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

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

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

#### TCEQ Contact List:

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

#### Notice of Intent Process:

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

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

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

or

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

## General Permit (Your Permit)

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

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

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

## Change in Operator

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

## TCEQ Central Registry Core Data Form

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

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

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



# CRUNCH FITNESS AT LEANDER MARKETPLACE

## INSTRUCTIONS FOR FILLING OUT THE NOI FORM

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

### Section 1. OPERATOR (APPLICANT)

#### a) Customer Number (CN)

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

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

#### b) Legal Name of Applicant

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

#### c) Contact Information for the Applicant (Responsible Authority)

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

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

The phone number should provide contact to the applicant.

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

#### d) Type of Customer (Entity Type)

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

##### **Individual**

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

##### **Partnership**

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

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## **Trust or Estate**

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

## **Sole Proprietorship (DBA)**

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

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

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

## **Corporation**

☐ A customer that meets all of these conditions:

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

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

## **Government**

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

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

## **Other**

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

### **e) Independent Entity**

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

### **f) Number of Employees**

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



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## **g) Customer Business Tax and Filing Numbers**

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

### **State Franchise Tax ID Number**

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

### **Federal Tax ID**

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

### **TX SOS Charter (filing) Number**

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

### **DUNS Number**

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

## **Section 2. APPLICATION CONTACT**

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

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

### **a) Regulated Entity Number (RN)**

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

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

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

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

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## b) Name of the Project or Site

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

## c) Description of Activity Regulated

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

## d) County

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

## e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to:

<http://www.tceq.texas.gov/gis/sqmapview.html>.

## f) Site Address/Location

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

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

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

## Section 4. GENERAL CHARACTERISTICS

### a) Indian Country Lands

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

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

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

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



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

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

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser:

[http://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p\\_dir=&p\\_rloc=&p\\_tloc=&p\\_ploc=&pg=1&p\\_tac=&ti=16&pt=1&ch=3&rl=30](http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30) or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

## **c) Primary Standard Industrial Classification (SIC) Code**

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

Common SIC Codes related to construction activities include:

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

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

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

## **d) Secondary SIC Code**

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

## **e) Total Number of Acres Disturbed**

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

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

## **f) Common Plan of Development**

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

For more information on what a common plan of development is, refer to the definition of "Common Plan of Development" in the section of the general permit or enter the following link into your internet browser:

[www.tceq.texas.gov/permitting/stormwater/common\\_plan\\_of\\_development\\_steps.html](http://www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html)

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



# ***CRUNCH FITNESS AT LEANDER MARKETPLACE***

## **g) Estimated Start Date of the Project**

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

## **h) Estimated End Date of the Project**

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

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

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

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

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

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

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

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site:

[www.tceq.texas.gov/waterquality/monitoring/viewer.html](http://www.tceq.texas.gov/waterquality/monitoring/viewer.html) or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

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

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

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

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

## **l) Discharge into MS4 - Identify the MS4 Operator**

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

# CRUNCH FITNESS AT LEANDER MARKETPLACE

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

## m) Discharges to the Edwards Aquifer Recharge Zone and Certification

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

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser:

[www.tceq.texas.gov/field/eapp/viewer.html](http://www.tceq.texas.gov/field/eapp/viewer.html) or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

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

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

## Section 5. NOI CERTIFICATION

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

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

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

### b) Certification of Legal Name

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

### c) Understanding of Notice of Termination

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



# *CRUNCH FITNESS AT LEANDER MARKETPLACE*

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

## **d) Certification of Stormwater Pollution Prevention Plan**

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

## **Section 6. APPLICANT CERTIFICATION SIGNATURE**

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

### **If you are a corporation:**

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

### **If you are a municipality or other government entity:**

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

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

# *CRUNCH FITNESS AT LEANDER MARKETPLACE*

## **30 Texas Administrative Code**

### **§305.44. Signatories to Applications**

(a) All applications shall be signed as follows.

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

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

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

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



# *CRUNCH FITNESS AT LEANDER MARKETPLACE*

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

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

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

*CRUNCH FITNESS AT LEANDER MARKETPLACE*

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



# CRUNCH FITNESS AT LEANDER MARKETPLACE



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

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

### IMPORTANT INFORMATION:

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

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

**ePermits:** This form is available on our online permitting system.

Sign up for online permitting at: <https://www3.tceq.texas.gov/steers/>

What is the permit number to be terminated?

TXR15  TXRCW

### Section 1. OPERATOR (Permittee)

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

b) What is the Legal Name of the current permittee?

Leander Hero LLC

c) Provide the contact information for the Operator (Responsible Authority).

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

First and Last Name: Karim M. Momin

Suffix:  Title: Authorized Signer

Phone Number: 713-539-9115

Email: karim@startexoil.com

Mailing Address: 12750 S Kirkwood RD STE 200

City, State, and Zip Code: Stafford, TX 78641

Country Mailing Information, if outside USA:

### Section 2. APPLICATION CONTACT

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

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

☐ Yes, go to Section 3.

☒ No, complete section below

# CRUNCH FITNESS AT LEANDER MARKETPLACE

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

First and Last Name: Anthony Goode Suffix:

Title: President Credentials: P.E.

Phone Number: 512 - 260 -9100 Fax Number:

Email: [anthony@goodefaitheng.com](mailto:anthony@goodefaitheng.com)

Mailing Address: 1620 La Jaita Dr., Ste 300

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

Country Mailing Information, if outside USA:

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

- a) TCEQ issued RE Reference Number (RN): RN 111793048
- b) Name of project or site as known by the local community: Crunch Fitness at Leander Marketplace
- c) County, or counties if more than 1: Williamson County
- d) Latitude: 30.584671 Longitude: -97.854010
- e) Site Address/Location:

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

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

### Section 3A: Physical Address of Project or Site:

Street Number and Name:

City, State, and Zip Code:

### Section 3B: Site Location Description:

#### Location description:

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

where the site is located: Northeast of Highway 183 and Hero Way intersection

Leander, TX 78641

## Section 4. REASON FOR TERMINATION

Check the reason for termination:

- ☒ Final stabilization has been achieved on all portions of the site that are the responsibility of the Operator and all silt fences and other temporary erosion controls have been removed or scheduled for removal as defined in the SWP3.
- ☒ Another permitted Operator has assumed control over all areas of the site that have not been finally stabilized, and temporary erosion controls that have been identified in the SWP3 have been transferred to the new Operator.



# *CRUNCH FITNESS AT LEANDER MARKETPLACE*

- ☒ The discharge is now authorized under an alternate TPDES permit.
- ☒ The activity never began at this site that is regulated under the general permit.

## **Section 5. CERTIFICATION**

Signatory Name:

Signatory Title:

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

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

Signature (use blue ink): \_\_\_\_\_ Date: \_\_\_\_\_

# *CRUNCH FITNESS AT LEANDER MARKETPLACE*

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

### **GENERAL INFORMATION**

#### **Where to Send the Notice of Termination (NOT):**

##### **BY REGULAR U.S. MAIL:**

Texas Commission on Environmental Quality  
Stormwater Processing Center (MC -228)  
P.O. Box 13087  
Austin, Texas 78711 - 3087

##### **BY OVERNIGHT/EXPRESS MAIL:**

Texas Commission on Environmental Quality  
Stormwater Processing Center (MC -228)  
12100 Park 35 Circle  
Austin, TX 78753

#### **TCEQ Contact List:**

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

#### **Notice of Termination Process:**

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

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

- 1) Administrative Review: The form will be reviewed to confirm the following:
  - the permit number is provided.
  - the permit is active and has been approved;
  - the entity terminating the permit is the current permittee;
  - the site information matches the original permit record; and
  - the form has the required original signature with title and date.
- 2) Notice of Deficiency: If an item is incomplete or not verifiable as indicated above, a phone call will be made to the applicant to clear the deficiency. A letter will not be sent to the permittee if unable to process the form.
- 3) Confirmation of Termination: A Notice of Termination Confirmation letter will be mailed to the operator.

#### **Change in Operator:**

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

### **INSTRUCTIONS FOR FILLING OUT THE FORM**

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



# *CRUNCH FITNESS AT LEANDER MARKETPLACE*

## **Section 1. Operator (Current Permittee):**

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

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

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

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

The phone number should provide contact to the operator.

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

## **Section 2. Application Contact:**

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

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

- a) Regulated Entity Reference Number(RN)  
A number issued by TCEQ's Central Registry to sites where an activity regulated by TCEQ. This is not a permit number, registration number, or license number. The Regulated Entity Reference Number is available at the following website:  
[http://www2.tceq.texas.gov/wq\\_dpa/index.cfm](http://www2.tceq.texas.gov/wq_dpa/index.cfm).
- b) Name of the Project or Site  
Provide the name of the site as known by the public in the area where the site is located.
- c) County  
Identify the county or counties in which the regulated entity is located.
- d) Latitude and Longitude  
Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. The latitude and longitude as provided on the current authorization is available at the following website: [http://www2.tceq.texas.gov/wq\\_dpa/index.cfm](http://www2.tceq.texas.gov/wq_dpa/index.cfm).
- e) Site/Project (RE) Physical Address/Location Information  
The physical address/location information, as provided on the current authorization, is available at the following website: [http://www2.tceq.texas.gov/wq\\_dpa/index.cfm](http://www2.tceq.texas.gov/wq_dpa/index.cfm).

# *CRUNCH FITNESS AT LEANDER MARKETPLACE*

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

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

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

## **Section 4. Reason for Termination:**

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

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

## **Section 5. Certification:**

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

### *IF YOU ARE A CORPORATION:*

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

### *IF YOU ARE A MUNICIPALITY OR OTHER GOVERNMENT ENTITY:*

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

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



# *CRUNCH FITNESS AT LEANDER MARKETPLACE*

## *30 Texas Administrative Code §305.44. Signatories to Applications*

(a) All applications shall be signed as follows.

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

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

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

*CRUNCH FITNESS AT LEANDER MARKETPLACE*

**15.TEXAS COMMISSION ON ENVIRONMENTAL  
QUALITY TDPES GENERAL PERMIT  
(TXR150000)**





General Permit to Discharge Under  
the Texas Pollutant Discharge  
Elimination System

**Stormwater Discharges Associated with  
Construction Activities  
TXR150000**

Effective March 5, 2023

# Texas Commission on Environmental Quality

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



## GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM

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

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

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

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

EFFECTIVE DATE: March 5, 2023

ISSUED DATE: February 27, 2023

  
\_\_\_\_\_  
For the Commission



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

I \_\_\_\_\_ Karim M. Momin \_\_\_\_\_,  
Print Name  
Authorized Signer  
\_\_\_\_\_ Title - Owner/President/Other  
of \_\_\_\_\_ Leander Hero LLC \_\_\_\_\_,  
Corporation/Partnership/Entity Name  
have authorized \_\_\_\_\_ Anthony Goode \_\_\_\_\_  
Print Name of Agent/Engineer  
of \_\_\_\_\_ Goode Faith Engineering, LLC \_\_\_\_\_  
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:



Applicant's Signature

10-9-2025

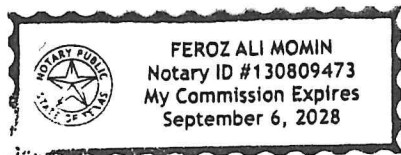
Date

THE STATE OF TEXAS §

County of FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared KARIM MOMIN 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 9<sup>TH</sup> day of OCTOBER, 2025.



NOTARY PUBLIC

FEROZ A MOMIN  
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 9-6-2028

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

I Anif Momin,  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Authorized Signer  
\_\_\_\_\_  
Title - Owner/President/Other  
of Hero Way LP,  
\_\_\_\_\_  
Corporation/Partnership/Entity Name  
have authorized Anthony Goode  
\_\_\_\_\_  
Print Name of Agent/Engineer  
of Goode Faith Engineering, LLC  
\_\_\_\_\_  
Print Name of Firm

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

I also understand that:

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



SIGNATURE PAGE:

[Signature]  
Applicant's Signature

10-9-25  
Date

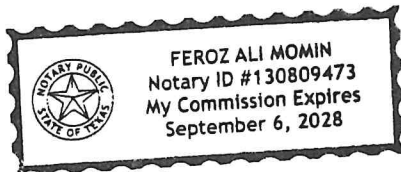
THE STATE OF TEXAS §

County of FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared ANIF NIDMIN 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 9TH day of OCTOBER, 2025

[Signature]  
NOTARY PUBLIC



FEROZ A NIDMIN  
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 9-6-2025

# Application Fee Form

## Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: CRUNCH FITNESS AT LEANDER MARKETPLACE

Regulated Entity Location: NORTHEAST OF HIGHWAY 183 AND HERO WAY INTERSECTION

Name of Customer: LEANDER HERO LLC

Contact Person: KARIM M. MOMIN

Phone: 713-539-9115

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

☐ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

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

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	8.6004 Acres	\$ 5,000
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: 

Date: 10-17-25

# 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***

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

### ***Organized Sewage Collection Systems and Modifications***

<b><i>Project</i></b>	<b><i>Cost per Linear Foot</i></b>	<b><i>Minimum Fee- Maximum Fee</i></b>
Sewage Collection Systems	\$0.50	\$650 - \$6,500

### ***Underground and Aboveground Storage Tank System Facility Plans and Modifications***

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

### ***Exception Requests***

<b><i>Project</i></b>	<b><i>Fee</i></b>
Exception Request	\$500

### ***Extension of Time Requests***

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





# TCEQ Core Data Form

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

## SECTION I: General Information

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

## SECTION II: Customer Information

<b>4. General Customer Information</b>		<b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy)			
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>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).</i>					
<b>6. Customer Legal Name</b> (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
LEANDER HERO LLC					
<b>7. TX SOS/CPA Filing Number</b>		<b>8. TX State Tax ID</b> (11 digits)		<b>9. Federal Tax ID</b> (9 digits)	
0805770674		32097437191		33-1804903	
<b>10. DUNS Number</b> (if applicable)					
<b>11. Type of Customer:</b>		<input type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited	
<b>12. Number of Employees</b>		<b>13. Independently Owned and Operated?</b>			
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>14. Customer Role</b> (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant					
<b>15. Mailing Address:</b>		12750 S KIRKWOOD RD STE 200			
City		STAFFORD	State	TX	ZIP
				77477	ZIP + 4
					3860
<b>16. Country Mailing Information</b> (if outside USA)			<b>17. E-Mail Address</b> (if applicable)		
			KARIM@STARTEXOIL.COM		

<b>18. Telephone Number</b>	<b>19. Extension or Code</b>	<b>20. Fax Number (if applicable)</b>
( 713 ) 539-9115		(   ) -

## SECTION III: Regulated Entity Information

<b>21. General Regulated Entity Information</b> (If 'New Regulated Entity' is selected, a new permit application is also required.)								
<input type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>								
<b>22. Regulated Entity Name</b> (Enter name of the site where the regulated action is taking place.)								
CRUNCH FITNESS AT LEANDER MARKETPLACE								
<b>23. Street Address of the Regulated Entity:</b>  (No PO Boxes)								
	<b>City</b>	LEANDER	<b>State</b>	TX	<b>ZIP</b>	78641	<b>ZIP + 4</b>	
<b>24. County</b>	WILLIAMSON							

If no Street Address is provided, fields 25-28 are required.

<b>25. Description to Physical Location:</b>	NORTHEAST OF HIGHWAY 183 AND HERO WAY INTERSETION							
<b>26. Nearest City</b>					<b>State</b>	<b>Nearest ZIP Code</b>		
LEANDER					TX	78641		
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>								
<b>27. Latitude (N) In Decimal:</b>		30.584994			<b>28. Longitude (W) In Decimal:</b>		-97.853645	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
30	35	06	97	51	13.1			
<b>29. Primary SIC Code</b> (4 digits)	<b>30. Secondary SIC Code</b> (4 digits)		<b>31. Primary NAICS Code</b> (5 or 6 digits)		<b>32. Secondary NAICS Code</b> (5 or 6 digits)			
1542								
<b>33. What is the Primary Business of this entity?</b> (Do not repeat the SIC or NAICS description.)								
construction								
<b>34. Mailing Address:</b>	12750 S KIRKWOOD RD STE 200							
	<b>City</b>	STAFFORD	<b>State</b>	TX	<b>ZIP</b>	77477	<b>ZIP + 4</b>	3860
<b>35. E-Mail Address:</b>	karim@startexoil.com							
<b>36. Telephone Number</b>	<b>37. Extension or Code</b>		<b>38. Fax Number (if applicable)</b>					
( 713 ) 539-9115			(   ) -					

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


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

## SECTION IV: Preparer Information

<b>40. Name:</b>	ANTHONY GOODE			<b>41. Title:</b>	PE
<b>42. Telephone Number</b>	<b>43. Ext./Code</b>	<b>44. Fax Number</b>	<b>45. E-Mail Address</b>		
( 972 ) 822-1682		( ) -	ANTHONY@GOODEFAITHENG.COM		

## SECTION V: Authorized Signature

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

<b>Company:</b>	GOODE FAITH ENGINEERING, LLC		<b>Job Title:</b>	PRESIDENT	
<b>Name (In Print):</b>	ANTHONY GOODE			<b>Phone:</b>	( 922 ) 822- 1682
<b>Signature:</b>				<b>Date:</b>	10/8/2025