

T.C.E.Q. EDWARDS AQUIFER CONTRIBUTING ZONE PLAN

FORTUNE LAKELINE CROSSING

HERO WAY WEST AND LAKELINE BLVD
LEANDER, TEXAS 78641

SEPTEMBER 2025

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

- 1. <u>Edwards Aquifer applications</u> must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.
 - To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: http://www.tceq.texas.gov/field/eapp.
- 2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
- 3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
- 4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.
 - An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.
- 5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
- 6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: FORTUNE LAKELINE CROSSING				2. Regulated Entity No.: NA				
3. Customer Name: NANCY L R GILPIN AND JOHN GILPIN			4. Customer No.: NA					
5. Project Type: (Please circle/check one)	New	Modi	Modification Extension			nsion	Exception	
6. Plan Type: (Please circle/check one)	WPAP CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential	Non-ı	Non-residential 8. Site		te (acres):	13.741		
9. Application Fee:		10. P	10. Permanent BMP(s):		BATCH DETENION & JELLYFISH® FILTER			
11. SCS (Linear Ft.):		12. A	12. AST/UST (No. Tanks):			ıks):		
13. County:	WILLIAMSON	14. W	14. Watershed:				BRUSHY CREEK	

Application Distribution

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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.			
Anthony Goode, PE			
Print Name of Customer/Authorized Agent			
Signature of Customer/Authorized Agent	Date _{9/18/2025}		

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):	1	Review Time Spent:		
Lat./Long. Verified:	:	SOS Customer Verification:		
Agent Authorization Complete/Notarized (Y/N):	1	Fee	Payable to TCEQ (Y/N):	
Core Data Form Complete (Y/N):		Check: Signed (Y/N):		
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):	

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, PE

Date: <u>9/17/2025</u>

Signature of Customer/Agent:

Regulated Entity Name: Fortune Lakeline Crossing

Project Information

1. County: Williamson

2. Stream Basin: Brushy Creek

3. Groundwater Conservation District (if applicable): NA

4. Customer (Applicant):

Contact Person: Nancy L R Gilpin & John Gilpin

Entity: OWNER

Mailing Address: PO BOX 1204

City, State: Salado, Texas Zip: 76571
Telephone: 254-760-8191 Fax:

Email Address: njlimousin@aol.com

5.	Agent/Representative (If any):
	Contact Person: Anthony Goode, PE Entity: Goode Faith Engineering, LLC Mailing Address: 1620 La Jaita Dr Ste 300 City, State: Cedar Park, Texas Zip: 78613 Telephone: 972-822-1682 Fax: Email Address: Anthony@goodefaitheng.com
6.	Project Location:
	 X The project site is located inside the city limits of <u>Leander, TX</u> X The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of <u>Leander, TX</u> The project site is not located within any city's limits or ETJ.
7.	X 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.
	Southeast corner of intersection of Hero Way W and Lakeline Blvd.
8.	X 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.	X 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:
	X Project site boundaries.X USGS Quadrangle Name(s).
10.	X 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:
	 X Area of the site X Offsite areas X Impervious cover X Permanent BMP(s) X Proposed site use X Site history X Previous development X Area(s) to be demolished
11.	Existing project site conditions are noted below:
	Existing commercial site Existing industrial site Existing residential site

	 Existing paved and/or unpaved roads Undeveloped (Cleared) Undeveloped (Undisturbed/Not cleared) Other:
12.	The type of project is:
	Residential: # of Lots: Residential: # of Living Unit Equivalents: X Commercial Industrial Other:
13.	Total project area (size of site): <u>13.741</u> Acres
	Total disturbed area: <u>4.08</u> Acres
14.	Estimated projected population: <u>NA</u>
15.	The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	20,320	÷ 43,560 =	0.466
Parking	11,994	÷ 43,560 =	0.275
Other paved surfaces	57,840	÷ 43,560 =	1.328
Total Impervious Cover	90,154	÷ 43,560 =	2.069

Total Impervious Cover $\underline{2.069}$ ÷ Total Acreage $\underline{4.08}$ X 100 = $\underline{50.7}$ % Impervious Cover

16.	Χ	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.

X 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. $L \times W = Ft^2 \div 43,560 Ft^2/Acre = acres.$
21. Pavement Area:
Length of pavement area: feet. Width of pavement area: feet. L x W = Ft² ÷ 43,560 Ft²/Acre = acres. Pavement area acres ÷ R.O.W. area acres x 100 = % impervious cover.
22. A rest stop will be included in this project.
A rest stop will not be included in this project.
23. Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.
Stormwater to be generated by the Proposed Project
24. X 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 runof 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):				
will be used licensing aut the land is so the requiren relating to O Each lot in the size. The sys	to treat and dispose of the hority's (authorized age uitable for the use of prinents for on-site sewage n-site Sewage Facilities. his project/development stem will be designed by	m Authorized Agent. And the wastewater from this nt) written approval is at wate sewage facilities and facilities as specified under its at least one (1) acre (4) a licensed professional of the installer in compliance was the waste of the compliance was a specified under the complex	site. The appropriate tached. It states that will meet or exceed der 30 TAC Chapter 285	
The sewage collection		: ne wastewater to the aste Water Treatment Pl		
X Existing. Proposed.				
□ N/A				
Permanent Abo Gallons	oveground Stoi	rage Tanks(AST	s) ≥ 500	
Complete questions 27 greater than or equal t		des the installation of AS	T(s) with volume(s)	
□N/A				
27. Tanks and substance	e stored:			
Table 2 - Tanks and	Substance Storage			
AST Number	Size (Gallons)	Substance to be Stored	Tank Material	
1				
2				
3				
4				
5				
		Tot nent structure that is size ity of the system. For fac	•	

5 of 11

•	stem, the containm umulative storage c		ed to capture one and	d one-half (1 1/2)			
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 dimensi	29. Inside dimensions and capacity of containment structure(s):						
Table 3 - Second	dary Containment	t .					
Length (L)(Ft.)	Width(W)(Ft.)	Height (H)(Ft.)	L x W x H = (Ft3)	Gallons			
			То	tal: Gallons			
Some of the structure. The piping The piping of the piping of the piping of the contain substance (state of the contain substance).	e piping to dispense will be aboveground will be underground nment area must be s) being stored. The	ers or equipment wild d constructed of and e proposed containn	ings. A scaled drawi	containment vious to the e constructed of:			
	nt structure is attacl		-				
 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 							
storage tan			or collection and rec controlled drainage a				
<u></u>		pillage will be remo	ved from the contain	nment structure			

In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.
Site Plan Requirements
tems 34 - 46 must be included on the Site Plan.
34. \boxed{X} The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" ='.
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. X No part of the project site is located within the 100-year floodplain. The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA_firm panel 48491C0435F as dated 12/20/2019, for Williamson County, Texas. 36. X 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. \boxed{X} A drainage plan showing all paths of drainage from the site to surface streams.
38. \overline{X} The drainage patterns and approximate slopes anticipated after major grading activities.
39. X Areas of soil disturbance and areas which will not be disturbed.
40. X Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
11. X Locations where soil stabilization practices are expected to occur.
42. Surface waters (including wetlands).
X N/A
13. Locations where stormwater discharges to surface water.
X There will be no discharges to surface water.
14. Temporary aboveground storage tank facilities.
Temporary aboveground storage tank facilities will not be located on this site.

45. Permanent abov	eground storage tank facilities.
Permanent abov	reground storage tank facilities will not be located on this site.
46. X Legal boundaries	s of the site are shown.
Permanent Bes	st Management Practices (BMPs)
Practices and measures	that will be used during and after construction is completed.
	s and measures must be implemented to control the discharge of egulated activities after the completion of construction.
☐ N/A	
and maintained loading of total sremoved. These	and measures have been designed, and will be constructed, operated, to insure that 80% of the incremental increase in the annual mass suspended solids (TSS) from the site caused by the regulated activity is equantities have been calculated in accordance with technical guidance epted by the executive director.
and measure A technical g	chnical Guidance Manual (TGM) was used to design permanent BMPs es for this site. uidance other than the TCEQ TGM was used to design permanent BMPs es for this site. The complete citation for the technical guidance that
☐ N/A	
as designed. A T permanent BMP must be submitt	eure that permanent BMPs and measures are constructed and function Texas Licensed Professional Engineer must certify in writing that the s or measures were constructed as designed. The certification letter ed to the appropriate regional office within 30 days of site completion.
∐ N/A	
less impervious cove permanent BMPs m percent impervious whole site as describ Application Processi	for low density single-family residential development and has 20 % or er, other permanent BMPs are not required. This exemption from ust be recorded in the county deed records, with a notice that if the cover increases above 20% or land use changes, the exemption for the ped in the property boundaries required by 30 TAC §213.4(g) (relating to ng and Approval), may no longer apply and the property owner must te regional office of these changes.
20% or less in	ne used for low density single-family residential development and has impervious cover. The used for low density single-family residential development but has 10% impervious cover.
X The site will r	ot be used for low density single-family residential development.

51.	The executive director may waive the requirement for other permanent BMPs for multifamily 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. X The site will not be used for multi-family residential developments, schools, or small business sites.
52.	X 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. X 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.	X Attachment K - BMPs for On-site Stormwater.
	 X 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 wate 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.
	X N/A
55.	X 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. X	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:
	 X Prepared and certified by the engineer designing the permanent BMPs and measures X Signed by the owner or responsible party X Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit. X 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.
X	N/A

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

- 59. X 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. X 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.

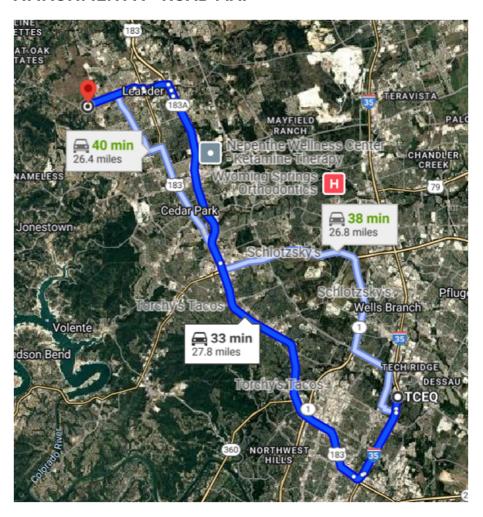
Administrative Information

- 61. X 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. X 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. X 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 Stormwat	er Section (TCE	Q-0602) is included	d with the application
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ATTACHMENT A - ROAD MAP



>	Get on I-35 S from Park 35 Cir and S I-35
	Frontage Rd

2 min (0.8 mi)

Take US-183 N and 183A Toll Rd N to 183A Frontage Rd in Leander. Take the exit toward RM 2243/Hero Way from 183A Toll Rd N

21 min (23.0 mi)

> Take Ranch Rd 2243/Ranch to Market Rd 2243 to Hero Way/Old 2243 W

9 min (4.0 mi)

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





ADJOINING QUADRANGLES



ATTACHMENT C - PROJECT NARRATIVE

Proposed Site Development Description

The total site area for the proposed commercial development is approximately **13.741 acres**, comprising two adjacent parcels:

- **Parcel R432899** (4.815 acres)
- **Parcel R032165** (8.926 acres)

The development is intended for **commercial use**, including a **gas station/convenience store** (C-store) and a **potential restaurant**.

Existing Site Conditions

The site currently consists of **pasture land** and has **no prior development history**. There are **no notable trees** on the property, and **no offsite areas drain onto or through the site**.

Proposed Construction and Disturbance

- Total Impervious Cover: 2.069 acres
- Limits of Construction/Disturbance: 4.08 acres

Water Quality and Stormwater Management

Two permanent **Best Management Practices (BMPs)** are proposed to provide water quality treatment:

- 1. A Batch Detention Basin designed to achieve 91% Total Suspended Solids (TSS) removal efficiency.
- 2. A Jellyfish Filter designed to achieve 86% TSS removal efficiency.

Additional Site Modifications

- Relocation of existing infrastructure, including:
 - One light pole
 - One sign
- Demolition activities will be limited to small areas of existing asphalt and sidewalk.



ATTACHMENT D – FACTORS AFFECTING SURFACE WATER QUALITY

During Construction:

A slight increase in suspended solids is expected during construction; however, this will be mitigated through the implementation of Best Management Practices (BMPs), including:

- Silt fencing
- Inlet protection
- Stabilized construction entrances
- Use of the proposed pond as temporary sediment basins

Potential sources of pollutants that may affect surface water quality include:

- Soil particle migration due to erosion from construction activities, including spoil piles, clearing and grubbing, excavation, borrow activities, final grading, and installation of utilities and stormwater infrastructure.
- Soil particle migration from pipe bedding material installation, staging, and storage of soil or road base materials.
- Leaks or drippings from construction equipment and vehicles, which may contain petroleum-based substances such as fuel, grease, oil, and hydraulic fluids.
- Concrete truck washout activities, which, if not properly managed, can introduce high pH wastewater to the environment.
- Construction materials such as paints, adhesives, chemicals, pavement striping/markings, and gravel, which could impact water quality if not handled appropriately.
- **Trash and debris** from construction crews, equipment, and supplies, which can become pollutant sources if not properly contained and disposed of. These materials will be managed and removed routinely to minimize potential impacts.
- Sanitary waste from construction crews. It is important to note that proper sanitation, including the provision of temporary restroom facilities and trash receptacles, will not be provided. (Note: this may require correction for compliance with construction site health and safety standards.)

Post-Construction:

After construction is complete, potential sources of surface water pollution may include:

- **Automobile pollutants** such as oil, grease, antifreeze, and other fluids that can leak from tenant vehicles and enter the stormwater system via runoff.
- Chemical pesticides and lawn products, which may be used by tenants for landscape maintenance. While these products are typically labeled with appropriate usage and safety instructions, the property owner will provide additional guidance through leasing agreements to inform tenants about proper use and the potential impact on water quality.
- Lack of proper lawn care and maintenance, which may result in soil erosion and contribute to increased suspended solids in nearby streams. To address this, the property owner will oversee and manage ongoing lawn care and maintenance to minimize environmental impacts.



ATTACHMENT E – VOLUME AND CHARACTER OF STORMWATER

The existing undeveloped site has a curve number (CN) of 80, corresponding to pasture or rangeland in good condition. Under the proposed development plan, all impervious areas are assigned a curve number of 98. The development will introduce 2.069 acres of impervious cover, whereas the current site has no impervious cover.

The site is divided into two primary drainage areas:

- PR 1: 12.77 acres This area will drain to and be treated by the Batch Detention Basin
- PR 2: 0.77 acres This area will be treated by JELLYFISH® FILTER.

In addition, two bypass areas, BP 1 and BP 2, consist of non-impervious right-of-way dedication areas that flow away from the developed site and do not require treatment.

With the implementation of the proposed stormwater treatment measures, the volume and character of stormwater runoff leaving the site post-development are expected to be similar to existing conditions.

Refer to the Drainage Calculation Tables (Existing and Proposed) provided on the Existing and Proposed Drainage Map Sheets (Sheet X and Sheet X) in the Construction Plans. Additionally, TSS (Total Suspended Solids) calculations can be found on the Pond Plan Sheet X and Water Quality Plan Sheet X.



ATTACHMENT J - BMPs FOR UPGRADIENT STORMWATER

No offsite stormwater or groundwater sources upgradient from the site flow across the site. No offsite stormwater will be treated through the proposed Batch Detention Pond or through the JELLYFISH® FILTER.



ATTACHMENT K – BMPs FOR ONSITE STORMWATER

Temporary Best Management Practices (BMPs) will be implemented during construction to reduce the potential for surface water contamination. These measures are designed to control erosion, manage sediment, and prevent pollutant discharge during active site work. The proposed temporary BMPs include:

- Stabilized Construction Entrance: Connecting the construction area to the internal drive aisle to minimize tracking of sediment and debris by vehicles entering and exiting the site.
- Approximately 2735 Linear Feet of Silt Fence: Installed along the downgradient perimeter of the site to control sediment migration and reduce the transport of soil particles and other pollutants.
- Concrete Washout Area: One designated area to prevent the uncontrolled discharge of concrete waste and wash water.
- Inlet Protection:
 - Around three existing inlets on Hero Way W.
 - o Around two proposed inlets within the project limits.
- Staging and Storage Area: One designated area for equipment and materials to limit site disturbance and reduce the risk of contaminant spills.
- Waste Management Facilities: Litter and trash removal services, as well as portable sanitary facilities, will be provided for the duration of construction.

All temporary BMPs are designed in accordance with the **TCEQ Technical Guidance Manual (TGM) RG-348**.

Permanent Best Management Practices are incorporated into the site design to control the quality of stormwater runoff after construction is complete. These include:

- One Batch Detention Pond
- One Jellyfish® Filter

Additionally, **revegetation measures and ongoing landscape maintenance** will be used to stabilize disturbed areas and reduce long-term erosion and runoff impacts.

These permanent controls are designed to achieve at least 80% removal of total suspended solids (TSS), in accordance with applicable stormwater quality standards.

LAND USE SUMMARY	
ZONING	GC-3-0
PROPOSED USE	CONVENIENCE STORE / RETAI
ACREAGE (LOC)	± 4.08 ACRES (± 177,509 SF
TOTAL PROP IMPERVIOUS COVER INCREASE	± 2.07 ACRES (± 90,201 SF) (90%
TOTAL PROP IMPERVIOUS COVER PAVEMENT	± 1.71 ACRES (± 74,626 SF) (75%
TOTAL PROP BUILDING IMPERVIOUS COVER	± 0.36 ACRES (± 15,575 SF) (15%
TOTAL EXISTING IMPERVIOUS COVER	0 ACRES (±0 SF) (0%
TOTAL EXISTING BUILDING IMPERVIOUS COVER	0 ACRES (± 0 SF) (0%
PROJECT INFORMATION	
	GILPIN FINAL PLAT, SE CORNER O
PROPERTY INFORMATION/LEGAL DESCRIPTION	HERO WAY AND LAKELINE BLVD
	LOT 1, BLOCK A
FUTURE LAND USE CATEGORY	ACTIVITY CENTE
PROPOSED INCENTIVES	N/a
SITE DEVELOPMENT PROJECT #	PENDING
PUBLIC IMPROVEMENT CONSTRUCTION PLAN #	PICP-25-019
DEVELOPMENT AGREEMENT PROJECT #	N/A
TCEQ-CZP EAPP ID NO.	PENDING
OFFSITE EASEMENTS & RECORDATION #s	N/a
ASSOCIATED PROJECT # WL IMPROVEMENTS	PICP-22-003

- CONTRACTOR SHALL CALL "DIG-TESS" SYSTEM (1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY OR COUNTY EASEMENTS OR STREET R.O.W.
- CONTRACTOR SHALL POT HOLE ALL EXISTING UTILITIES AT CONNECTION AND INTERSECTION PRIOR TO UTILITY MATERIALS BEING DELIVERED TO SITE.
- 3. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS ITEM NO. 509 AND APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 E, 6TH STREET, AUSTIN,
- NO PORTION OF THIS PROJECT EXISTS WITHIN THE 100-YEAR FLOODPLAIN PER TRAVIS COUNTY, TEXAS FIRM PANELS NO. 48491C0435F EFFECTIVE DATE 12/20/2019.
- THE OWNER'S ENGINEER WILL MAKE PERIODIC SITE VISITS AND OBSERVATIONS DURING CONSTRUCTION TO ENSURE ADEQUACY OF THE DESIGN AND THE SAFETY OF STRUCTURES IN COMPLIANCE WITH THE ISSUANCE OF THE CONSTRUCTION SUMMARY REPORT AND ENGINEERING CONCURRENCE LETTER AS REQUIRED AS PART OF THE PROJECT CLOSE-OUT
- 7. ALL STRUCTURAL FIELD CHANGES REQUIRE A PLAN REVISION APPROVAL IN WRITING BEFORE

1. THIS PROJECT CONSISTS OF THE CONSTRUCTION OF ONE CONVENIENCE STORE TOTAL

BEING A PORTION OF A CALLED 37.06 ACRE TRACT AS DESCRIBED IN A DEED OF RECORD TO NANCY L ROSENBUSCH GILPIN AND HUSBAND, JOHN GILPIN, RECORDED IN VOLUME 1703, PAGE 544 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

DEVELOPER/OWNER: POHL JENSEN, LLC

POHL JENSEN,LLC 10800 PECAN PARK, SUITE 125 AUSTIN, TEXAS 78750 BPOHL@POHLPARTNERS.COM

CIVIL ENGINEER / AGENT: GOODE FAITH ENGINEERING 1620 LA JAITA DR., STE. 300 CEDAR PARK, TEXAS 78613

CONTACT: ANTHONY H. GOODE, P.E. ANTHONY@GOODEFAITHENG.COM

F: (737) 289-7801

SURVEYOR: MANHARD CONSULTING 1120 S. CAPITAL OF TEXAS HWY BLDG. 1, STE. 210 AUSTIN TEXAS 78746 P: (512) 244.3395

UTILITY PROVIDERS: ELECTRIC - PEDERNALES ELECTRIC COMPANY WATER - CITY OF LEANDER WASTEWATER - CITY OF LEANDER

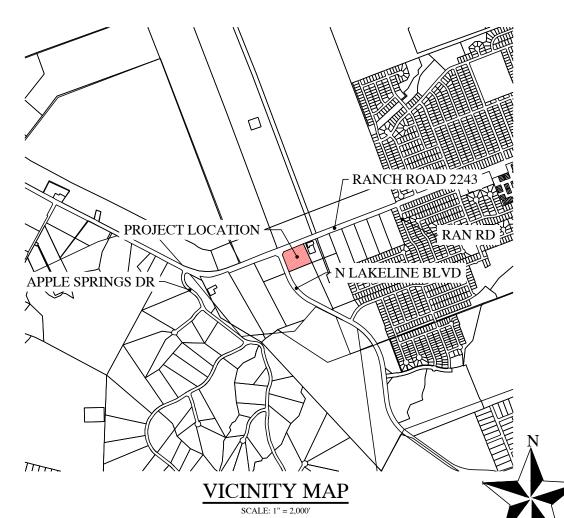
REVISON #

DESCRIPTION

GILPIN SITE DEVELOPMENT PLAN

LAKELINE BLVD & HERO WAY LEANDER, TX 78641

> SUBMITTAL DATE: 09/10/2025 CITY OF LEANDER PERMIT #SD-25-0362

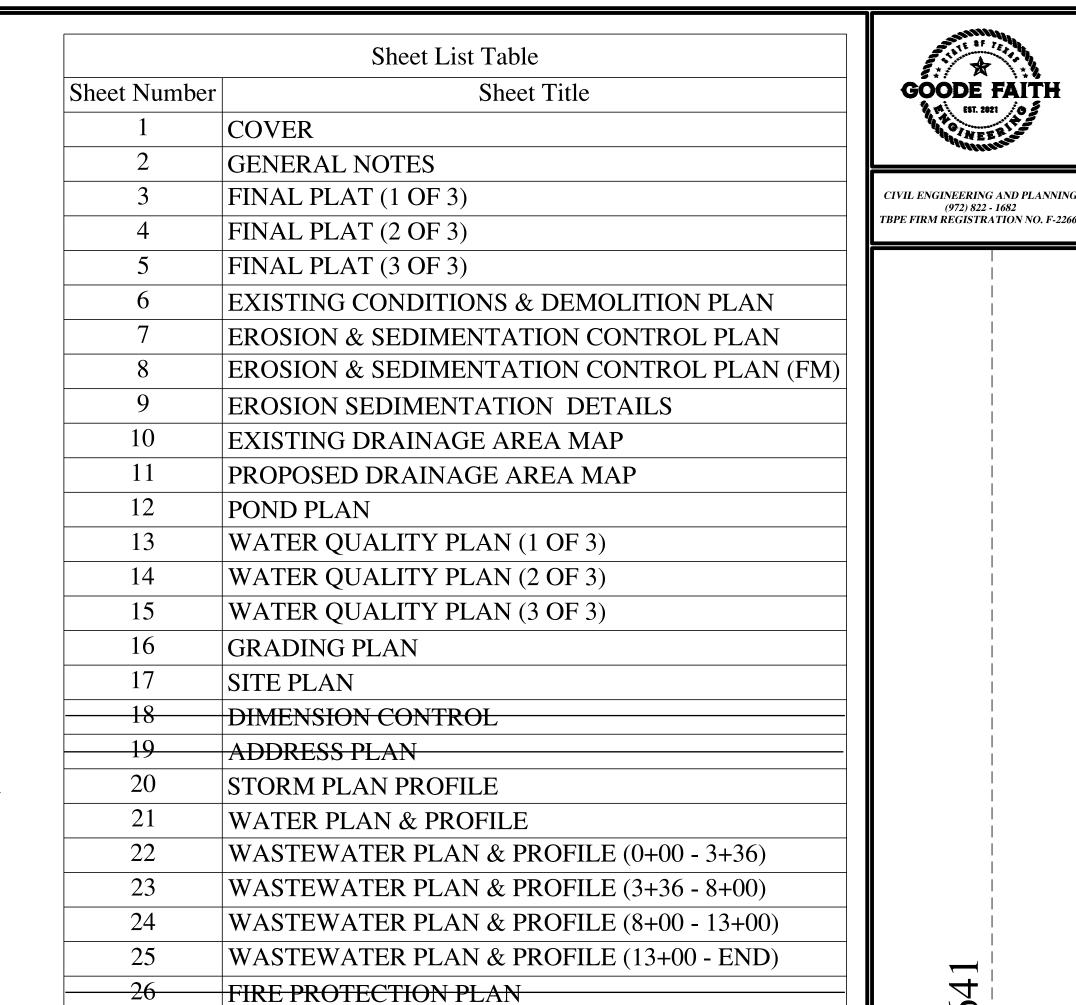


CITY OF LEANDER-PLAN SUBMITTAL/REVIEW LOG 1ST SUBMITTAL

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

APPROVAL



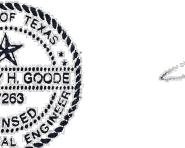
CONSTRUCTION DETAILS

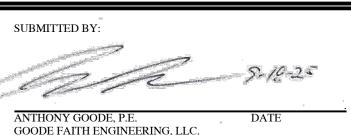
LANDSCAPE PLAN

CONSTRUCTION WATER DETAILS

CONSTRUCTION WASTEWATER DETAILS

(972) 822 - 1682





TBPE FIRM NO. F-22664 1620 LA JAITA DR. STE 300 CEDAR PARK, TX 78613 P: (972)822-1682

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

PPLICATION	DRAWN BY	DATE
TUTE A ALL DATA, D CALCULATIONS APPLICANT. THE DRD IS SOLELY	C.B.	MM/DD/YYYY
THE CCURACY, AND	CHECKED BY	PROJECT NO.
HER SUBMITTAL, THE VIEWED FOR E BY CITY	AHG	

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:

PEC CONTACTS: 512-690-4760 PUBLIC SAFETY LINE: 1-888-343-7702 CUSTOMER OUTAGE LINE: 1-800-396-9037 GENERAL

- 1. CONTRACTORS SHALL HAVE AN APPROVED SET OF PLANS WITH APPROVED REVISIONS ON SITE AT ALL TIMES. FAILURE TO
- HAVE APPROVED PLANS ON SITE MAY RESULT IN ISSUANCE OF WORK STOPPAGE.
- 2. CONTACT 811 SYSTEM FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
- a. **REFRESH ALL LOCATES BEFORE 14 DAYS** LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.
- b. REPORT PIPELINE DAMAGE IMMEDIATELY IF YOU WITNESS OR EXPERIENCE PIPELINE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-2592640.
- 3. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR 48 HOURS BEFORE
- a. BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
- b. ANY TESTING. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION.
- c. PROOF ROLLING SUB-GRADE AND EVERY LIFT OF ROADWAY EMBANKMENT, IN-PLACE DENSITY TESTING OF EVERY BASE
- COURSE, AND ASPHALT CORES. ALL OF THIS TESTING MUST BE WITNESSED BY A CITY OF LEANDER REPRESENTATIVE. d. CONNECTING TO THE EXISTING WATER LINES.
- e. THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET ROW. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S ROW MUST BE APPROVED PRIOR TO THE START OF BACKFILL
- 4. ALL RESPONSIBILITILY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD WHO PREPARED
- THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD. 5. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF LEANDER IF THE DISPOSAL SITE IS
- INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
- 6. BURNING IS PROHIBITED. 7. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. OR WEEKENDS. THE CITY INSPECTOR
- RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION. 8. CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK FOR APPROVAL TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
- 9. NO BLASTING IS ALLOWED.
- 10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY
- THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF
- THE REVISION. ALL CHANGES AND REVISIONS SHALL USE REVISION CLOUDS TO HIGHLIGHT
- ALL REVISIONS AND CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLE MARKERS AND
- NUMBERS SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MUST BE
- REMOVED. REVISION INFORMATION SHALL BE UPDATED ON COVER SHEET AND AFFECTED PLAN SHEET TITLE BLOCK. 11. THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION
- THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER ACCURATE "RECORD DRAWINGS" FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE "RECORD DRAWINGS" SHALL MEET THE SATISFACTION OF THE
- ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE. 12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL REPAIR AND/OR COST INCURRED AS A RESULT OF ANY DAMAGE
- TO ANY PUBLIC INFRASTRUCTURE WITHIN CITY EASEMENT OR PUBLIC RIGHT-OF-WAY, REGARDLESS OF THESE PLANS. 13. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS.
- PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER OF RECORD AND CITY.
- CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY
- REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO THE PROPERTY OWNER. 15. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH
- APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH
- ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR. SUITE 375, AUSTIN, TEXAS 78752-3832.
- 16. ALL MANHOLE FRAMES/COVERS AND WATER VALVE/METER BOXES MUST BE ADJUSTED TO FINISHED GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR FOR CITY CONSTRUCTION
- INSPECTOR INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND VALVE BOXES WITH CLASS A CONCRETE.
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD SPECIFICATIONS.
- 18. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS. 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES
- REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- 20. THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A
- COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
- 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO
- AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS
- FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. THE CONTRACTOR WILL BE
- RESPONSIBLE FOR DUST CONTROL FROM THE SITE. THE CONTRACTOR SHALL KEEP THE SITE
- AREA CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION (OR SITE) WILL NOT BE
- ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISIFACTION OF THE CITY. 22. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

CONSTRUCTION SEQUENCE NOTES

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

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

EROSION CONTROL NOTES

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

WATER AND WASTEWATER NOTES

WATER AND WASTEWATER GENERAL NOTES

- 1. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS
- INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AND ORGANIZATION
- 2. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS: WATER SERVICE "W" ON TOP OF CURB
- WASTEWATER SERVICE "S" ON TOP OF CURB
- VALVE "V" ON TOP OF CURB
- 3. OPEN UTILITIES SHALL NOT BE PERMITTED ACROSS THE EXISTING PAVED SURFACES. WATER
- AND WASTEWATER LINES ACROSS THE EXISTING PAVED SURFACES SHALL BE BORED AND INSTALLED IN STEEL ENCASEMENT PIPES. BELL RESTRAINTS SHALL BE PROVIDED AT JOINTS.
- 4. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
- 5. SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS
- BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE
- BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR
- MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:
- SIEVE SIZE PERCENT RETAINED BY WEIGHT

 - 3/8" 0-2
- 40-85

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

WATER

- 1. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTORS' REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE
- TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY
- 2. CITY PERSONNEL WILL OPERATE OR AUTHORIZE THE CONTRACTOR TO OPERATE ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY BE
- FINED \$500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
- 3. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH
- HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM AFTER COORDINATING WITH CITY CONSTRUCTION INSPECTORS AND INFORMING AFFECTED PROPERTIES.
- 4. PRESSURE TAPS OR HOT TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND SHALL FURNISH,
- INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE
- PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS SHALL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE.

CONCRETE THRUST BLOCKS SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE

- BRANCH BEING PLACED INTO SERVICE. THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILL.
- 5. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
- 6. THRUST BLOCKS OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER
- STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKS AND RESTRAINTS. 7. ALL DEAD END WATER MAINS SHALL HAVE "FIRE HYDRANT ASSEMBLY" OR "BLOW-OFF VALVE AND THRUST BLOCK" OR
- "BLOW-OFF VALVE AND THRUST RESTRAINTS". THRUST RESTRAINTS SHALL BE INSTALLED ON THE MINIMUM LAST THREE PIPE LENGTHS (STANDARD 20' LAYING LENGTH). ADDITIONALL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURERS RECOMMENDATION AND/OR ENGINEER'S DESIGN.
- 8. PIPE MATERIAL FOR PUBLIC WATER MAINS SHALL BE PVC (AWWA C900-DR14 MIN. 305 PSI PRESSURE RATING). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK,
- 200PSI, AND SDR-(9)). COPPER PIPES AND FITTINGS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF WAY. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW). 9. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).
- 10. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
- 11. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
- 12. ALL WATER METER BOXES SHALL BE:
- a. SINGLE, 1" METER AND BELOW DFW37F-12-1CA, OR EQUAL
- b. DUAL, 1" METERS AND BELOW DFW39F-12-1CA, OR EQUAL
- c. 1.5" SINGLE METER DFW65C-14-1CA, OR EQUAL d. 2" SINGLE METER DFW1730F-12-1CA, OR EQUAL

13. ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.

WASTEWATER

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

STREET AND DRAINAGE NOTES

- 1. THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE RESPONSIBILITY OF THE OWNER TO
- PROVIDE COMPLIANCE WITH ALL LEGISTATION RELATED TO ACCESSIBLITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARS (TAS).
- 2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM
- DENSITY TO WITHIN 6" OF TOP OF CURB. MATERIAL 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
- CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE. 3. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED BETWEEN THE CURB AND RIGHT-OF-WAY AND IN ALL DRAINAGE CHANNELS
- EXCEPT CHANNELS CUT IN STABLE ROCK. 4. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A
- MINIMUM OF 36" BELOW SUBGRADE. 5. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/2" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. 6. ALL DRAINAGE PIPE IN PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE MINIMUM CLASS III OF TONGUE AND GROOVE OR O-RING JOINT DESIGN. CORRUGATED METAL PIPE IS NOT ALLOWED IN PUBLIC RIGHT OR WAY OR
- EASEMENTS.
- 7. THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TXDOT SPEC FOR PROOF ROLLING. 8. ALL STRIPING, WITH THE EXCEPTION OF STOP BARS, CROSS WALKS, WORDS AND ARROWS, IS TO BE TYPE II (WATER BASED).
- STOP BARS, CROSS WALKS, WORDS AND ARROWS REQUIRE TYPE I THERMOPLASTIC. 9. MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT
- CONSTRUCTION. 10. A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS.

UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.

- 11. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE
- DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY
- ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISIONS OF THE APPROVED CONSTRUCTION PLANS. 12. GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY ______
- PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS: a. PROVIDE RECOMMENDATIONS.
- 13. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CITY OF AUSTIN TRANSPORATION 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
- 14. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM UNLESS OTHERWISE NOTED ON THE PLANS. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL OF
- THE CITY ENGINEER AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY THE CITY DURING PEAK HOURS OF 6 AM TO 9 AM OR 4 PM TO 8 PM WILL BE SUBJECT TO A FINE AND/OR SUBSEQUENT ISSUANCE OF
- TEMPORARY ROCK CRUSHING IS NOT ALLOWED. ALL SOURCES OF FLEXIBLE BASE MATERIAL
- ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR PROPOSED STOCK PILES ARE TO BE SUBMITTED TO THE CITY CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL.
- 16. AT ROAD INTERSECTIONS THAT HAVE A VALLEY GUTTER, THE CROWN TO THE INTERSECTING ROAD WILL BE CULMINATED AT A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
- 17. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAYS AND PUBLIC STREETS. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
- IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRVIEWAY

18. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE PUBLIC RIGHT OF WAY

- TO REMAIN OPEN AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION OBTAINED BY THE CONTRACTOR FROM ALL PROPERTY OWNERS AND ACCESS EASEMENT RIGHT HOLDERS ALLOWING THE FULL CLOSURE OF THE DRIVEWAY. 20. CONTRACTOR MUST CLEAR FIVE (5) FEET BEYOND ALL PUBLIC RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE
- GROWTH INTO THE SIDEWALK AREAS. 21. SLOPE OF NATURAL GROUND ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL NOT EXCEED 3:1 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. 22. THERE SHALL BE NO WATER, WASTEWATER OR DRAINAGE APPURTENANCES, INCLUDING BUT NOT LIMITED TO VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
- 23. PUBLIC SIDEWALKS SHALL NOT USE CURB INLETS AS PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METERS, CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.
- 24. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES. 25. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE THE FIRST COURSE OF 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. 26. A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR

TRAFFIC TO ALL STREETS.

- TRENCH SAFETY NOTES
- 1. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN ITEM 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

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

3. AREAS OF SOIL DISTURBANCE ARE LIMITED TO GRADING AND IMPROVEMENTS SHOWN. ALL OTHER AREAS WILL NOT BE

BENCHMARK NOTES

1. [PROVIDE LOCATION DESCRIPTION]



CIVIL ENGINEERING AND PLANNING (972) 822 - 1682 TBPE FIRM REGISTRATION NO. F-2266

DATE MM/DD/YYYY PROJECT NO.

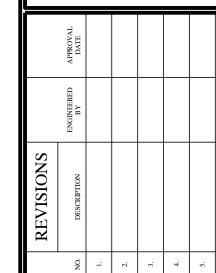
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DESIGNED BY



DESIGNED BY C.B.

CHECKED BY





GILPIN

SHORT FORM FINAL PLAT

2.296 ACRES OUT OF THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292 IN WILLIAMSON COUNTY, TEXAS.

2.296 ACRES OUT OF THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 37.06 ACRE TRACT CONVEYED TO NANCY L. ROSENBUSCH GILPIN AND HUSBAND, JOHN GILPIN BY INSTRUMENT RECORDED IN VOLUME 1703, PAGE 544, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 2.296 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST TERMINUS OF A RIGHT-OF-WAY CUTBACK LINE BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF HERO WAY WEST (80' R.O.W.) AND THE EAST RIGHT-OF-WAY LINE OF LAKELINE BOULEVARD, FOR THE MOST WESTERLY CORNER HEREOF;

DESCRIPTION

THENCE, N23'43'36"E, OVER AND ACROSS SAID 37.06 ACRE TRACT, ALONG SAID RIGHT-OF-WAY CUTBACK LINE, A DISTANCE OF 70.92 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION TYPE II BRASS DISC MONUMENT FOUND AT THE NORTHEAST TERMINUS OF SAID RIGHT-OF-WAY RETURN LINE, FOR THE NORTHWESTERLY CORNER HEREOF;

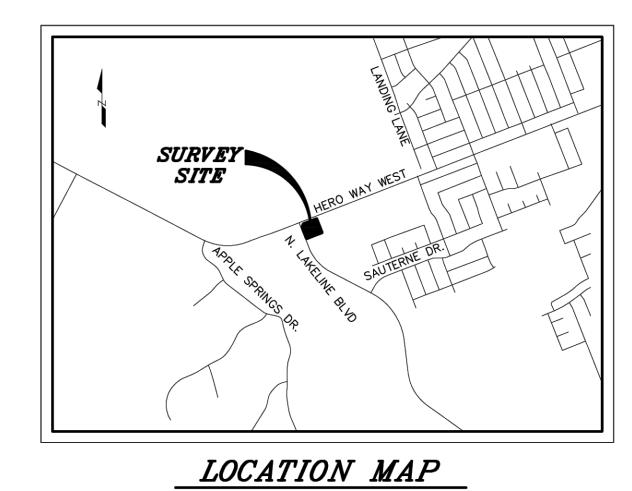
THENCE, N68°45'20"E, CONTINUING OVER AND ACROSS SAID 37.06 ACRE TRACT, ALONG SAID SOUTH RIGHT—OF—WAY LINE OF FM 2243, A DISTANCE OF 287.41 FEET TO A 1/2—INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF HERO WAY WEST, CONTINUING OVER AND ACROSS SAID 37.06 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

S21°13'55"E, A DISTANCE OF 300.00 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET, FOR THE SOUTHEASTERLY CORNER HEREOF;

2.S68'45'20"W, A DISTANCE OF 337.52 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET IN SAID EAST RIGHT-OF-WAY LINE OF LAKELINE BOULEVARD, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, N21°13'55"W, CONTINUING OVER AND ACROSS SAID 37.06 ACRE TRACT, ALONG SAID EAST RIGHT—OF—WAY LINE OF LAKELINE BOULEVARD, A DISTANCE OF 249.83 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.296 ACRES (100,000 SQUARE FEET) OF LAND, MORE OR LESS.



1"=2000'

	LOT SUMMARY TABLE		
		TYPE	LOT SIZE (AC.)
	LOT 1 COM	MERCIAL DEVELOPMENT	2.124 AC
R.O.W. DEDICATION		0.096 AC	
	R.O.W. DEDICATION		0.076 AC
		TOTAL	2 296 AC

	SE	HEET INDEX	
SHEET 1	OF 3:	COVER SHEET AND LOCATION MAP	
SHEET 2	OF 3:	SUBJECT TRACT, LOT BOUNDARIES	
SHEET 3	OF 3:	NOTES AND SIGNATURE BLOCKS	

OWNER: NANCY L. ROSENBUSCH GILPIN AND JOHN GILPIN PO BOX 1204 SALADO, TEXAS, 76571

PATENT SURVEY: MOSES S. HORNSBY SURV., ABSTRACT NO. 292 NUMBER OF BLOCKS: 1 LINEAR FEET OF NEW STREETS: 0
ACREAGE BY LOT TYPE: DEVELOPMENT: 2.296
R.O.W. DEDICATION: 0 NUMBER OF LOTS: 1 FILING DATE: 06/24/2025

SURVEYOR: RICHARD LANTIS, R.P.L.S. NO. 6908 MANHARD CONSULTING 1120 S. CAPITAL OF TEXAS HIGHWAY BLDG 1, STE. 210 AUSTIN, TX 78746 (512) 244-3395

ENGINEER: ANTHONY GOODE, PE GOODE FAITH ENGINEERING, LLC TBPE FIRM #F-22664 1620 LA JAITA DR, STE 300 CEDAR PARK,TX,78613 (972) 822-1682

BLVD & HERO WAY WEST, LEANDER,

LAKELINE HERO SUBDIVISION

SURVEY DATE: 04/12/24
ISSUE DATE: 06/24/25
SCALE: 1"=100' SHEET OF



LEANDER, TX 78641

DATE
MM/DD/YYYY

PROJECT NO.

DESIGNED BY

C.B.

CHECKED BY
AHG



> ∞ NDE] AI

DATE MM/DD/YYYY PROJECT NO. ____

> DESIGNED BY C.B.

CHECKED BY AHG

	APPROVAL DATE					
	ENGINEERED BY					
REVISIONS	DESCRIPTION					
	NO.	1.	2.	.3	4.	v



GILPIN

OWNERS ACKNOWLEDGEMENT:

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON THAT I, NANCY L. ROSENBUSCH GILPIN AND JOHN GILPIN, AS THE OWNER OF THAT CERTAIN 2.296 ACRE TRACT OF LAND RECORDED IN VOLUME 1703, PAGE 508, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; AND RECORDED IN VOLUME 1703, PAGE 544, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS

GILPIN SHORT FORM FINAL PLAT

NANCY L. ROSENBUSCH GILPIN

JOHN GILPIN

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 2025, PERSONALLY APPEARED NANCY ROSENBUSH GILPIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC -STATE OF TEXAS PRINTED NAME: _ MY COMMISSION EXPIRES:

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF ______, 2025, PERSONALLY APPEARED JOHN GILPIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC -STATE OF TEXAS PRINTED NAME: _ MY COMMISSION EXPIRES:

ENGINEER'S CERTIFICATION:

STATE OF TEXAS COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

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

LICENSED PROFESSIONAL ENGINEER NO. 97263 STATE OF TEXAS 1620 LA JAITA DR 300 CEDAR PARK, TX 78613

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS

OF LEANDER, TEXAS.

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON THAT I, RICHARD LANTIS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY PERFORMED BY MANHARD CONSULTING, UNDER THE SUPERVISION OF ABE DASHNER, RPLS NO. 5901, LEGALLY DESCRIBED HEREON; THAT ALL EXISTING EASEMENTS OF RECORD AS NOTED IN THE MOST RECENT TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE, GF NO. 202302887 ISSUED NOVEMBER 19, 2024, HAVE

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS _____ DAY OF _____, 2025.

BEEN SHOWN OR NOTED HEREON; AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY

RICHARD LANTIS RPLS NO. 6908 MANHARD CONSULTING 1120 S CAPITAL OF TEXAS HWY, BLD 1, STE 210, AUSTIN, TEXAS 78746

SHORT FORM FINAL PLAT

2.296 ACRES OUT OF THE MOSES S. HORNSBY SURVEY, ABSTRACT NO. 292 IN WILLIAMSON COUNTY, TEXAS.

PLAT NOTES

- 1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
- 2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
- 3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION. 4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
- 5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
- 6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 7. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT—OF—WAY AND TWO AND AHALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NUMBER 48491C0435F, MAP REVISED DECEMBER 20, 2019.
- 9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
- 10. THIS PLAT CONFORMS TO ALL APPLICABLE SUBDIVISION DESIGN AND DEVELOPMENT STANDARDS AND HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LEANDER, TEXAS.
- 11. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF NORTH LAKE LINE BLVD AND HERO WAY WEST. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- 12. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
- 13. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
- 14. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
- 15. A TRAFFIC IMPACT ANALYSIS (TIA) MAY BE REQUIRED PRIOR TO SITE PLAN APPROVAL IF THE PROPOSED DEVELOPMENT EXCEEDS THE TRIP GENERATION THRESHOLDS ESTABLISHED IN THE CITY OF LEANDER CODE OF ORDINANCES

APPROVED THIS THE _____ DAY OF _____, 2025, A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS. _____, 2025, A.D.

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

DARA CRABTREE CITY SECRETARY CITY OF LEANDER, TEXAS

COUNTY CLERK:

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE___ DAY OF______, 2025 , A.D., AT____ O'CLOCK,____ .M AND DULY RECORDED

THIS THE_____ DAY OF____2025, AD., AT____ O'CLOCK, _.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS.

BY: DEPUTY

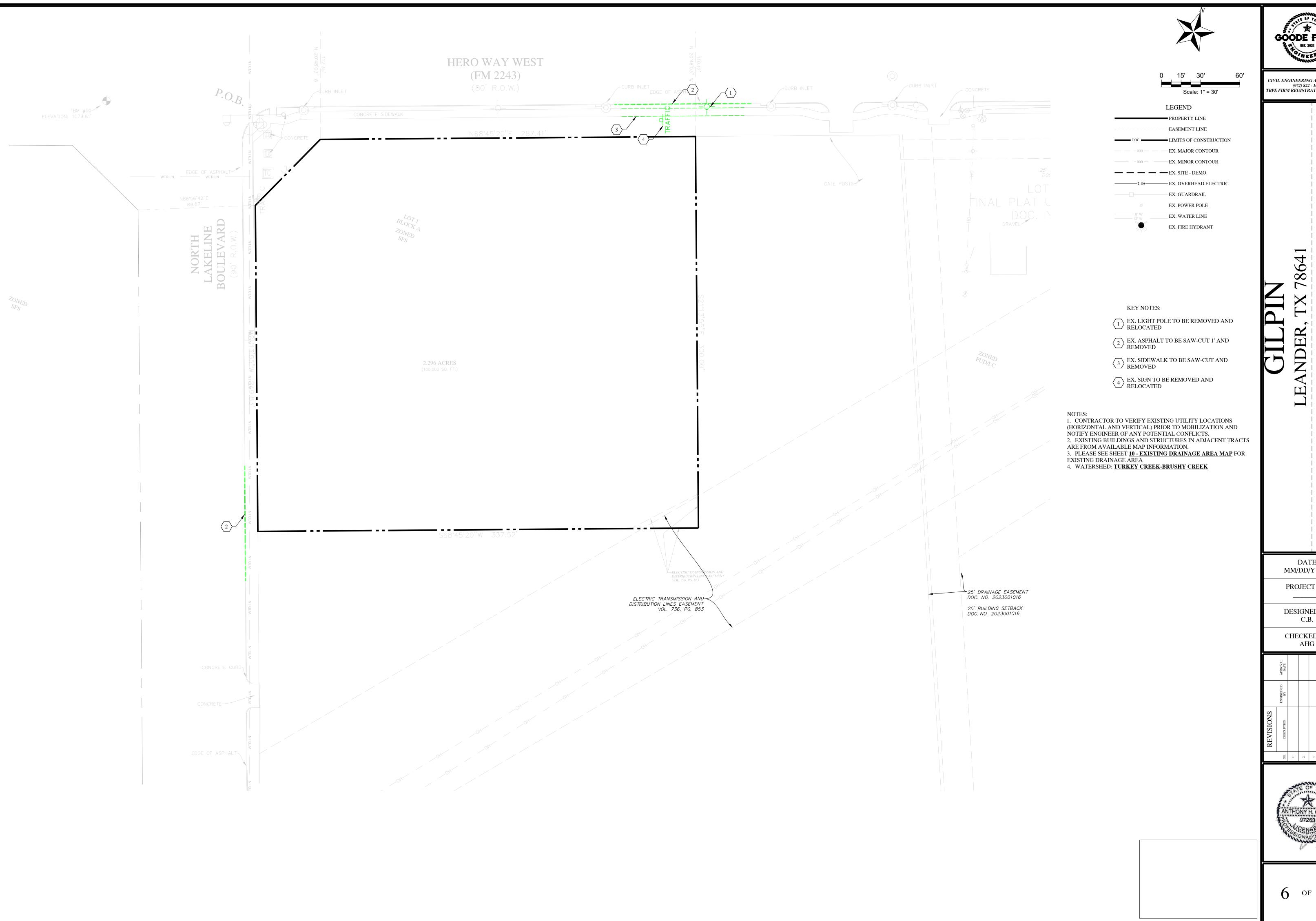
SUBDIVISION

HERO 0

B

PROJ. MGR.: RL DRAWN BY: AL SURVEY DATE: 04/12/24 ISSUE DATE: 06/24/25 SCALE: 1"=100' SHEET

OF 617.008004





DEMOLITION

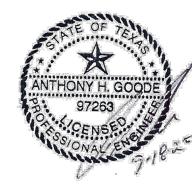
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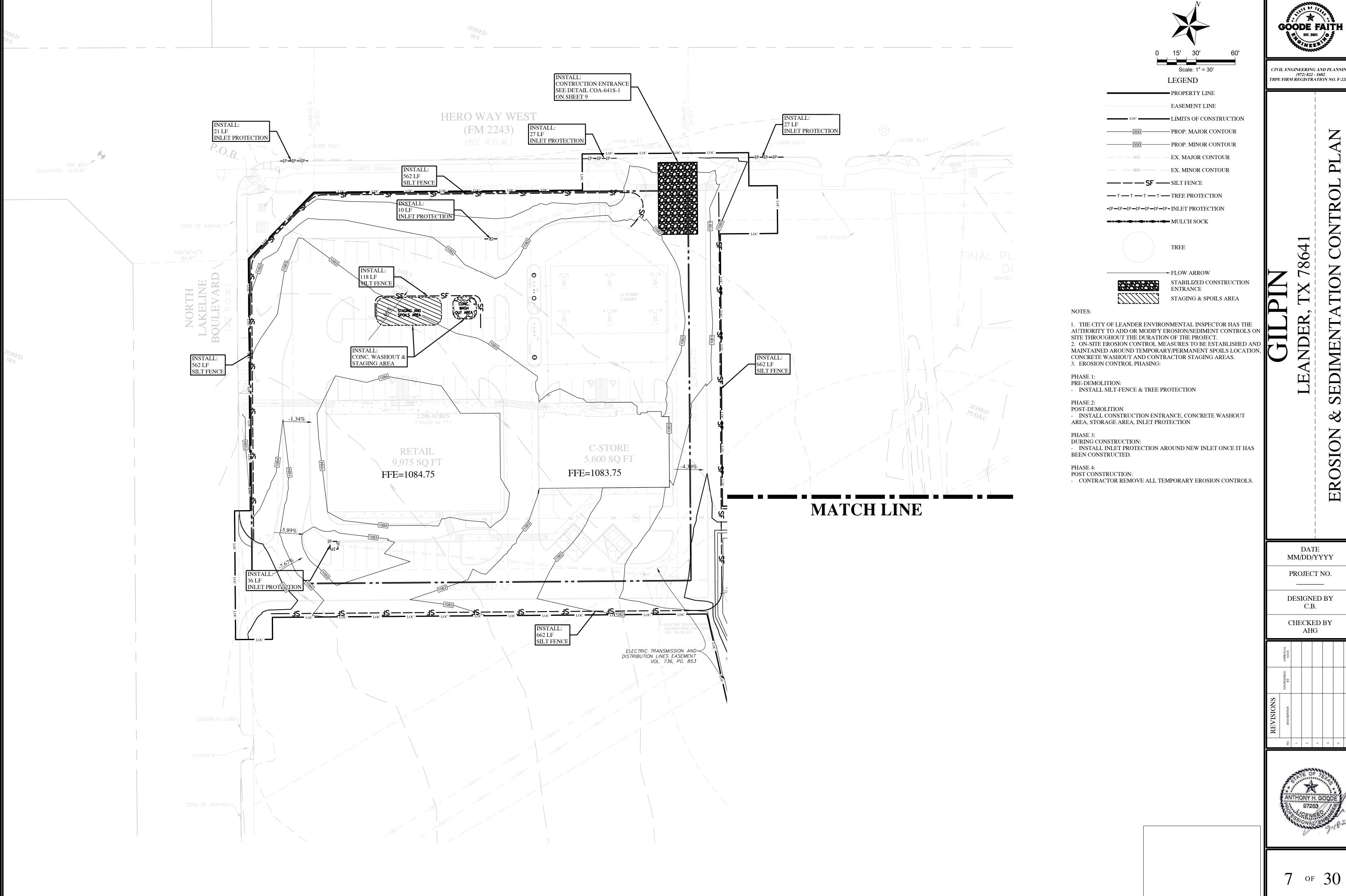
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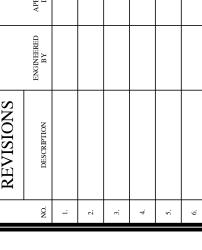
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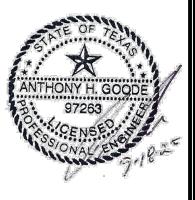
DESIGNED BY C.B.

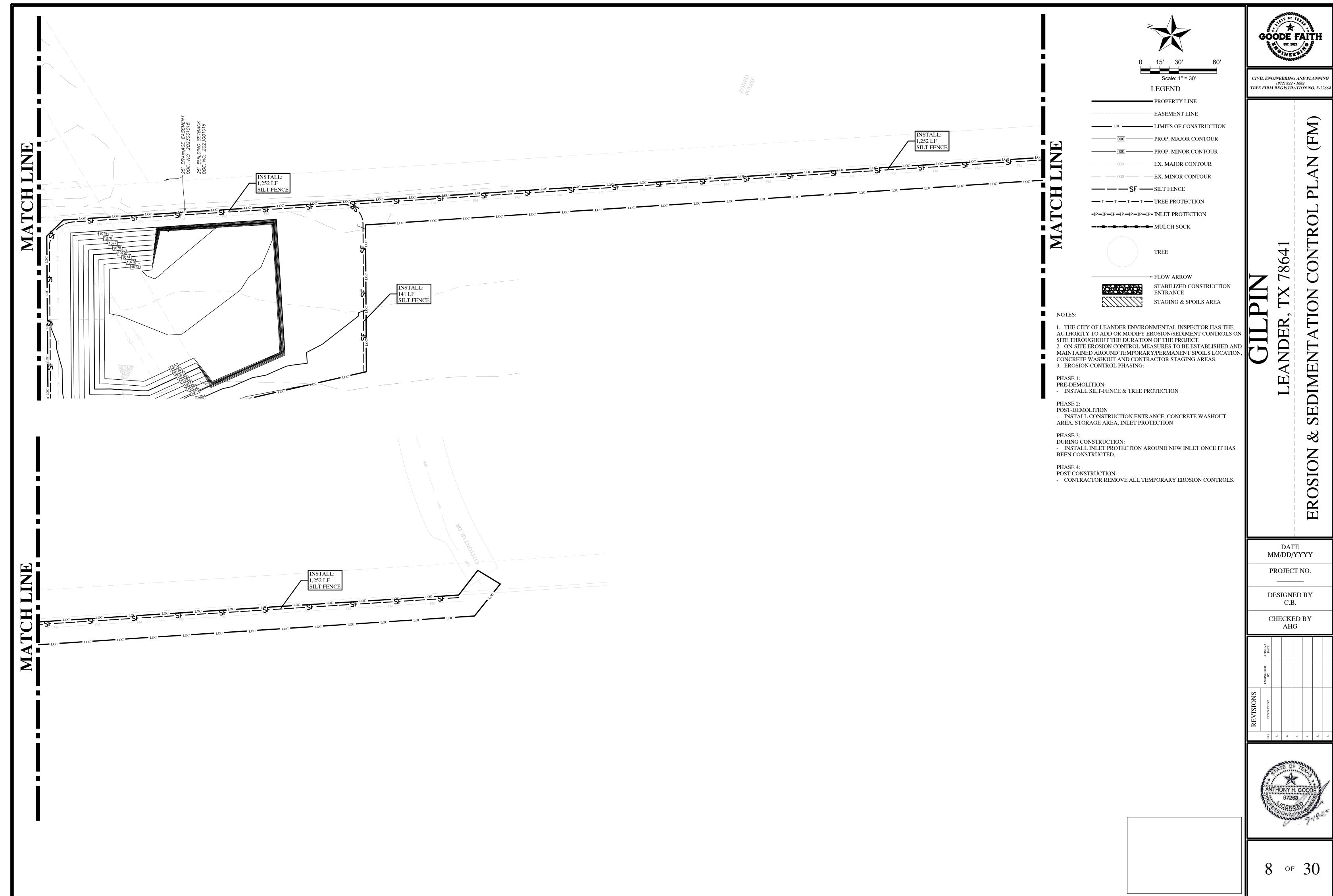
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EXISTING GRADE-

GEOCURVE Product Data Sheet

The GeoCurve Inlet Filter is a stormwater filter for placement into a stormwater curb inlet for the purpose of capturing debris and sediment that is transported by stormwater runoff. The device is comprised of a filter media (woven monofilament filter fabric) affixed to the lower portion of a "C" shaped hot dip galvanized 11 gauge welded wire frame (2" x 4" openings) with an upper retention flange. The device effectively filters stormwater, can easily be removed for maintenance and cleaning and incorporates an overflow window for heavy storm events.





PROPERTY	TEST METHOD	VALUE
	Device	
Device Flow Rate	Empirical Flow Test	300 gal/min/sf of inlet open area
FILTER	FABRIC: Monofilament Wover	Hilter Fabric
Fabric Weight	ASTM D 3776	4.5 oz/sy
Grab Tensile Strength	ASTM D 4632	200 lbs
Mullen Burst Strength	ASTM D 3786	410 lbs/sq in
UV Stability	ASTM D 4355	80%
Water Flow Rate	ASTM D 4491	200 gal/min/sf

GeoSolutions, Inc. | 13812 Aston Street, Houston, TX 77040

(713) 714-8243 | www.geocurve.net

FROM LEAVING SITE

PROFILE

PLAN VIEW

5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT

PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED

TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY

MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC BOADWAY MUST BE REMOVED IMMEDIATELY.

DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

RECORD COPY SIGNED
BY J. PATRICK MURPHY
ADDITED

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

PROVIDE APPROPRIATE TRANSITION -BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY

1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.

3. THICKNESS: NOT LESS THAN 200 mm (8").

ROADWAY MUST BE REMOVED IMMEDIATELY

CITY OF AUSTIN

WATERSHED PROTECTION DEPARTMENT

2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').

. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.

STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

GRADE TO PREVENT RUNOFF

— ROADWAY

STAGGERED-

ROCK/BRICK

CROSS SECTION YARD DRAIN

CITY OF AUSTIN

WATERSHED PROTECTION DEPARTMENT

└ 300 mm (1') MIN.

RECORD COPY SIGNED
BY J. PATRICK MURPHY
ADDITED

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

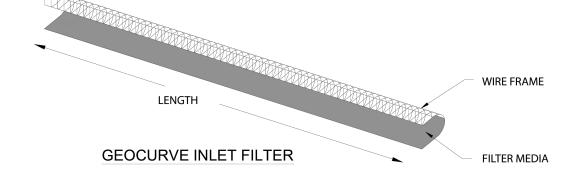
R.O.W.

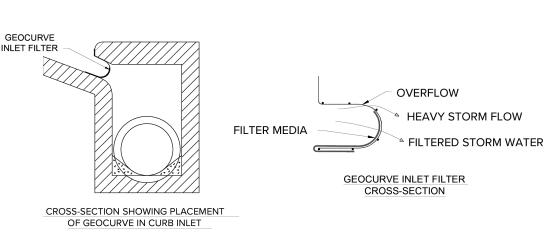
STABILIZED CONSTRUCTION ENTRANCE

GEOCURVE

GeoCurve Product Data Sheet

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







BLOCK INLET WITH PLYWOOD
AND SANDBAGS, AS NECESSARY
TO PREVENT WATER FROM ENTERING

BLOCK OUT—

TRAP MAY BE PLACED
BEHIND OR AT END
OF INLET

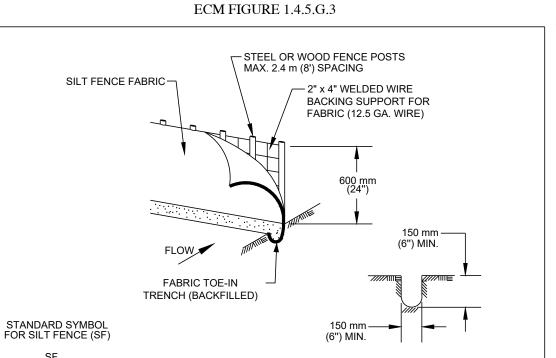
300 mm (1') MIN.

SECTION A-A CURB DRAIN

WHERE CURB IS IN PLACE, PROVIDE A 300 mm (1') WIDE OPENING IN THE CURB, OR USE A SANDBAG TO DAM TO FORCE WATER OVER THE CURB TO THE TRAP.

STANDARD NO.

STORM INLET SEDIMENT TRAP



TRENCH CROSS SECTION

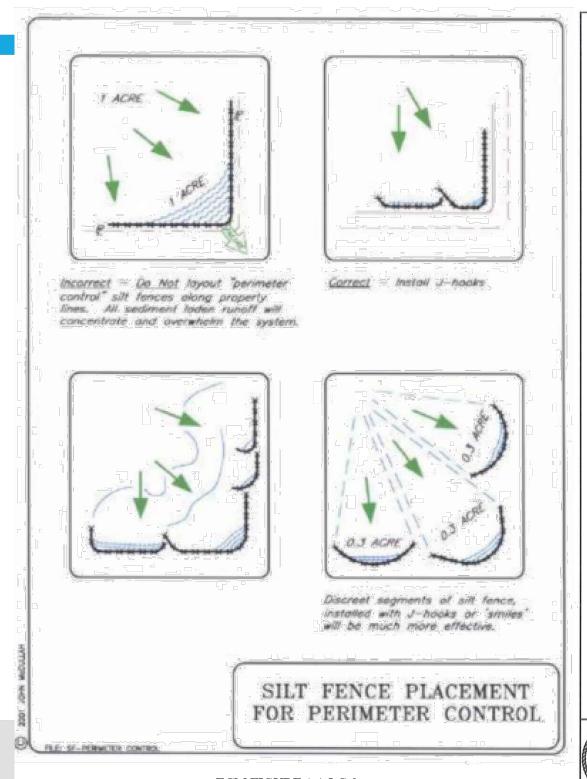


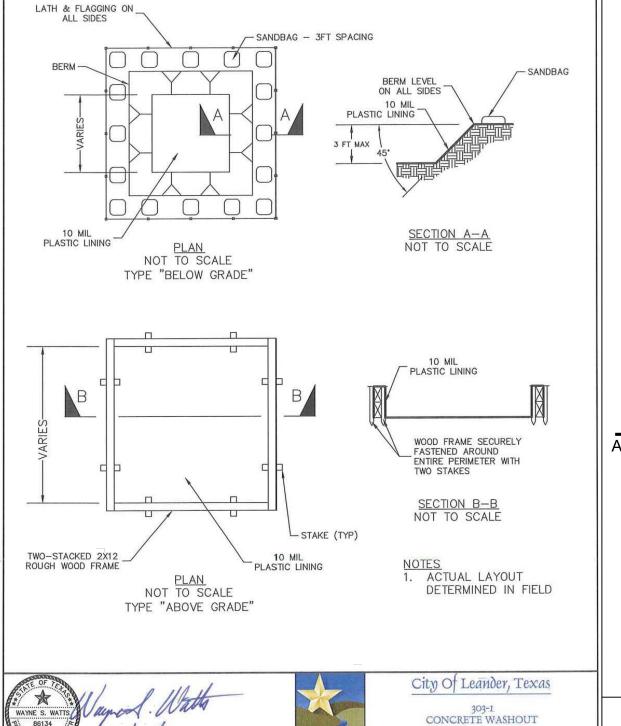
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST. 5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTY AS NEEDED.

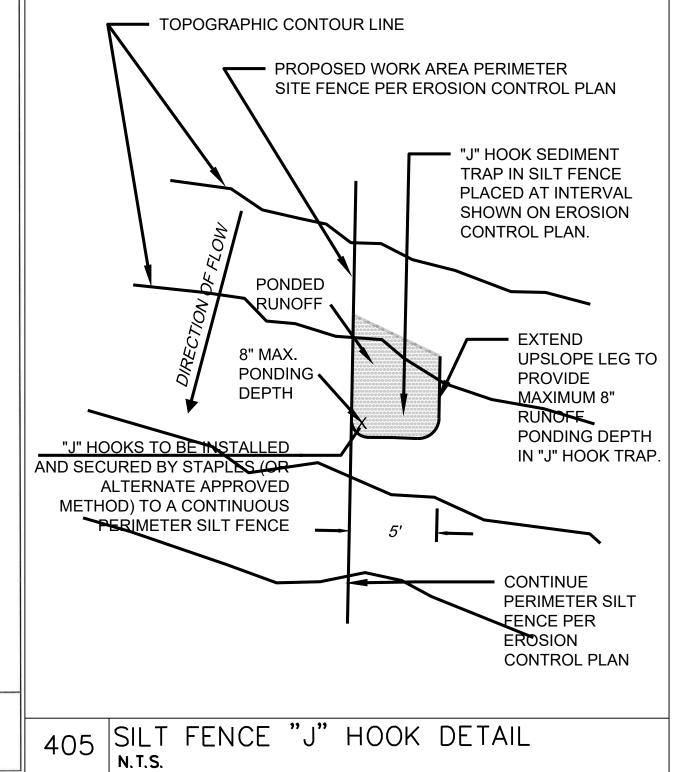
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUST WATERSHED PROTECTION DEPA		SILT FENCE		
RECORD COPY SIGNED BY MORGAN BYARS	09/01/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	standard no 642S-1	







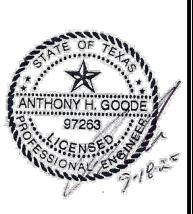


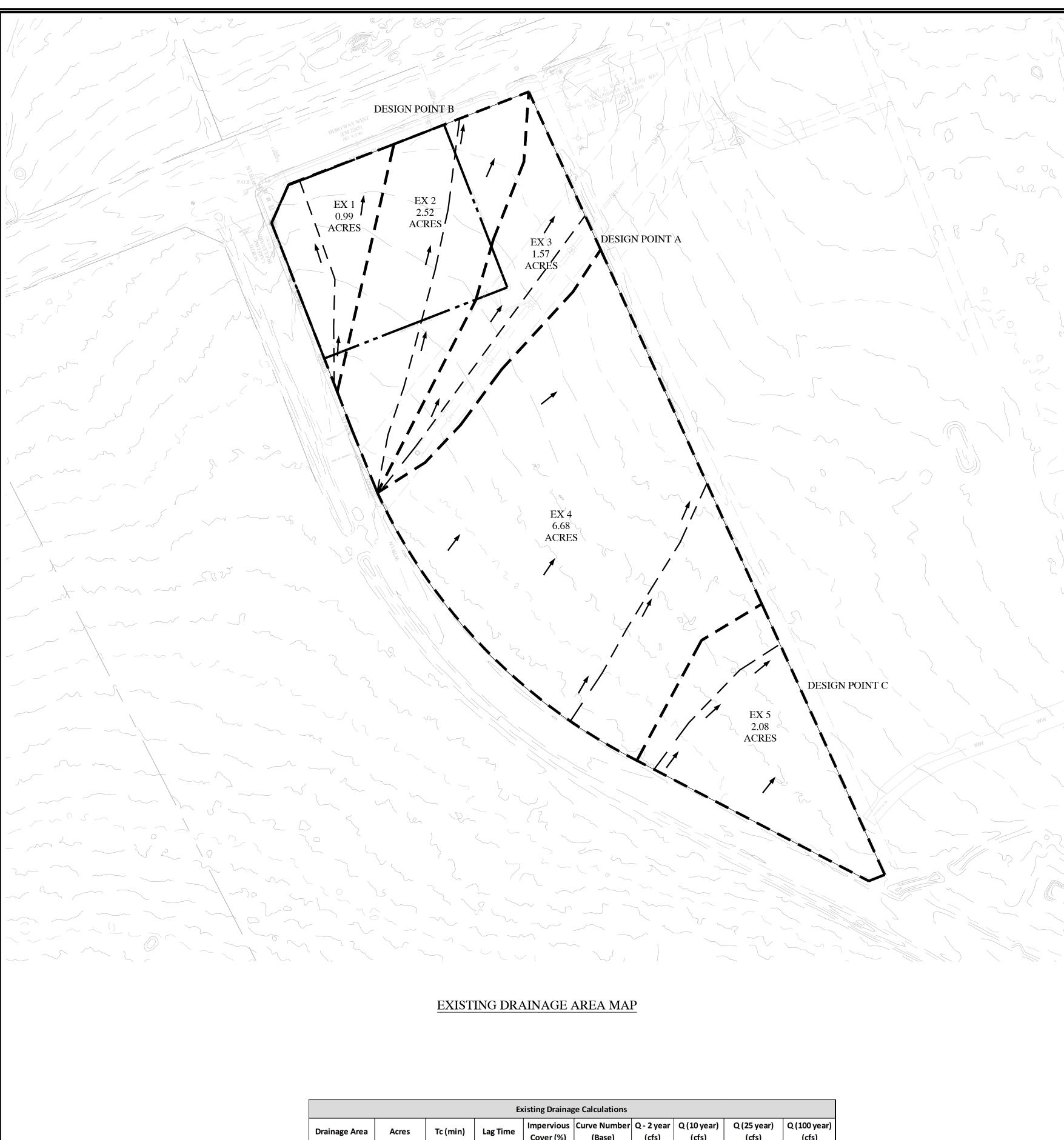
CIVIL ENGINEERING AND PLANNING (972) 822 - 1682 TBPE FIRM REGISTRATION NO. F-22664

> DET, 864 TION SEDIMENT NDER **EROSIO**

DATE MM/DD/YYYY PROJECT NO. ____ DESIGNED BY

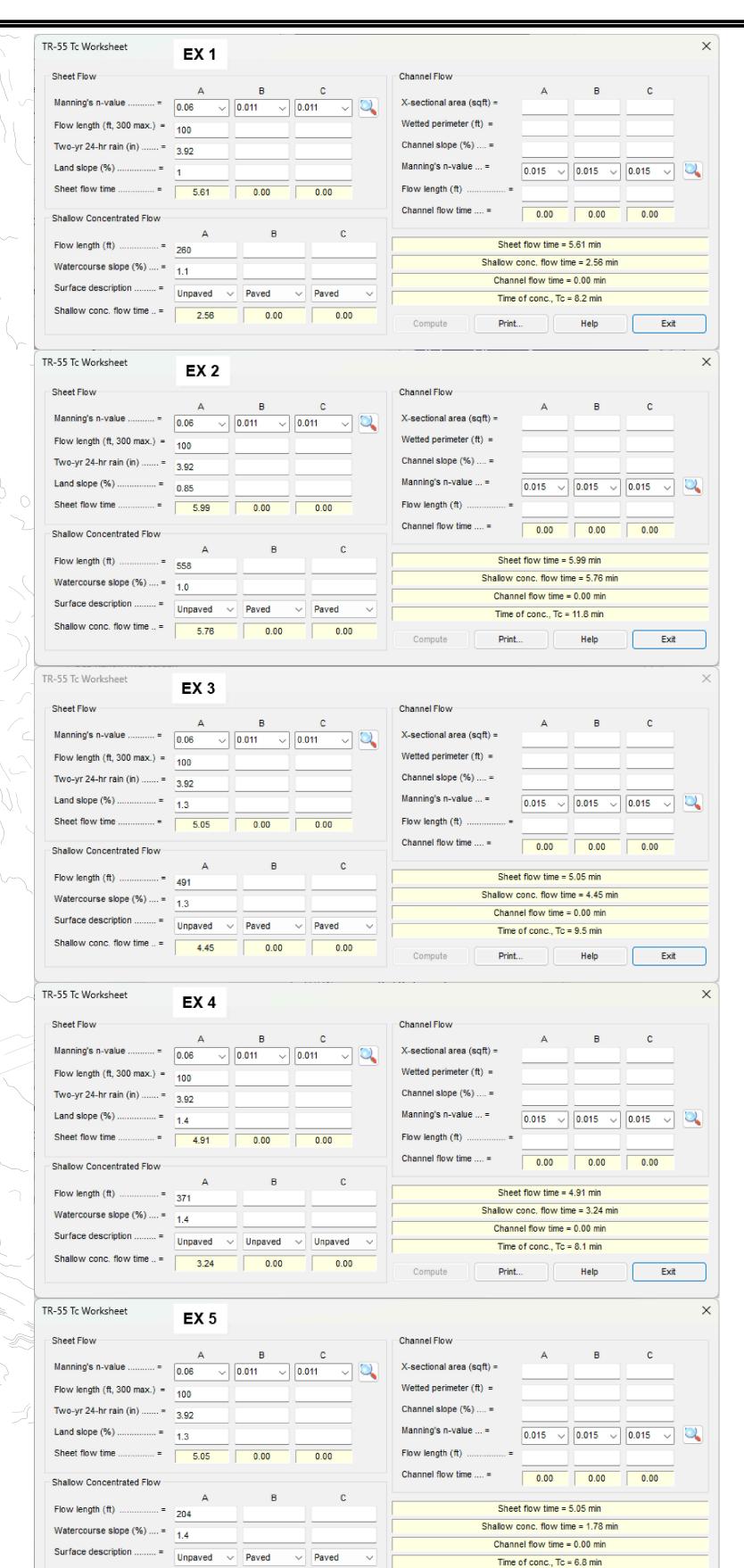
CHECKED BY AHG





Existing Drainage Calculations									
Drainage Area	Acres	Tc (min)	Lag Time	Impervious Cover (%)	Curve Number (Base)	Q - 2 year (cfs)	Q (10 year) (cfs)	Q (25 year) (cfs)	Q (100 year) (cfs)
EX 1	0.99	8.20	4.92	0%	80	3.0	5.7	7.6	10.9
EX 2	2.52	11.80	7.08	0%	80	6.7	12.9	17.2	24.6
DESIGN POINT B						9.5	18.2	24.3	34.8
EX 3	1.57	9.50	5.70	0%	80	4.5	8.7	11.6	16.5
EX 4	6.68	8.10	4.86	0%	80	20.2	38.8	51.7	73.9
DESIGN POINT A						24.6	47.4	63.1	90.3
EX 5	2.08	6.80	4.08	0%	80	6.6	12.7	16.9	24.1
DESIGN POINT C						6.6	12.7	16.9	24.1

DRAINAGE CALCULATIONS BASED ON ATLAS 14 RAINFALL DATA



Shallow conc. flow time .. =



Scale: 1" = 100'



200'
CIVIL ENGINE
(97)
TBPE FIRM REC

PR 3 XX AC

DRAINAGE AREA LABEL

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

ARE

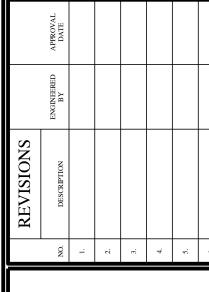
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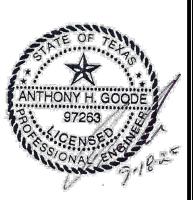
DATE
MM/DD/YYYY

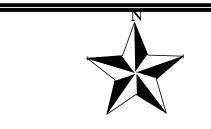
PROJECT NO.

DESIGNED BY
C.B.

CHECKED BY
AHG







LEGEND

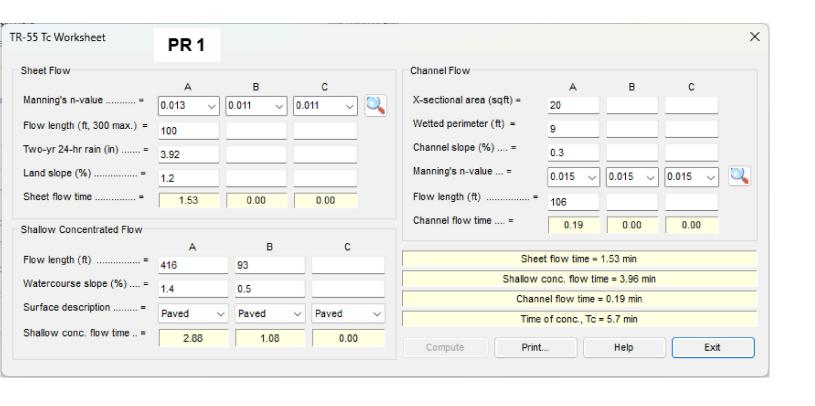


CIVIL ENGINEERING AND PLANNING (972) 822 - 1682 TBPE FIRM REGISTRATION NO. F-22664

PROPERTY LINE -- EASEMENT LINE LIMITS OF CONSTRUCTION PROP. MAJOR CONTOUR PROP. MINOR CONTOUR — EX. MAJOR CONTOUR - 000 ---- EX. MINOR CONTOUR -----TIME OF CONCENTRATION

Scale: 1" = 100'

DRAINAGE AREA LABEL



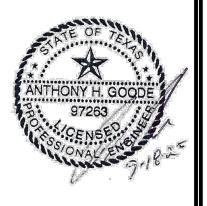
TIME OF CONCENTRATIONS FOR DRAINAGE AREAS PR 2, BP 1 AND BP 2 ARE 5 MINUTES

XX AC

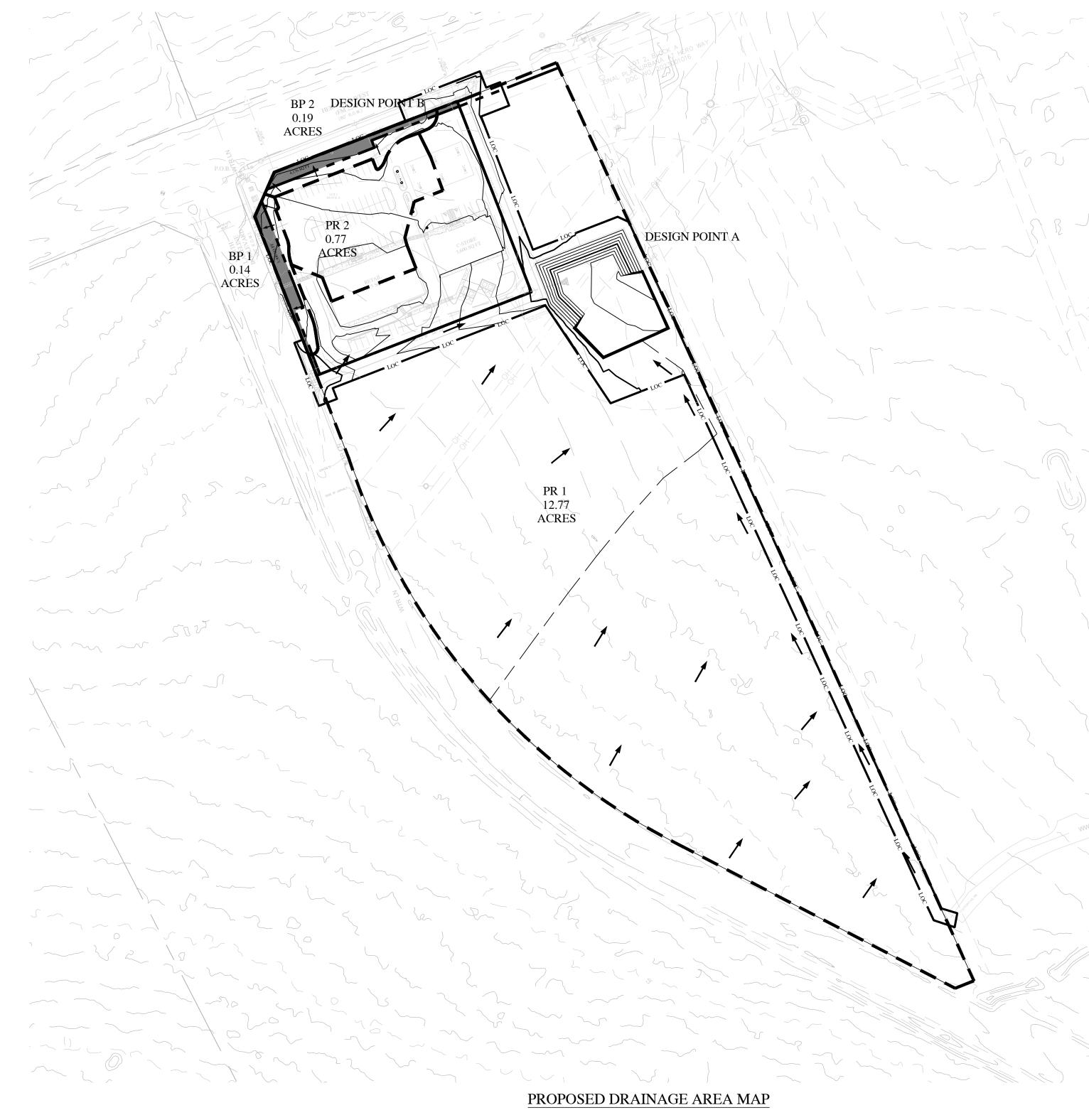
ARE,

MM/DD/YYYY PROJECT NO. DESIGNED BY C.B.

CHECKED BY



DRAINAGE FROM THIS DEVELOPMENT HAS BEEN DESIGNED SUCH THAT THERE WILL BE NO ADVERSE IMPACTS ON THE CAPACITY, FUNCTION OR INTEGRITY OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DRAINAGE FACILITIES.

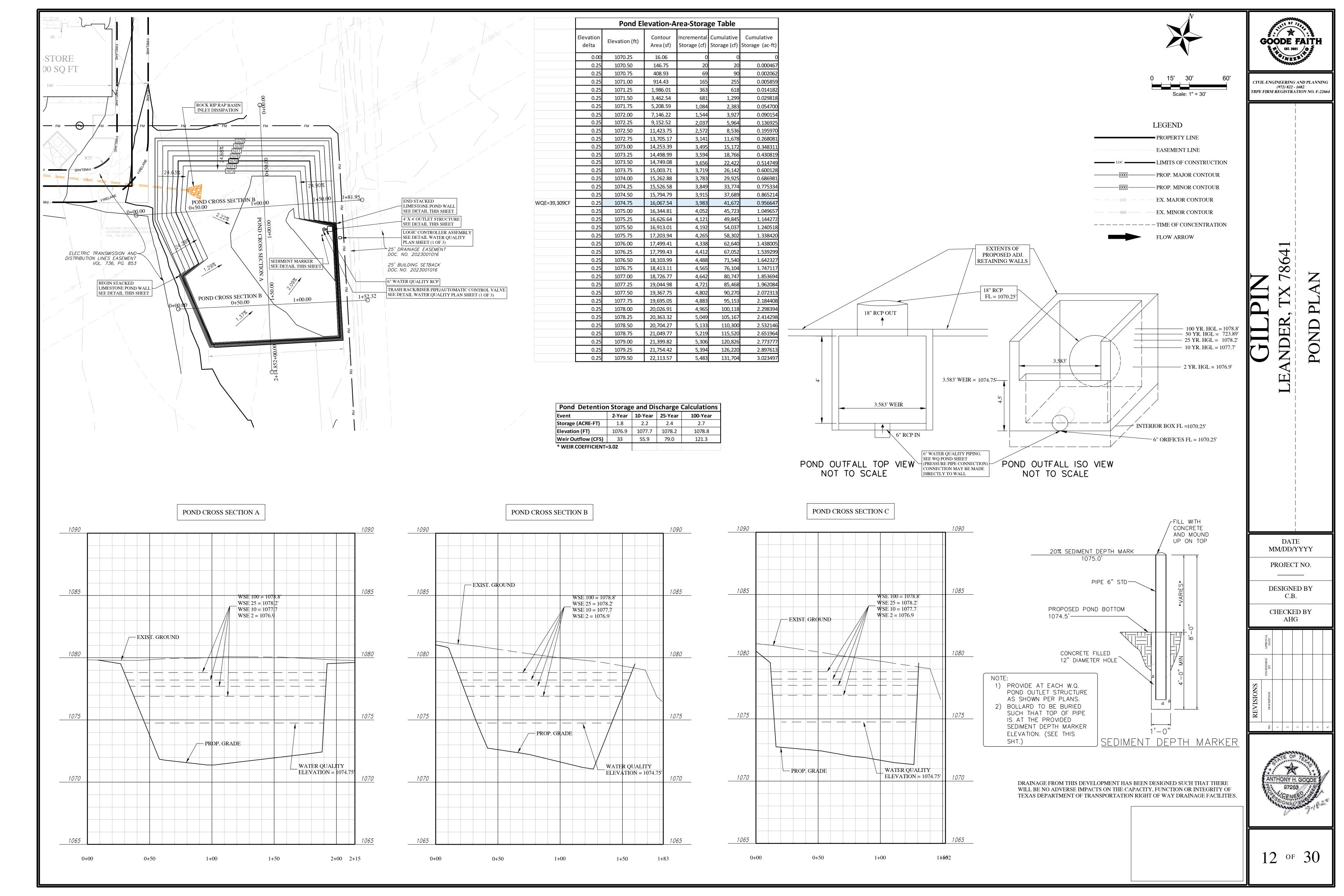


Existing Drainage Calculations									
Drainage Area	Acres	Tc (min)	Lag Time	Impervious Cover (%)	Curve Number (Base)	Q - 2 year (cfs)	Q (10 year) (cfs)	Q (25 year) (cfs)	Q (100 year) (cfs)
EX 1	0.99	8.20	4.92	0%	80	3.0	5.7	7.6	10.9
EX 2	2.52	11.80	7.08	0%	80	6.7	12.9	17.2	24.6
DESIGN POINT B						9.5	18.2	24.3	34.8
EX 3	1.57	9.50	5.70	0%	80	4.5	8.7	11.6	16.5
EX 4	6.68	8.10	4.86	0%	80	20.2	38.8	51.7	73.9
DESIGN POINT A						24.6	47.4	63.1	90.3
EX 5	2.08	6.80	4.08	0%	80	6.6	12.7	16.9	24.1
DESIGN POINT C						6.6	12.7	16.9	24.1

DESIGN FORM C				
DRAINAGE CALCULATIO	NS BASED (ON ATLAS 1	4 RAINFAL	L DATA

Proposed Drainage Calculations									
Drainage Area	Acres	Tc (min)	Lag Time	Impervious Cover (%)	Curve Number (Base)	Q - 2 year (cfs)	Q (10 year) (cfs)	Q (25 year) (cfs)	Q (100 year) (cfs)
PR 1	12.77	5.70	3.42	73%	80	62.4	98.4	123.2	166.1
POND						33.0	55.9	79.0	121.3
WSE						1076.9	1077.7	1078.2	1078.8
DESIGN POINT A						33.0	55.9	79.0	121.3
PR 2	0.77	5.00	3.00	97%	80	4.3	6.5	8.0	10.6
BP 1	0.14	5.00	3.00	0%	80	0.5	0.9	1.2	1.7
BP 2	0.19	5.00	3.00	0%	80	0.6	1.2	1.6	2.4
DESIGN POINTB						5.4	8.6	2.9	4.1
DESIGN POINT C						0.0	0.0	0.0	0.0

11 of 30



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

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

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

 2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE 3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
- 4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
 5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES,
- 6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- 7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
- 8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.

 9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14 TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21 DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14 TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- 10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
 THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
- THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
- THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
- 11. THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND
- OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:

 A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPS) OR
 STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT
- FENCES, AND DIVERSIONARY STRUCTURES;
 B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS
- ORIGINALLY APPROVED;
 C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE
- EDWARDS AQUIFER; OR

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

AUSTIN REGIONAL OFFICE 12100 PARK 35 CIRCLE, BUILDING A

AUSTIN, TEXAS 78753-1808

PHONE (512) 339-2929
FAX (512) 339-3795SAN ANTONIO REGIONAL OFFICE

14250 JUDSON ROAD SAN ANTONIO, TEXAS 78233-4480

PHONE (210) 490-3096

FAX (210) 545-4329

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

ENTIRE PROJECT

Texas Cor	mmission on Environmental Quality		
TSS Remov	val Calculations 04-20-2009	Project Name:	GILPIN
	D	ate Prepared:	9/18/2025
	hormation is provided for cells with a red triang n blue indicate location of instructions in the Technica		
	shown in red are data entry fields.		
Characters	shown in black (Bold) are calculated fields. Cha	anges to the	se fields wi
1. The Require	ed Load Reduction for the total project:	Calculations from	om RG-348
	Page 3-29 Equation 3.3: L _M =	27.2(A _N x P)	
where:	L _{M TOTAL PROJECT} =	Required TSS	removal resultii
	A _N =	Net increase in	n impervious are
	P =	Average annua	l precipitation,
Site Data:	Determine Required Load Removal Based on the Entire Project	ot	
	County =	Williamson	

Predevelopment impervious area within the limits of the plan * = 0.00 acres

Total post-development impervious area within the limits of the plan* = 2.07 acres

Total post-development impervious cover fraction * =

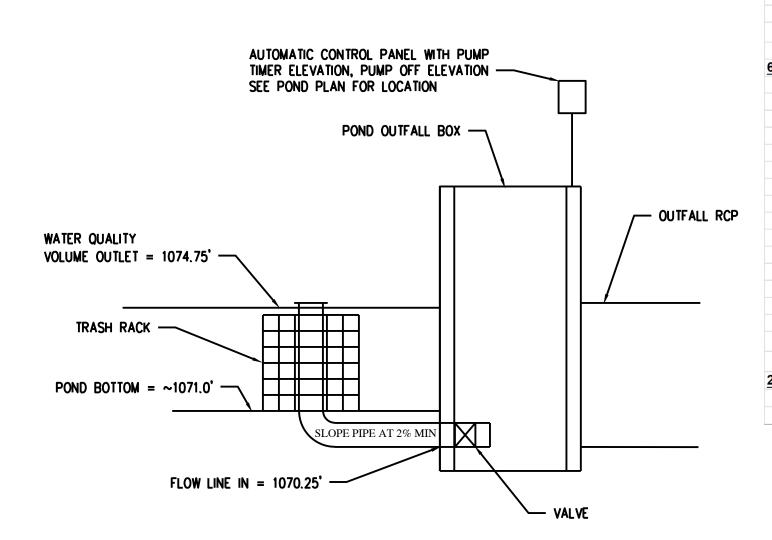
Number of drainage basins / outfalls areas leaving the plan area = 2

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

Total project area included in plan * = 13.74 acres

L_{M TOTAL PROJECT} =

1802 lbs.



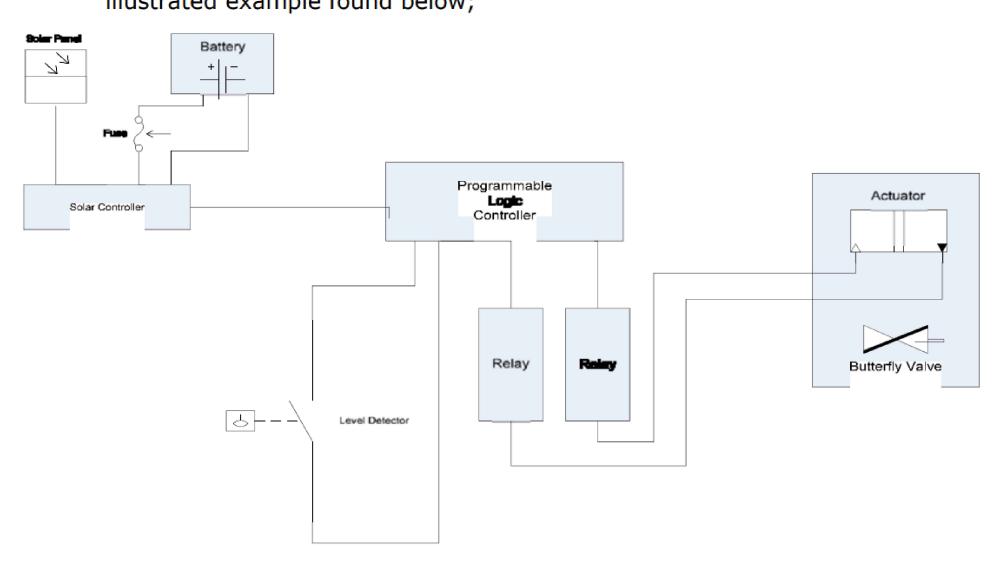
AUTOMATIC CONTROL VALVE DETAIL

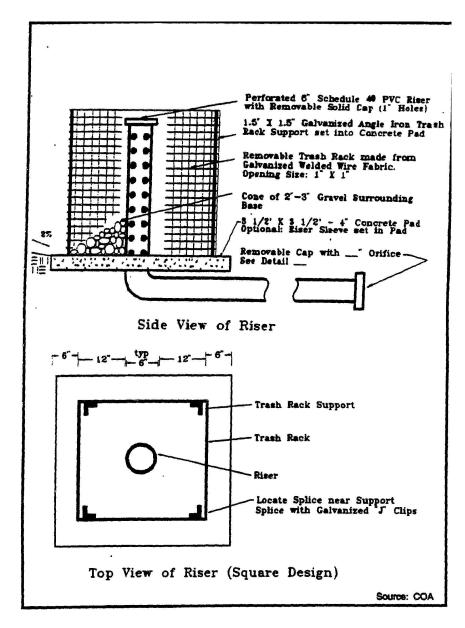
NOTES:

HAZARDOUS MATERIAL THREAT (HMT) OPERATION:
THE BASIN'S OUTLET VALVE IS NORMALLY CLOSED AND WILL DETAIN A HAZARDOUS
MATERIAL SPILL. HOWEVER, AFTER A SPILL OCCURS, THE MANUAL CONTROLS ON THE
CONTROLLER OR THE ACTUATO R/VALVE ARE USED TO PREVENT THE VALVE FROM
AUTOMATICALLY OPENING PRIOR TO REMOVAL OF THE HAZARDOUS MATERIAL.
ALTHOUGH NOT REQUIRED BY THE EDWARDS RULES, THE HMT OPERATION CAN BE USED
TO COMPLY WITH APPENDIX A OF RG-348. IF A SPILL DOES OCCUR IN THE BASIN, ALL
COMPONENTS OF THE CONTROLLER MUST BE INSPECTED AND CHECKED FOR PROPER
OPERATION WITHIN 7 DAYS.

VEGETATION: THE VEGETATION FOR THE BASIN SHOULD BE GRASS GROUND COVER. BERMUDA SOD IS RECOMMENDED FOR QUICK ESTABLISHMENT. IRRIGATE AS NECESSARY TO ESTABLISH VEGETATION GROWTH.

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





DRAINAGE AREA PR 1

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

Drainage Basin/Outfall Area No. = PR 1

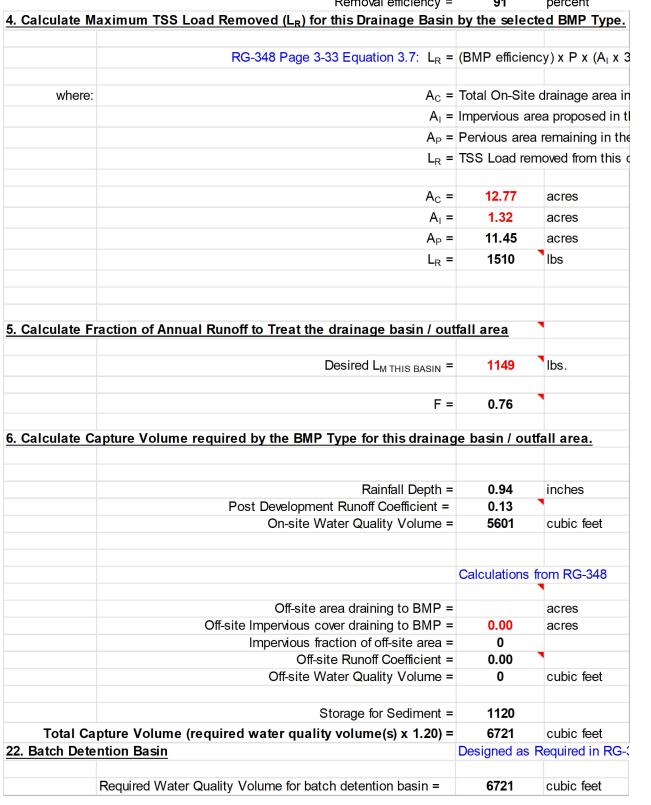
Total drainage basin/outfall area = 12.77 acres
Predevelopment impervious area within drainage basin/outfall area = 0.00 acres
Post-development impervious area within drainage basin/outfall area = 1.32 acres
Post-development impervious fraction within drainage basin/outfall area = 0.10

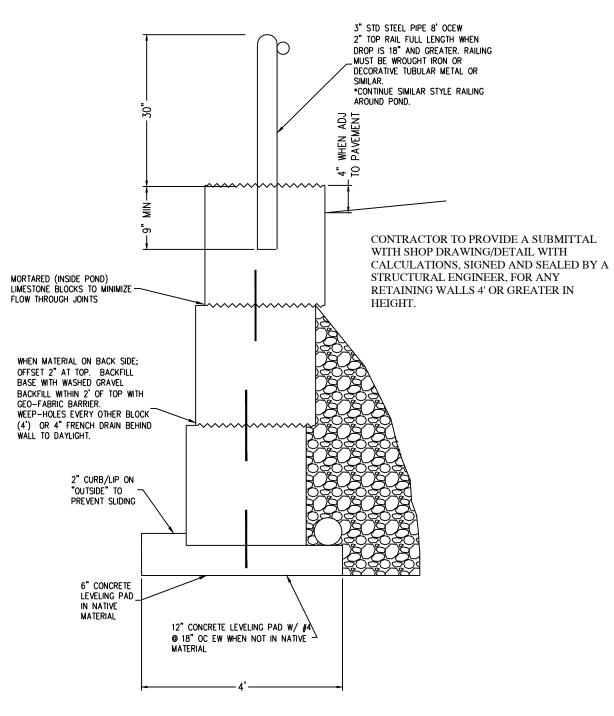
L_{M THIS BASIN} =

1149

3. Indicate the proposed BMP Code for this basin.

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





LIMESTONE STACKED WALL DETAIL (POND WALLS)



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

 \mathcal{C}

LEANDER, TX 78641 WATER OUALITY PLAN (1 OF

DATE
MM/DD/YYYY

PROJECT NO.

C.B.

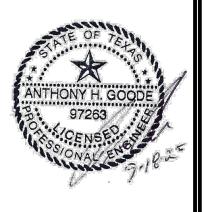
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DESIGNED BY

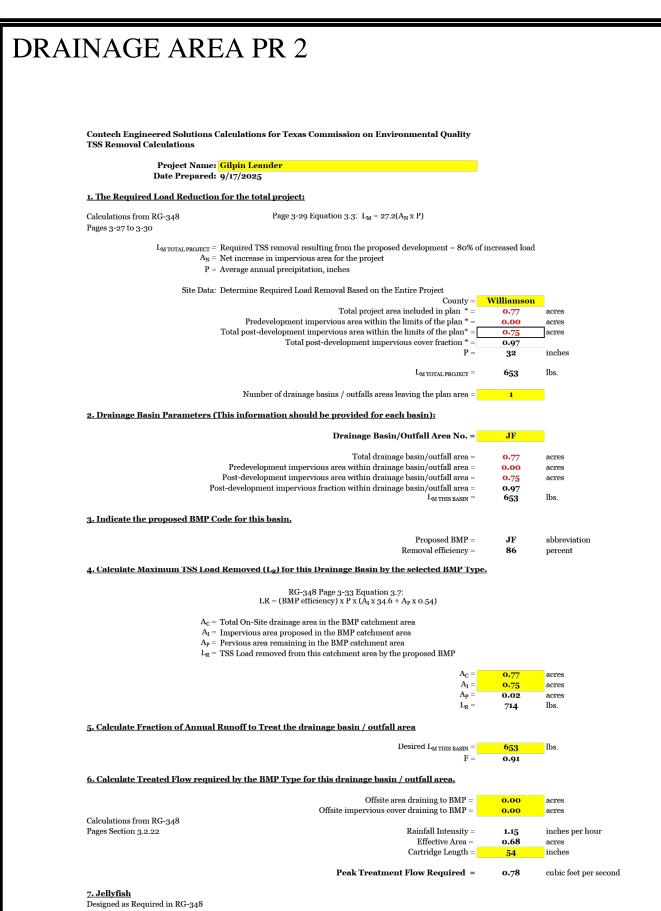
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BY DATE

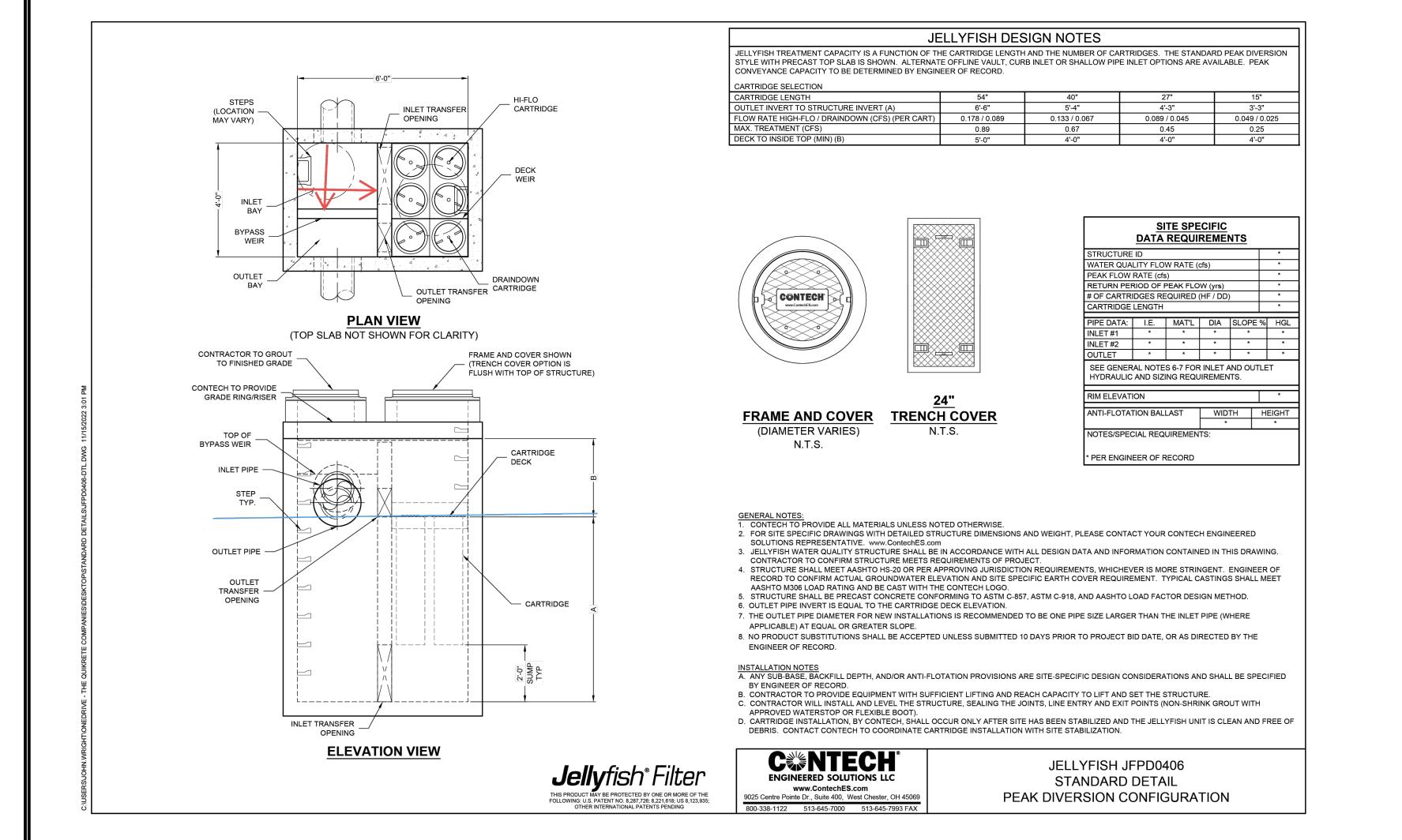
BY DATE



13 of 30



Jellyfish Size for Flow-Based Configuration = JFPD0406-4-1 Jellyfish Treatment Flow Rate = 0.80 c





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

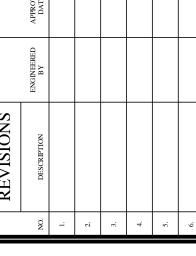
> LEANDER, TX 78641 ER QUALITY PLAN (2 OF 3)

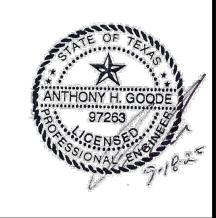
DATE MM/DD/YYYY PROJECT NO.

DESIGNED BY C.B.

CHECKED BY

AHG





14 of 30



Jellyfish®

4. Collected rinse water is typically removed by vacuum hose. 6. For larger diameter Jellyfish Filter manholes (≥8-ft) and some . Reassemble cartridges as detailed later in this document. Reuse O-rings and nuts, ensuring proper placement on each tentacle.

5.3 Sediment and Flotables Extraction

1. Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning only through the maintenance access wall (MAW) opening. Be careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck on manhole systems. Do not lower the vacuum wand through a cartridge receptacle, as damage to the receptacle will result.

2. Vacuum floatable trash, debris, and oil, from the MAW opening or inlet bay. Alternatively, floatable solids may be removed by a net or skimmer.



Pressure wash cartridge deck and receptacles to remove all sediment and debris. Sediment should be rinsed into the sump area. Take care not to flush rinse water into the outlet pipe. 4. Remove water from the sump area. Vacuum or pump

equipment should only be introduced through the MAW or



vaults complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum

5.4 Filter Cartridge Reinstallation and Replacement

1. Cartridges should be installed after the deck has been cleaned. It is important that the receptacle surfaces be free from grit and

hose in the MAW opening, being careful not to damage the

2. Remove cartridge lid from deck and carefully lower the filter cartridge into the receptacle until head plate gasket is seated squarely in receptacle. Caution: Do not force the cartridge downward; damage may occur.

Replace the cartridge lid and check to see that both male threads are properly seated before rotating approximately 1/3 of a full rotation until firmly seated. Use of an approved rim gasket lubricant may facilitate installation. See next page for additional details.

If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.

5.5 Chemical Spills

Caution: If a chemical spill has been captured, do not attempt naintenance. Immediately contact the local hazard response gency and contact Contech.

5.6 Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and 5. Remove the sediment from the bottom of the unit through the heavily traveled roads. Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

JELLYFISH® FILTER **INSPECTION & MAINTENANCE GUIDE**

Jellyfish units are often just one of many structures in a more comprehensive stormwater drainage and treatment system.

In order for maintenance of the Jellyfish filter to be successful, it is imperative that all other components be properly maintained. The maintenance and repair of upstream facilities should be carried out prior to Jellyfish maintenance activities.

In addition to considering upstream facilities, it is also important to correct any problems identified in the drainage area. Drainage area concerns may include: erosion problems, heavy oil loading, and discharges of inappropriate materials.

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Jellyfish Filter Components & Filter Cartridge Assembly and Installation

BASE SECTION

SCREW M6X14MM SS

PART NO. MFR DESCRIPTION

Head Plate Gasket Installation:

manufacturer's instructions.

Install Head Plate Gasket (Item 4) onto the Head Plate (Item 1)

and liberally apply a lubricant from Table 2: Approved Gasket

Lubricants onto the gasket where it contacts the Receptacle

Lid Assembly: Rotate Cartridge Lid counter-clockwise until both male threads

drop down and properly seat. Then rotate Cartridge Lid

Cartridge Lid is firmly secured, creating a watertight seal.

clock-wise approximately one-third of a full rotation until

(Item 7) and Cartridge Lide (ITem 6). Follow Lubricant

RISER SECTION — (WITH JELLYFISH DECK)

SEPARATOR SKIR

The primary purpose of the Jellyfish® Filter is to capture and remove

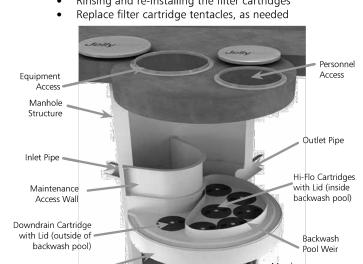
pollutants from stormwater runoff. As with any filtration system, these pollutants must be removed to maintain the filter's maximum 2 treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.

1.0 Inspection and Maintenance Overview

Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Additional maintenance activities 4. may be required in the event of non-storm event runoff, such as base-flow or seasonal flow, an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm

Inspection activities are typically conducted from surface observations and include:

- Observe if standing water is present Observe if there is any physical damage to the deck or
- cartridge lids Observe the amount of debris in the Maintenance
- Access Wall (MAW) or inlet bay for vault systems
- Maintenance activities include:
- Removal of oil, floatable trash and debris
- Removal of collected sediments • Rinsing and re-installing the filter cartridges



2.0 Inspection Timing

Location:

Land Use:

Date/Time:

Inspector:

Maintenance Contractor:

Visible Oil Present: (Y/N)

Oil Quantity Removed:

Floatable Debris Present:

Floatable Debris Removed

Water Depth in Backwash

Draindown Cartridges externally rinsed and

recommissioned: (Y/N)

Draindown Cartridges: (Y/N

Hi-Flo Cartridges externally

rinsed and recommissioned:

New tentacles put on Hi-Flo

Sediment Depth Measured:

Sediment Depth (inches or

Sediment Removed: (Y/N)

Cartridge Lids intact: (Y/N)

Observed Damage:

Comments:

Cartridges: (Y/N)

New tentacles put on

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of, the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; or per the approved project stormwater quality documents (if applicable), whichever is more

A minimum of quarterly inspections during the first year of operation to assess the sediment and floatable pollutant

Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year. Inspection is recommended after each major storm event.

accumulation, and to ensure proper functioning of the system.

Inspection is required immediately after an upstream oil, fuel or

3.0 Inspection Procedure The following procedure is recommended when performing

trash, debris, and oil sheen.

- 1. Provide traffic control measures as necessary. 2. Inspect the MAW or inlet bay for floatable pollutants such as
- Measure oil and sediment depth in several locations, by lowering a sediment probe until contact is made with the floor of the structure. Record sediment depth, and presences of any
- 4. Inspect cartridge lids. Missing or damaged cartridge lids to be
- 5. Inspect the MAW (where appropriate), cartridge deck and receptacles, and backwash pool weir, for damaged or broken components.

3.1 Dry weather inspections

- Inspect the cartridge deck for standing water, and/or sediment on the deck.
- No standing water under normal operating conditions. Standing water inside the backwash pool, but not outside the backwash pool indicates, that the filter cartridges need to be rinsed.



Service Station

GPS Coordinates:

Jellyfish Filter Inspection and Maintenance Log

Industrial:

• Standing water outside the backwash pool is not anticipated and may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream

infrastructure. Any appreciable sediment (≥1/16") accumulated on the deck surface should be removed.

3.2 Wet weather inspections

- Observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW or inlet bay.
- Less than 6 inches, flow should be exiting the cartridge 1. Remove a cartridge lid. lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool). Greater than 6 inches, flow should be exiting the
- cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
- 18 inches or greater and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges need to be rinsed.

4.0 Maintenance Requirements

Required maintenance for the Jellyfish Filter is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the

- 1. Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
- 2. Floatable trash, debris, and oil removal.
- 3. Deck cleaned and free from sediment.
- 4. Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs sooner.
- 5. Replace tentacles if rinsing does not restore adequate hydraulic capacity, remove accumulated sediment, or if damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
- 6. Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
- 7. The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged or compromised by the spill.

5.0 Maintenance Procedure The following procedures are recommended when maintaining the

Jellyfish Filter:

1. Provide traffic control measures as necessary.

2. Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures. Caution: Dropping objects onto the cartridge deck may

cause damage.

- 3. Perform Inspection Procedure prior to maintenance activity. 4. To access the cartridge deck for filter cartridge service, descend into the structure and step directly onto the deck. Caution: Do not step onto the maintenance access wall (MAW) or backwash
- pool weir, as damage may result. Note that the cartridge deck may be slippery.

5. Maximum weight of maintenance crew and equipment on the cartridge deck not to exceed 450 lbs.

5.1 Filter Cartridge Removal

- Remove cartridges from the deck using the lifting loops in the cartridge head plate. Rope or a lifting device (available from Contech) should be used. Caution: Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Wet cartridges typically weigh between 100 and
- B. Replace and secure the cartridge lid on the exposed empty receptacle as a safety precaution. Contech does not recommend exposing more than one empty cartridge receptacle at a time.

5.2 Filter Cartridge Rinsing

1. Remove all 11 tentacles from the cartridge head plate. Take care not to lose or damage the O-ring seal as well as the plastic threaded nut and connector.



2. Position tentacles in a container (or over the MAW), with the threaded connector (open end) facing down, so rinse water is flushed through the membrane and captured in the container. 3. Using the Jellyfish rinse tool (available from Contech) or a low-pressure garden hose sprayer, direct water spray onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. Caution: Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane.

Jellyfish® **C**NTECH 800.338.1122 www.ContechES.com

 Drawings and specifications are available at www.conteches.com/jellyfish. • Site-specific design support is available from Contech Engineered Solutions. Find a Certified Maintenance Provider at www.conteches.com/ccmp

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Jellyfish Maintenance 01/21



15 of 30

DATE MM/DD/YYYY PROJECT NO. **DESIGNED BY** C.B. CHECKED BY

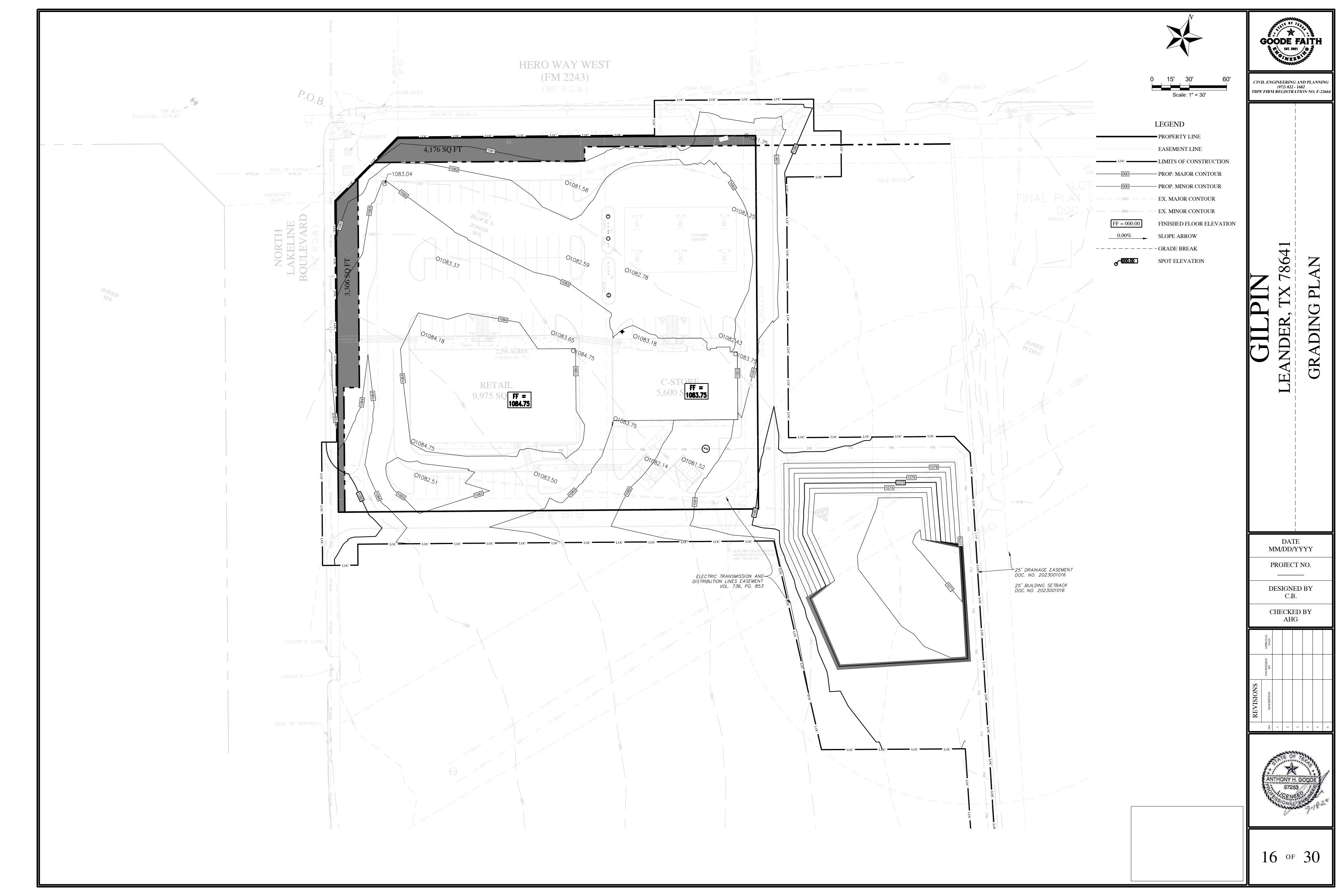
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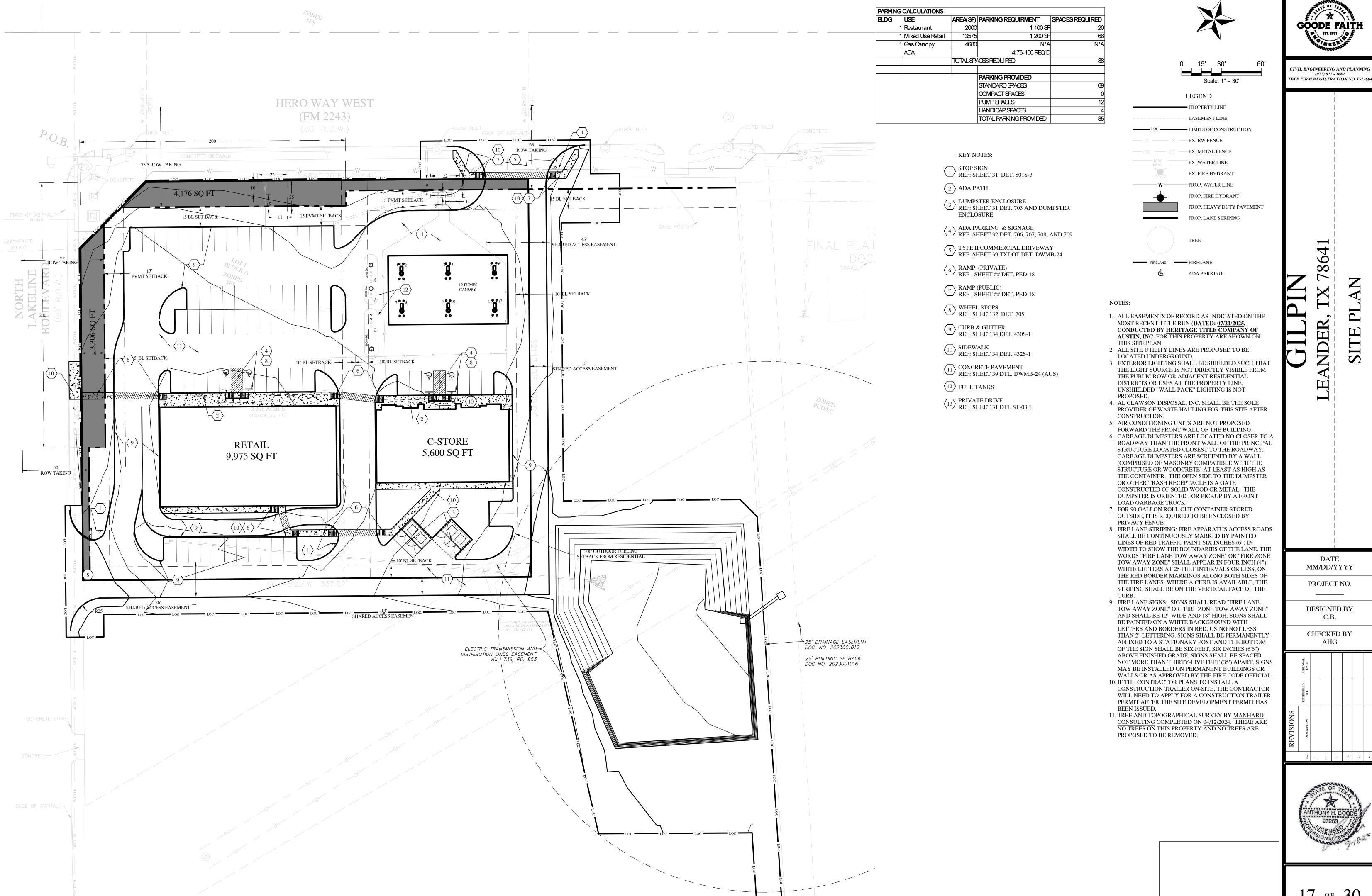
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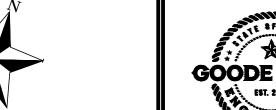
OF

DER

(972) 822 - 1682

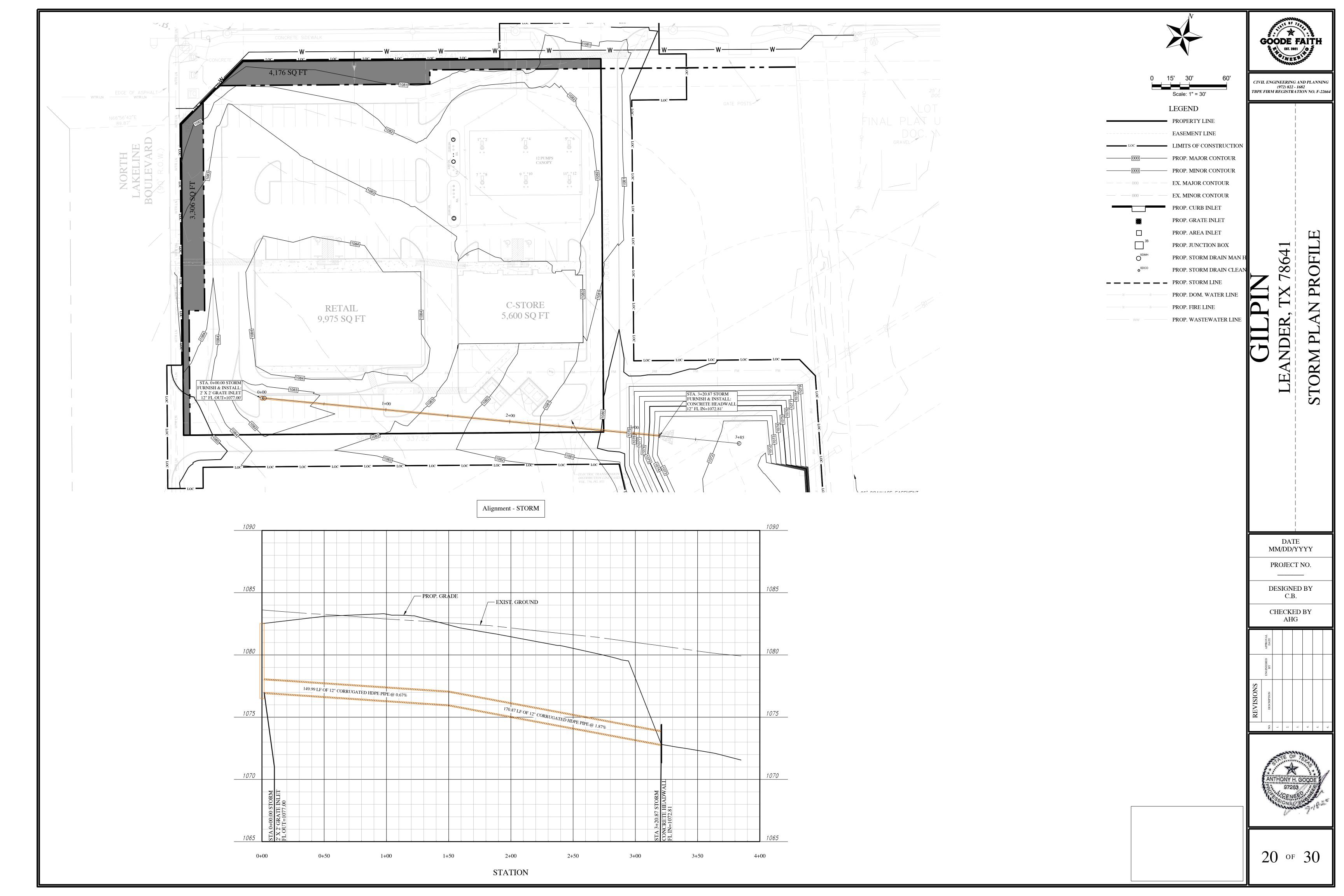


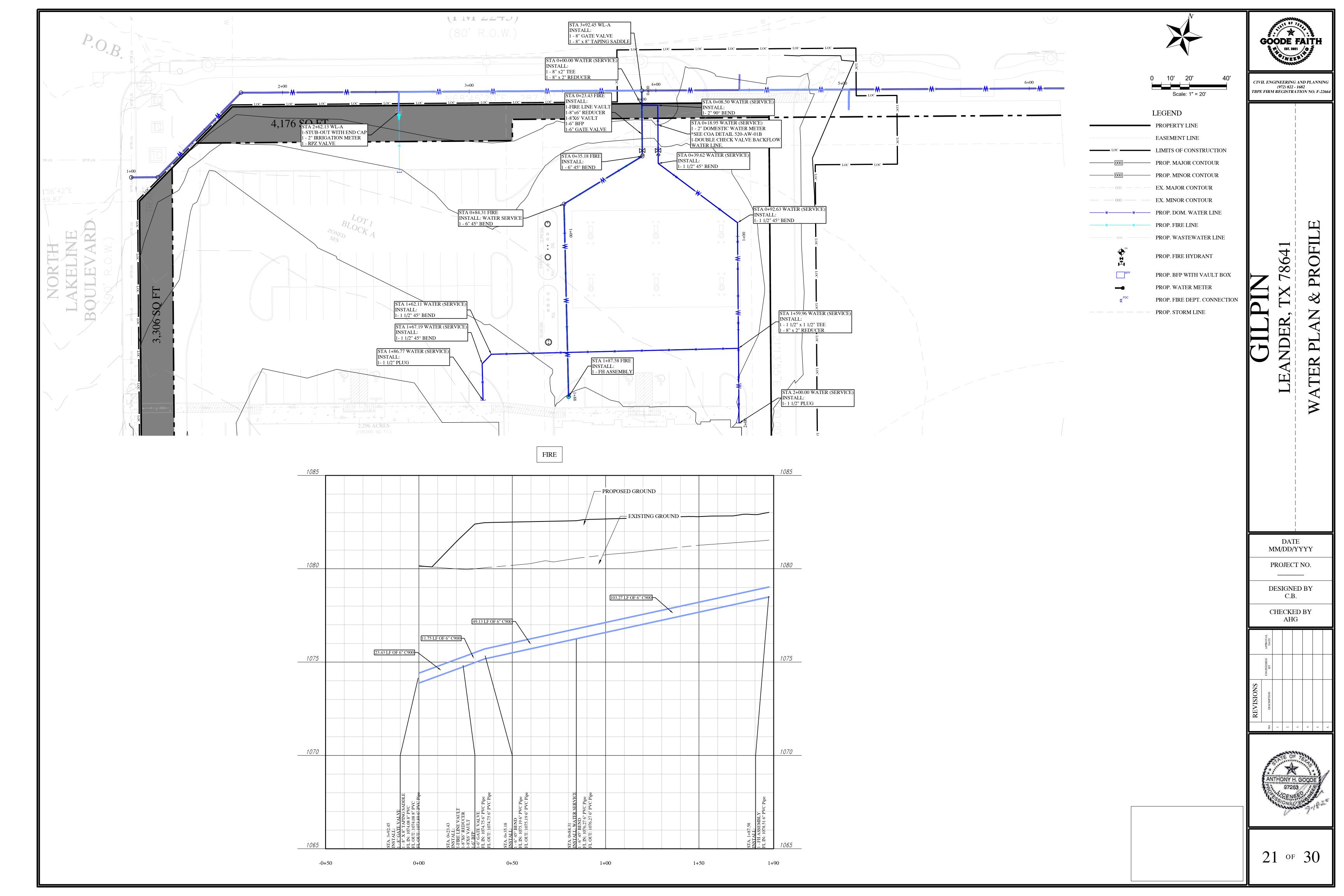


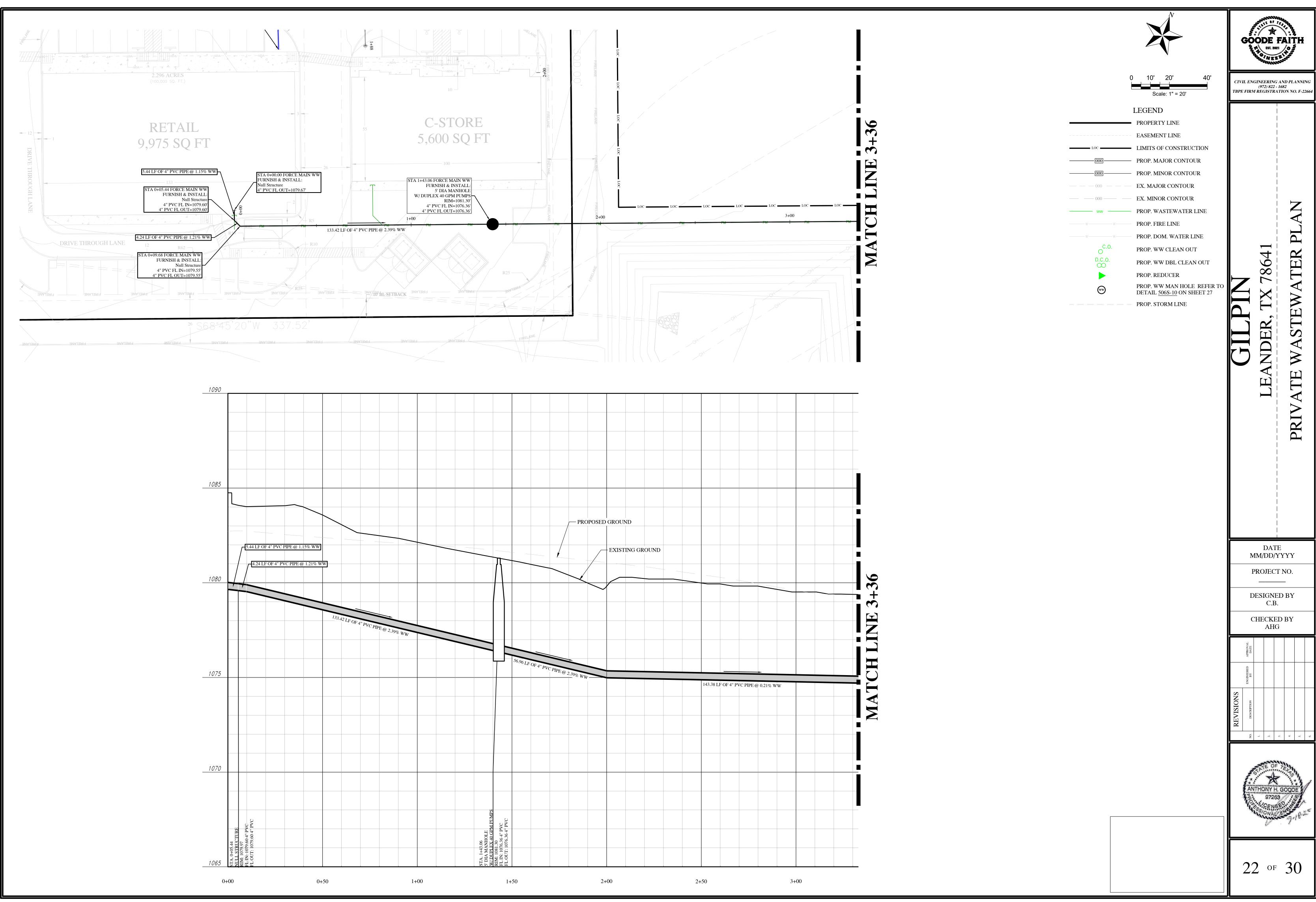


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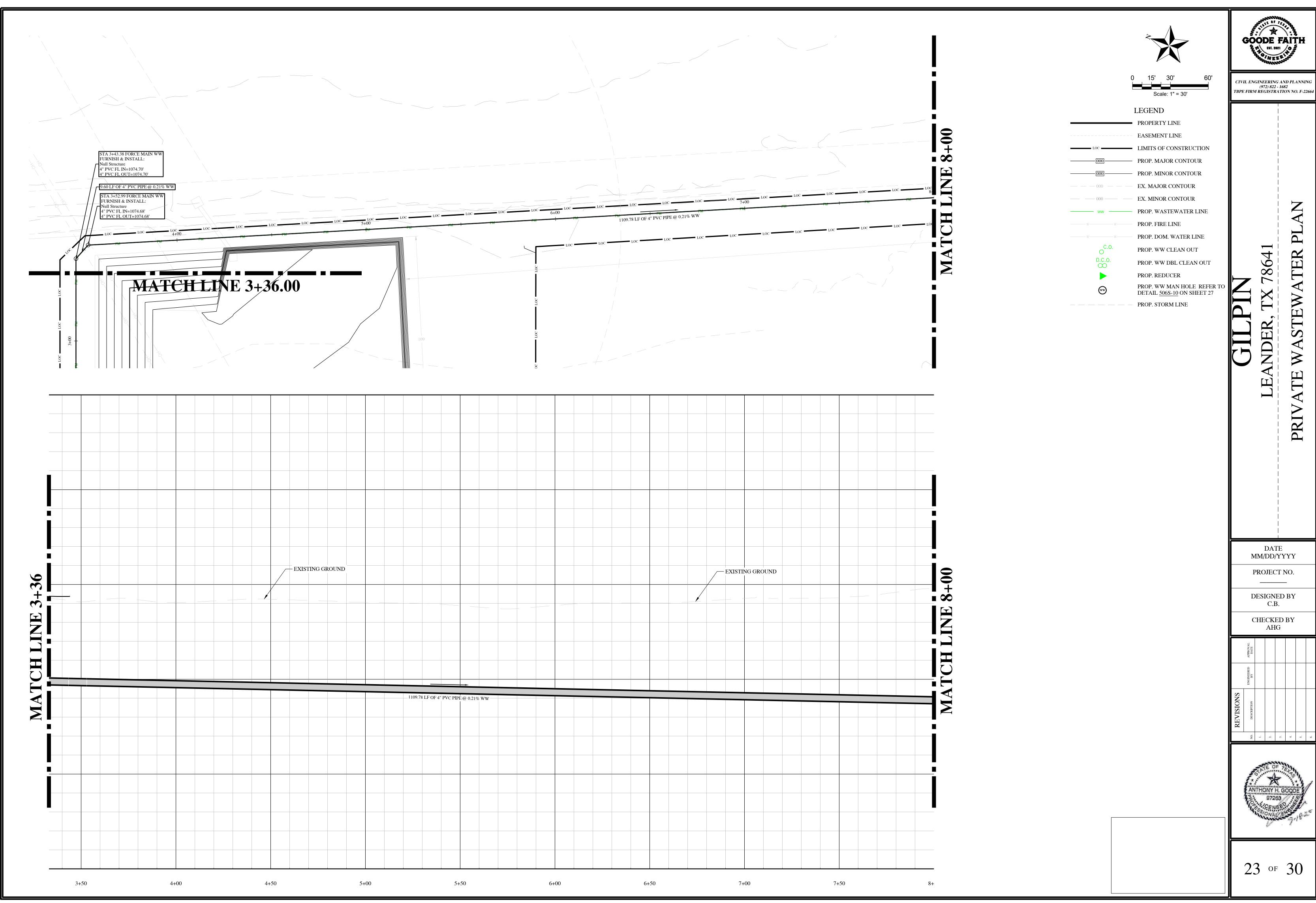




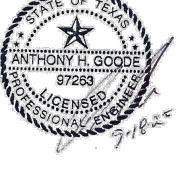


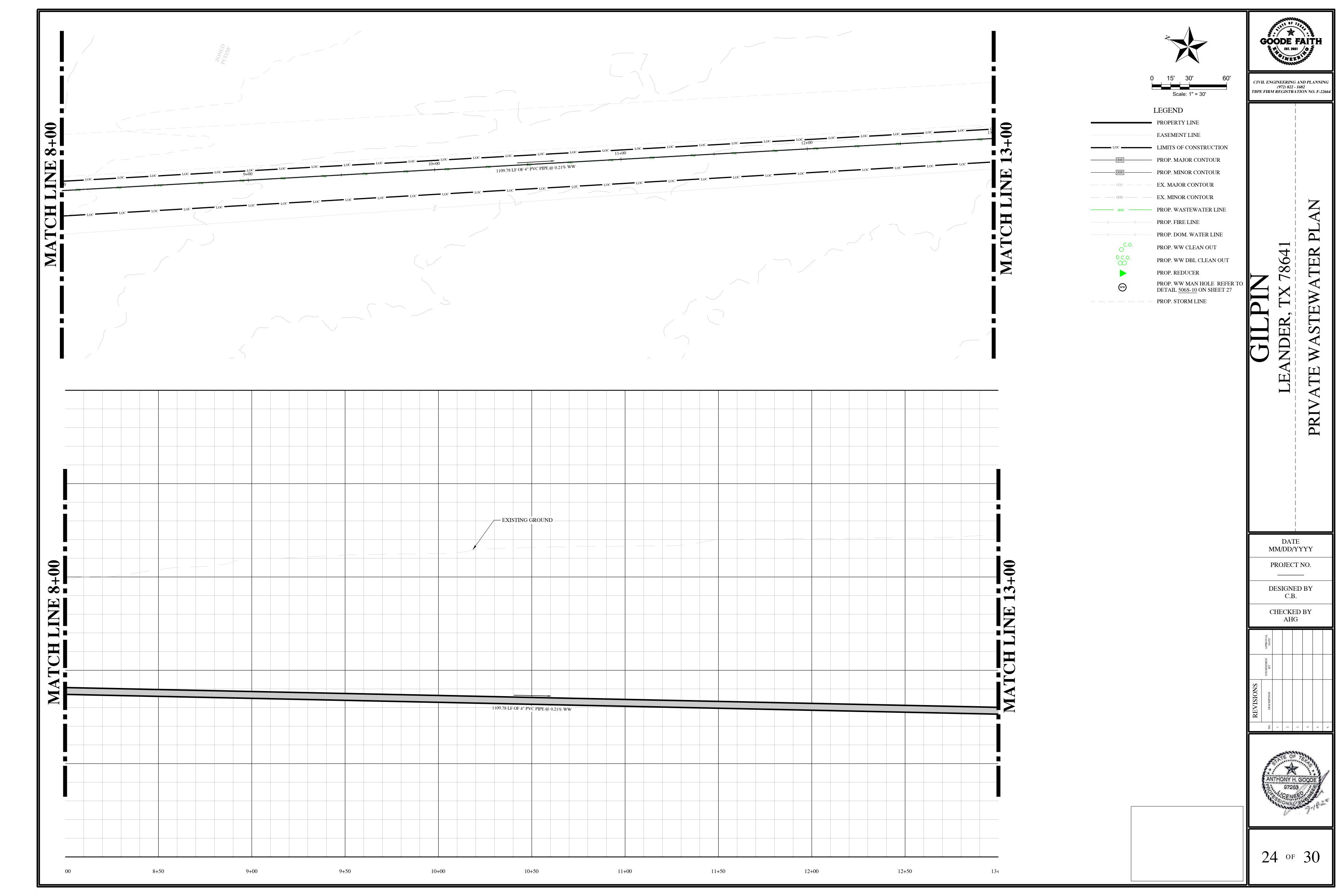
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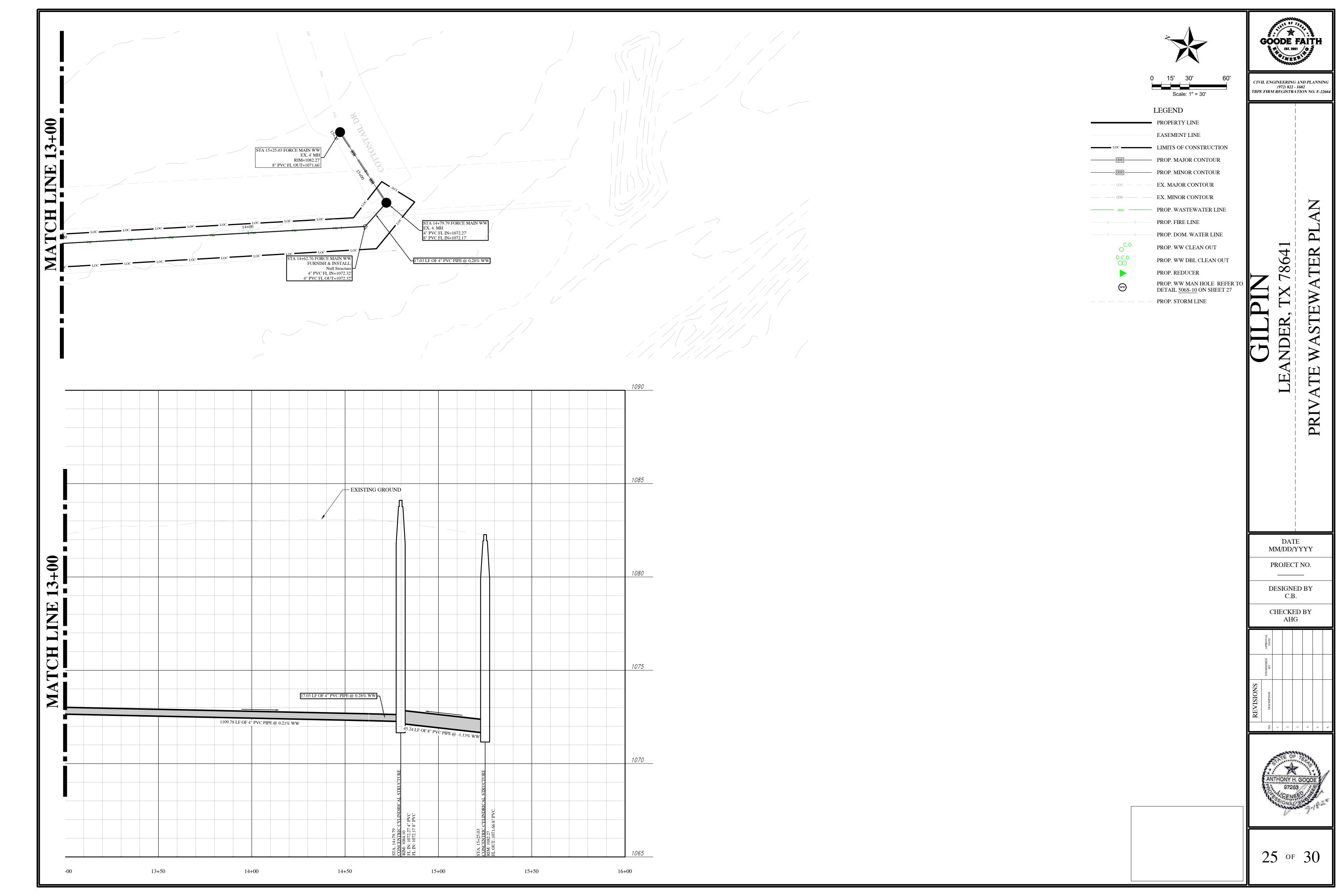


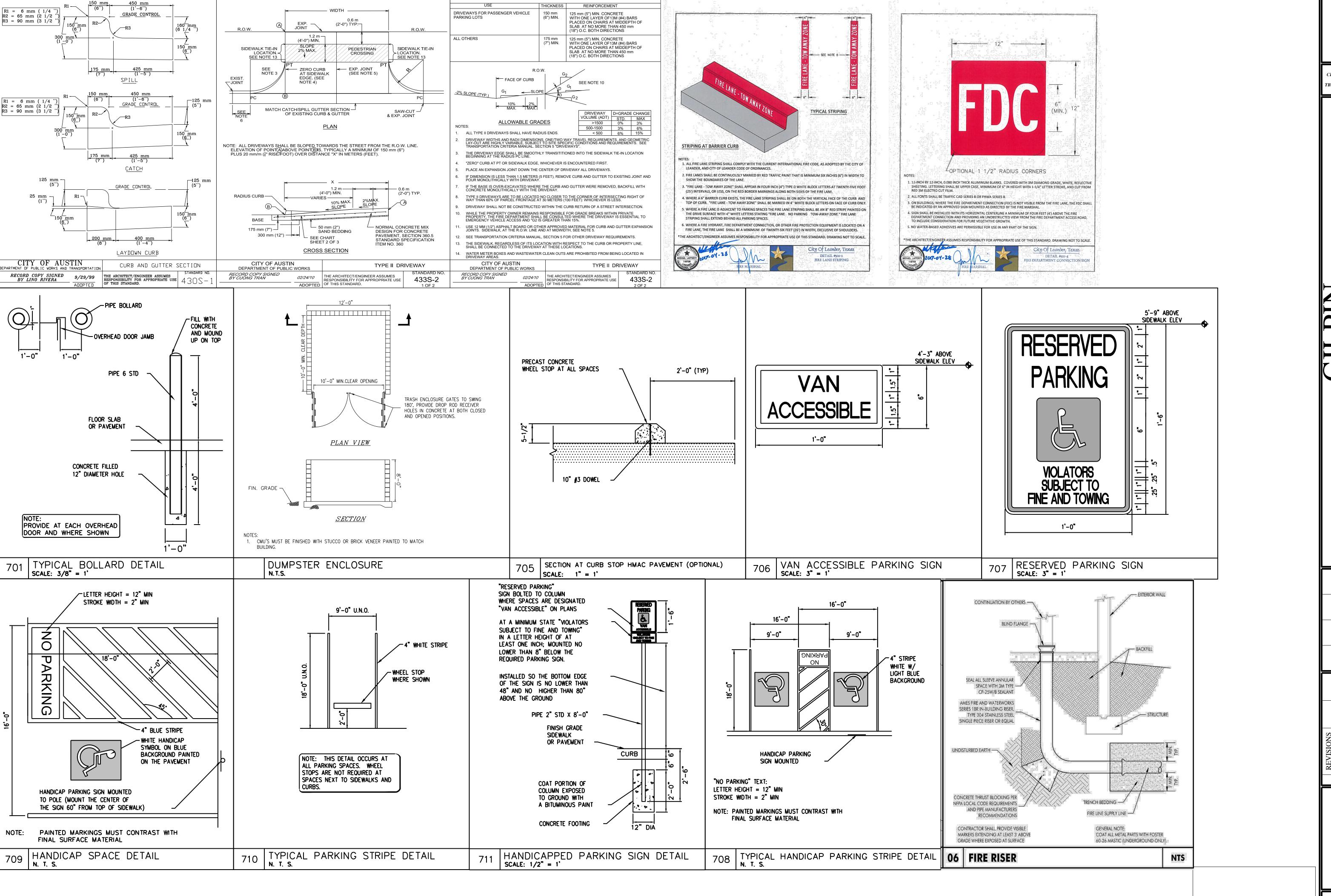


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LEANDER, TX 78641
CONSTRUCTION DETAIL

DATE
MM/DD/YYYY

PROJECT NO.

DESIGNED BY C.B.

AHG

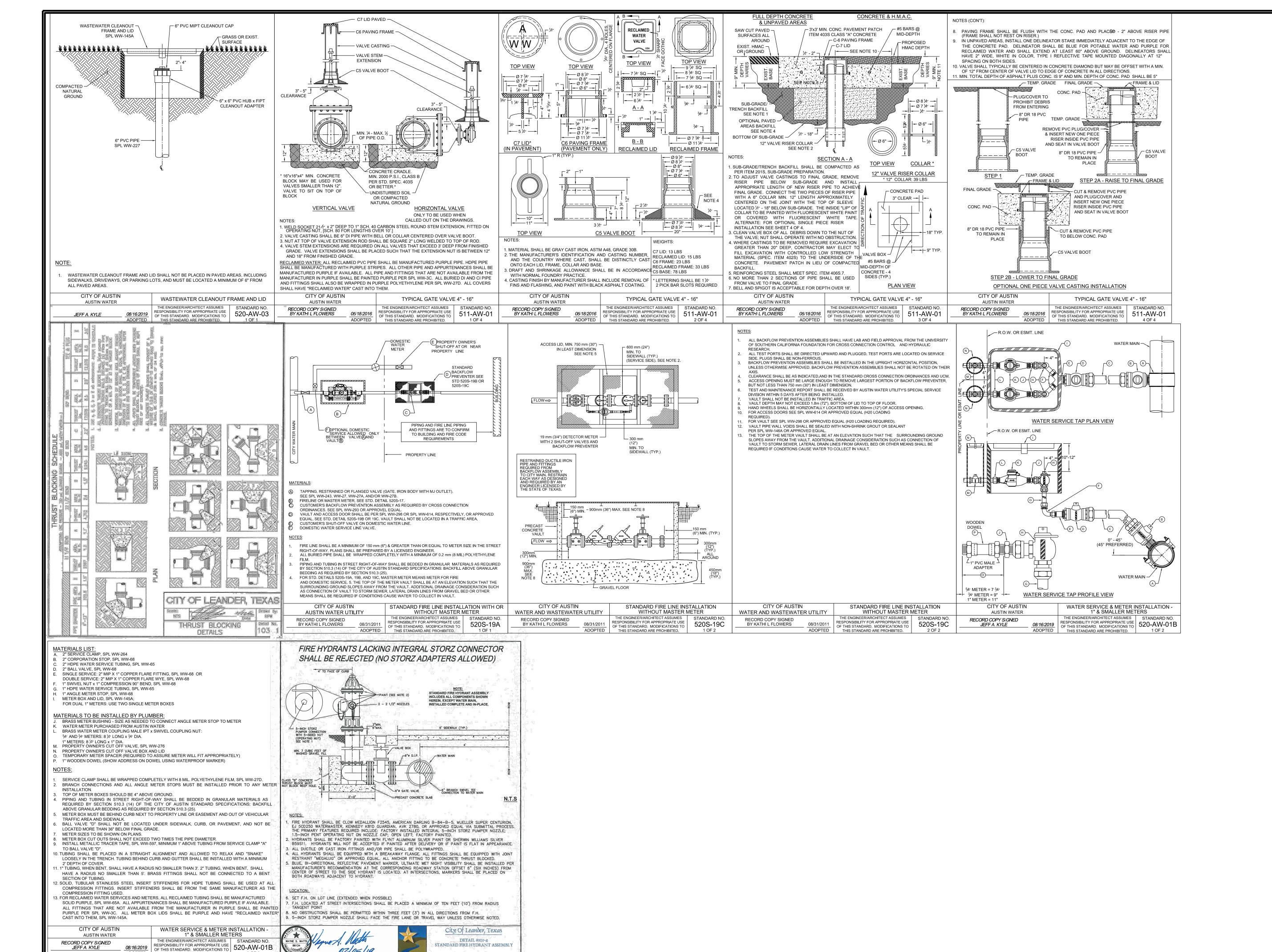
ENGINEERED APPROVAL

BY

DATE



ON - 4 6. 4



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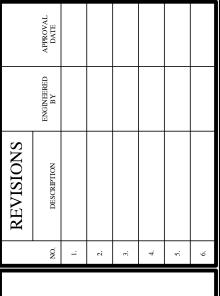
LEANDER, TX 78641
ONSTRUCTION WATER DETAIL

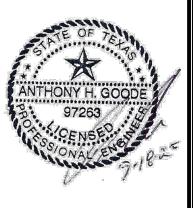
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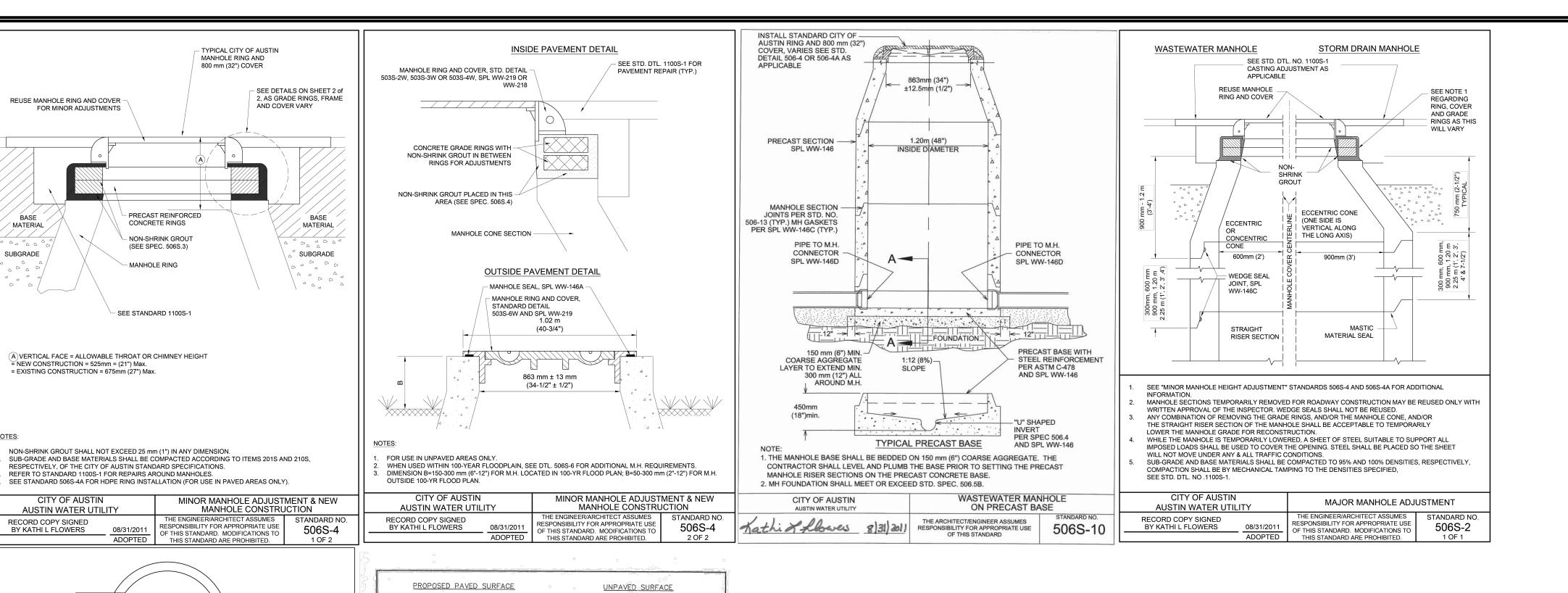
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CHECKED BY







6" TOPSOIL AND REVEGETATION PER SPECIFICATIONS

COMPACTED BACKFILL TEM 510, SECTION 510.2(6)

EDDING ENVELOPE, ITEM 510, SECTION 510.3(14)

City Of Leander, Texas

DETAIL #104-1 TYPICAL PIPE TRENCH AND EMBEDMEN

TRENCH

1. SEE CITY OF LEANDER DETAIL #104-2 FOR TYPICAL PIPE TRENCH

1. CITY OF AUSTIN STANDARD SPECIFICATION MANUAL ITEM 510, SECTION 510.2(6), "SELECT BACKFILL OR BORROW"; SECTION 510.3(14), "PIPE BEDDING ENVELOPE"

AND EMBEDMENT IN EXISTING PAVED SURFACES.

NATURAL GROUND

PAVING SURFACE, 2" MIN. FLEXIBLE BASE, 8" MIN.

12" (MIN.)

6" (MIN.) =

MINIMUM COVER AS DEFINED IN CITY OF LEANDER DETAIL #204-5

-FORM MANHOLE INVERT TO PROVIDE FOR SMOOTH FLOW OF WATER

- FORM MANHOLE INVERT TO PROVIDE FOR SMOOTH FLOW OF WATER

MANHOLE INVERT PLAN

STANDARD NO.

REUSE MANHOLE RING AND COVER FOR MINOR ADJUSTMENTS

SUBGRADE

PRECAST REINFORCED

CONCRETE RINGS

NON-SHRINK GROUT

- MANHOLE RING

SEE STANDARD 1100S-1

TYPICAL MANHOLE AT ANGLE IN STORM DRAIN

TYPICAL JUNCTION MANHOLE

RECORD COPY SIGNED BY GEORGE E. OSWALD 2/14/02 ADOPTED THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE 506S-1

(A) VERTICAL FACE = ALLOWABLE THROAT OR CHIMNEY HEIGHT

RESPECTIVELY, OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
REFER TO STANDARD 1100S-1 FOR REPAIRS AROUND MANHOLES.

= NEW CONSTRUCTION = 525mm = (21") Max.

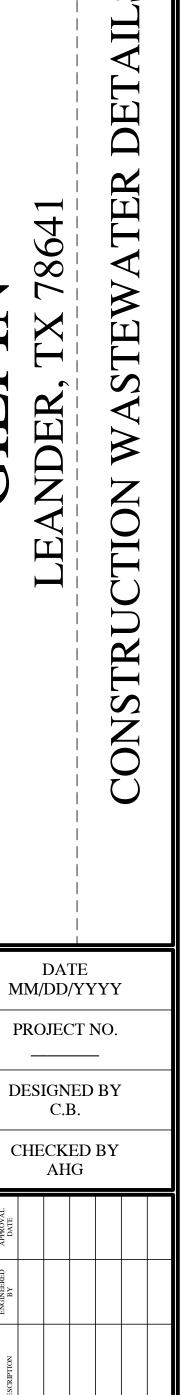
CITY OF AUSTIN

AUSTIN WATER UTILITY

CITY OF AUSTIN

DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW

= EXISTING CONSTRUCTION = 675mm (27") Max.



CIVIL ENGINEERING AND PLANNING

(972) 822 - 1682 TBPE FIRM REGISTRATION NO. F-22664

1. CITY OF PFLUGERVILLE TO REVIEW

WASTEWATER LINE

NO 1. 2. 8. 4. 8.



ATTACHMENT N - INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

FORTUNE LAKELINE CROSSING

BMP TYPE: One (1) Permanent Batch Detention System, one (1) Vegetated Filter Strip

BMP ADDRESS: Lakeline and Hero Way

OWNER/DEVELOPER: Nancy L. R. & John Gilpin

PO Box 1204 Salado, Texas 76571

<u>njilmousin@aol.com</u> 254-760-8191

The owner will be responsible for inspection, maintenance, and repair of the proposed Batch Detention Basin. The City of Leander defers water quality control to TCEQ's rules. Per TCEQ, Edwards Aquifer Rules, water quality controls required for commercial development shall be maintained by the property owner.

Maintenance Guidelines for Batch Detention Basins (See Section 3.5.20)

Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller and the valve at the outlet.

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

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

<u>MOWING:</u> The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

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

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

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

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

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

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

Maintenance Guidelines for Vegetated Filter Strips (See Section 3.5.8)

Once a vegetated area is well established, little additional maintenance is generally necessary. The key to establishing a viable vegetated feature is the care and maintenance it receives in the first few months after it is

planted. Once established, all vegetated BMPs require some basic maintenance to insure the health of the plants including:

<u>PEST MANAGEMENT</u>: An Integrated Pest Management (IPM) Plan should be developed for vegetated areas. This plan should specify how problem insects and weeds will be controlled with minimal or no use of insecticides and herbicides.

SEASONAL MOWING AND LAWN CARE: If the filter strip is made up of turf grass, it should be mowed as needed to limit vegetation height to 18 inches, using a mulching mower (or removal of clippings). If native grasses are used, the filter may require less frequent mowing, but a minimum of twice annually. Grass clippings and brush debris should not be deposited on vegetated filter strip areas. Regular mowing should also include weed control practices; however, herbicide use should be kept to a minimum (Urbonas et al., 1992). Healthy grass can be maintained without using fertilizers because runoff usually contains sufficient nutrients. Irrigation of the site can help assure a dense and healthy vegetative cover.

<u>INSPECTION:</u> Inspect filter strips at least twice annually for erosion or damage to vegetation; however, additional inspection after periods of heavy runoff is most desirable. The strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. More frequent inspections of the grass cover during the first few years after establishment will help to determine if any problems are developing, and to plan for long-term restorative maintenance needs. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and 3-91 restored to meet specifications. Construction of a level spreader device may be necessary to reestablish shallow overland flow.

<u>DEBRIS AND LITTER REMOVAL:</u> Trash tends to accumulate in vegetated areas, particularly along highways. Any filter strip structures (i.e. level spreaders) should be kept free of obstructions to reduce floatables being flushed downstream, and for aesthetic reasons. The need for this practice is determined through periodic inspection but should be performed no less than 4 times per year.

<u>SEDIMENT REMOVAL:</u> Sediment removal is not normally required in filter strips, since the vegetation normally grows through it and binds it to the soil. However, sediment may accumulate along the upstream boundary of the strip preventing uniform overland flow. Excess sediment should be removed by hand or with flat-bottomed shovels.

GRASS RESEEDING AND MULCHING: A healthy dense grass should be maintained on the filter strip. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is level. Grass damaged during the sediment removal process should be promptly replaced using the same seed mix used during filter strip establishment. If possible, flow should be diverted from the damaged areas until the grass is firmly established. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Corrective maintenance, such as weeding or replanting should be done more frequently in the first two to three years after installation to ensure stabilization. Dense vegetation may require irrigation immediately after planting, and during particularly dry periods, particularly as the vegetation is initially established.

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.						
LA Bili	Nancy L. Rose	enbusch Kilpin	9/13/2-			
Property Owner	J	Date				

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

Con My Sach	9/15/2025
Engineer of Record	Date

STORMWATER POLLUTION PREVENTION PLAN For

FORTUNE LAKELINE CROSSING

SEPTEMBER 2025

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STORMWATER POLLUTION PREVENTION PLAN

(T.P.D.E.S.GENERALPERMIT-TXR150000)



SITE OPERATOR	
(Responsible Party)	
COVERAGE AREA	
NOI APPLICATIONDATE	
AUTHORIZATION #	
SITE OPERATOR	
COVERAGE AREA	
NOI APPLICATIONDATE	
AUTHORIZATION #	
SITE OPERATOR	
COVERAGE AREA	
NOI APPLICATION DATE	
AUTHORIZATION #	

2. PLAN IMPLEMENTATION CHECKLIST

TPDES - Storm Water Pollution Prevention Plan

PLAN IMPLEMENTATION CHECKLIST

- 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 Receiptto:

NPDES Coordinator City of Leander (MS4) P.O. Box 319 Leander, 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.

FORTUNE LAKELINE CROSSING TPDES – Storm Water Pollution Prevention Plan

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

3. SWPPP PLAN

TPDES - Storm Water Pollution Prevention Plan

INTRODUCTION

This Storm Water Pollution Prevention Plan is prepared for FORTUNE LAKELINE CROSSING WAREHOUSE, 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: FORTUNE LAKELINE CROSSING

Project Street Address: SOUTHEAST CORNER OF HERO WAY W AND LAKELINE BLVD, LEANDER TX, 76541

Nature of Construction Activity: Site clearing, grading and construction of drives, parking, sewer lines, water lines, storm water inlets and stormwater lines, utilities, parking spaces, pond. Office warehouses, a dumpster containing wall, and associated drive aisles.

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, reach out to city for inspection.
- c) Set-up temporary traffic controls.
- *d)* Coordinate ROW permits for connections to public mains.
- e) Construct the drainage pond and storm water features.
- f) Install pavement for fire access to buildings.
- g) Start utility, road, grading franchise utility & all necessary infrastructure construction.
- *h*) Remove erosion and sediment controls.
- *i)* Request final walkthrough and conduct walkthrough with engineer of record and city department.
- j) Engineer of record is responsible to prepare and submit closeout documents for project closeout.

FORTUNE LAKELINE CROSSING TPDES – Storm Water Pollution Prevention Plan

Total Site Area (Acres): 13.74

Total Site Area to be Disturbed (Acres): +/- 4.08 acres

Pre-Construction Runoff Coefficient: 80

Post Construction Runoff Coefficient: 98

Soil Types: Doss silty clay, moist 1-5 percent slopes ~ 100 % AOI

Industrial Activity Discharges: None

Receiving Water: 1244A North Brushy

Wetlands: No - N/A

Ref. - Wetland Map Overlay

National Register of Historic Places: None

Edwards Aquifer Recharge or Contributing Zone: Yes

Water Pollution Abatement Plan (WPAP): No

- 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

FORTUNE LAKELINE CROSSING TPDES – Storm Water Pollution Prevention Plan

CONTROLS

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

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

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

1) EROSION AND SEDIMENT CONTROLS

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

b) STABILIZATION PRACTICES

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

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

FORTUNE LAKELINE CROSSING

TPDES – Storm Water Pollution Prevention Plan

- 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.

FORTUNE LAKELINE CROSSING TPDES – Storm Water Pollution Prevention Plan

2) POST-CONSTRUCTION STORM WATER MANAGEMENT

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

3) OTHER CONTROLS

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

- a) Vehicular traffic leaving the construction site will exit through the temporary construction entrance/exit as located and illustrated on Exhibit 2. When soils have collected on the temporary construction entrance/exit to an extent, which reduces its intended effectiveness, the surface will be cleaned and reestablished for its designed or intended purpose.
- b) Mud/dirt inadvertently tracked off-site and onto public streets shall be removed immediately by hand or mechanical broom sweeping.
- c) Construction and waste materials shall be stored within a designated storage area in the construction equipment staging area as located and illustrated on Exhibit 2. Bulk materials such as sand, top soil, 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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- Additional rinse-out pits may be added as construction conditions require. The
 contractor will advise his concrete suppliers of the requirements to utilize the rinseout 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.
- 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.

STATE AND LOCAL CONTROLS

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

The site is located within the Edwards Aquifer 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 offsite 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.

FORTUNE LAKELINE CROSSING TPDES – Storm Water Pollution Prevention Plan

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

4. LOCATION MAP

FORTUNE LAKELINE CROSSING



(Wetland Overlay)

5. PROJECT MILESTONE DATES

TPDES – Storm Water Pollution Prevention Plan

PROJECT MILESTONE DATES		
Dates when major site grading activities beg	gin:	
Construction Activity		<u>Date</u>
	_	
	_	
	_	
	_	
	_	
	_	
Dates when construction activities tempora of the project:	rily or permane	ently cease on all or a portion
Construction Activity	_	<u>Date</u>
	_	
	_	
	_	
	_	
	_	
	=	
Dates when stabilization measures are initia	ited:	
Stabilization Activity	_	<u>Date</u>
	_	
	_	
	_	
	_	
	_	

6. ON-SITE MATERIALS LIST

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.)					

7. RESPONSIBLE PARTY FORM

Pollu	Responsible party Name and Phone Number	
	Revegetation	
	Erosion/Sedimentation Controls	
_	Vehicle Exits	
General	Material Areas	
Ger	Equipment Areas	
	Concrete Rinse	
	Construction Debris	
	Trash Receptacles	
	Site Clearing	
	Utility Clearing	
Ф	Site Grading	
tur	Utility Construction	
Infrastructure	Drainage Construction	
fras	Asphalt Base	
<u>=</u>	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.

8. INSPECTION REPORT

Pollution Prevention Measure		Inspected	Corrective Action			
			Description	Date Completed		
	Silt Fence		Inspections			
			Fencing			
			Sediment Removal			
	Sil	Silt	Torn Fabric			
			Crushed/Collapsed Fencing			
	Rock Berm		Inspections			
			Remove sediment and Debris			
			Repair any loose wire sheathing			
			Reshaping			
			Replaced			
þ	Gravel Inlet	2 ر	Inspections			
Bagged		illers	Replaced/Reshaped			
			Silt Removed			
	Construction	ij	Inspections			
		Entrance/Exit	Additional top Dressing			
	nstr	tran	Repair/Cleanout			
	S :	ᇤ	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.

PLAN MODIFICATIONS

(IF NECESSARY)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY TDPES GENERAL PERMIT (TXR150000) CONSTRUCTIONSITE NOTICES PARTIID.1&D.2

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.

Name:					
Contact Name and Phone Number:	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 Pre	vention Plan (SWP3):				
For Small Construction Activities Authorized Under the following certification must be completed:	Part II.E.2. (Obtaining Authorization to Discharge)				
authorization under Part II.E.2. of TPDES General Pethis permit. A stormwater pollution prevention plar construction, according to permit requirements. A construction Separate Storm Sewer Systems (MS4) if di	derstand the eligibility requirements for claiming an ermit TXR150000 and agree to comply with the terms of a has been developed and will be implemented prior to copy of this signed notice is supplied to the operator of the scharges enter an MS4. I am aware there are significant ducting unauthorized discharges, including the possibility				
Signature and Title	Date				
Name of MS4 Operator notified:	and Date notified (per Part II.F.3.):				
Date Site Notice Removed	<u> </u>				

Operator

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

TCEQ Office Use Only Permit No:

CN: RN:



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

IMPORTANT INFORMATION

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

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

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

ePERMITS

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

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

APPLICATION FEE AND PAYMENT

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

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

Provide your payment information for verification of payment:

lf į	payment was mailed to TCEQ, provide thefollowing:
o	Check/Money Order Number:
o	Name printed on Check:
lf p	payment was made via ePay, provide the following:
o	Voucher Number:

A copy of the payment voucher is attached to this paper NOI form.

	(This portion of the NOI is not applicable after June 3, 2018)				
ls t	Is this NOI for a renewal of an existing authorization? ☐ Yes ☒ No				
If Y	es, provide the authorization number here: TXR15				
NO	TE: If an authorization number is not provided, a new number will be assigned. SECTION				
1. C	PERATOR (APPLICANT)				
a)	If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? NA				
	(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.)				
	NANCY L ROSENBUSCH GILPIN AND JOHN GILPIN				
C)	What is the contact information for the Operator (Responsible Authority)?				
	Prefix (Mr. Ms. Miss):				
	First and Last Name: NANCY L ROSENBUSCH GILPIN AND JOHN GILPIN				
	Title: Owner. Credentials:				
	Phone Number: 254-760-8191				
	Fax Number:				
	E-mail: senthil@techtownequity.com				
	Mailing Address: PO BOX 1204				
	City, State, and Zip Code: SALADO TX 76571				
	Mailing Information if outside USA: Territory:				
	Choose an item.				
	Country Code: Postal Code:				
d)	Indicate the type of customer:				
	☐ Individual ☐ Federal Government				
	☐ County Government				
	☐ General Partnership ☐ State Government				
	☐ Trust ☐ City Government				
	☐ Sole Proprietorship (D.B.A.) ☐ Other Government				
	☐ Corporation ☐ Other: ☐ Other				
	□ Estate				
a)	Is the applicant an independent operator?				

(If a gover	nmental entity, a subsidiary, or par	t of a larger corporation, check No.)
Number of Employees. Select the range applicable to your company.		
⊠ 0-20		□ 251-500
□ 21-10	0	☐ 501 or higher
□ 101-2	50	
900.1	Business Tax and Filing Numbers: R ops. Not Required for Individuals, G	equired for Corporations and Limited overnment, or Sole Proprietors.)
State Fran	chise Tax ID Number:	_
Federal Ta	ax ID:	
Texas Secr	etary of State Charter (filing) Numb	er:
DUNS Nur	mber (if known):	
SECTION 2. APP	LICATION CONTACT	
		and identified above 2
	tion contact the same as the applic	ant identified above?
	o to Section 3	
	omplete this section	
Prefix (Mr. Ms	. Miss): <u>Mr.</u>	
First and Last	Name: <u>Anthony Goode</u> Suffix:	here to enter text.
Title: <u>Preside</u>	nt Credential: <u>P.E.</u>	
Organization Na	ame: Goode Faith Engineering LLC	
Phone Numbe	r: <u>972-822-1682</u> Fax Number:	here to enter text.
E-mail: <u>Antho</u>	ny@goodefaitheng.com	
Mailing Addre	ss: <u>1620 La Jaita Dr., Ste.300</u>	
Internal Routi	ng (Mail Code, Etc.):	ertext.
City, State, an	d Zip Code: <u>Cedar Park, TX, 78613</u>	
Mailing inform	nation if outside USA:	
Territory:	here to enter text.	
Country Code	: Postal Cod	de: Click here to enter text.
SECTION 3. REG	ULATED ENTITY (RE) INFORMATION ON I	PROJECT OR SITE
	existing permitted site, what is the his site? RN	e Regulated Entity Number(RN)
(Refer to S	Section 3.a) of the Instructions)	

Yor's		
D)	Name of project or site (the name known by the community where it's located): _Fortune Lakeline Crossing	
c)	In your own words, briefly describe the type of construction occurring at the regulat site (residential, industrial, commercial, or other): Commercial, C-Store	ed
d)	County or Counties (if located in more than one): Williamson County	
e)	Latitude 30.569385 Longitude: -97.89299	
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 <i>Section</i> Example: located on the north side of FM 123, 2 miles west of the intersection of FM Highway 1.	
	Section A:	
	Street Number and Name:	
	City, State, and Zip	
	Section B Code:	
	Location Description: Southeast corner of Hero Way W and Lakeline Blvd.	
	City (or city nearest to) where the site is located: <u>LEANDER, TX</u>	
	Zip Code where the site islocated: 78641	
SEC	CTION 4. GENERAL CHARACTERISTICS	
51-0	THOM 4. GENERAL CHARACTERISTICS	
a)	Is the project or site located on Indian CountryLands?	
	☐ 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 the exploration, development, or production of oil or gas or geothermal resources? Yes. Note: The construction stormwater runoff may be under jurisdiction of the Region Commission of Texas and may need to obtain authorization through EPA Region	Railroad
	⊠ No	
C)	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? 1542	e
d)	What is the Secondary SIC Code(s), if applicable?	
WI	hat is the total number of acres to be disturbed? +/- 4.08 acres	
ls t	the project part of a larger common plan of development or sale?	
	EQ-20022 (3/6/2018) tice of Intent for Construction Stormwater Discharges under TXR150000	Page 4

e) f)

	□ Yes	
	oxtimesNo. The total number of acres disturbed, provided in e) above, must be 5 or m the total number of acres disturbed is less than 5, do not submit this form. S requirements in the general permit for small construction sites.	
g)	What is the estimated start date of the project? <u>December 1, 2025</u>	
h)	What is the estimated end date of the project? March 1, 2026	
1)	Will concrete truck washout be performed at the site? $\ oxtimes$ Yes $\ oxtimes$ No	
j)	What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? North Fork Brushy Creek	
k)	What is the segment number(s) of the classified water body(ies) that the discharge will ereach? <u>1244A North Fork BrushyCreek</u>	ventually
Ì)	Is the discharge into a Municipal Separate Storm Sewer System(MS4)?	
	☐ Yes	
	If Yes, provide the name of the MS4 operator:	
	Note: The general permit requires you to send a copy of this NOI form to the MS4 operat	tor.
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?	
	□ No, go to Section 5	
	I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (3 Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan implemented.	
SEC	CTION 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 legally authorized to do business in Texas.	and is ⊠Yes
C)	I understand that a Notice of Termination (NOT) must be submitted when this authorizat no longer needed.	tion is ⊠Yes
d)	I certify that a Stormwater Pollution Prevention Plan has been developed, will be implement 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 Gen Permit (TXR150000).	
	Note: For multiple operators who prepare a shared SWP3, the confirmation of an operat be limited to its obligations under the SWP3, provided all obligations are confirmed by at	-

one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE	
Operator Signatory Name: Operator Signatory Title:	
certify under penalty of law that this document and under my direction or supervision in accordance with qualified personnel properly gather and evaluate the my inquiry of the person or persons who manage the esponsible for gathering the information, the information was knowledge and belief, true, accurate, and completing the information and imprisonment for knowing violations.	n a system designed to assure that information submitted. Based on e system, or those persons directly nation submitted is, to the best of lete. I am aware there are
further certify that I am authorized under 30 Texagign and submit this document and can provide authorization upon request.	
Signatura (usa blua ink):	Date:

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.)

|--|

lf	pav	ying	by	ch	eck:

- ☐ 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. <u>www.usps.com</u>
- ☑ Type of operator (entity type). Is applicant an independent operator?
- ☑ Number of employees.
- ☑ For corporations or limited partnerships Tax ID and SOS filing numbers.
- Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

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

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

GENERAL CHARACTERISTICS

- ☐ Indian Country Lands —the facility is not on Indian CountryLands.
- ☐ Construction activity related to facility associated to oil, gas, or geothermal resources
- Primary SIC Code that best describes the construction activity being conducted at the site. www.osha.gov/oshstats/sicser.html
- ☑ Estimated starting and ending dates of the project.
- ☑ Confirmation of concrete truck washout.
- ☑ Acres disturbed is provided and qualifies for coverage through a NOI.
- ☑ Common plan of development or sale.
- Receiving water body or water bodies.
- ☐ Segment number or numbers.
- ☐ MS4 operator.
- Edwards Aquifer rule.

CERTIFICATION

- ☑ Certification statements have been checked indicating Yes.
- ☑ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

Instructions for Notice of Intent (NOI) for Stormwater Discharges Associated with Construction ActivityunderTPDESGeneralPermit

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

(TXR150000)

By Regular Mail: TCEQ

Stormwater Processing Center (MC228)

P.O. Box 13087

Austin, Texas 78711-3087

By Overnight or Express Mail:

TCEQ

Stormwater Processing Center (MC228)

12100 Park 35 Circle

Austin, TX

Application Fee:

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

Mailed Payments:

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

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

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

TCEQ Contact List:

Application – status and form questions: 512-239-3700, swpermit@tceq.texas.gov Technical questions: 512-239-4671, swgp@tceq.texas.gov

Environmental Law Division: 512-239-0600

Records Management - obtain copies of forms: 512-239-0900
Reports from databases (as available): 512-239-DATA (3282) 0

Reports from databases (as available): 512-239-DATA (3282) Cashier's office: 512-239-0357 or 512-239-0187

Notice of Intent Process:

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

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

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

or

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

General Permit (Your Permit)

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

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

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

Change in Operator

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

TCEQ Central Registry Core Data Form

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

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

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

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

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

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

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

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

b) Legal Name of Applicant

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

c) Contact Information for the Applicant (Responsible Authority)

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

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

The phone number should provide contact to the applicant.

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

d) Type of Customer (Entity Type)

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

Individual

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

Partnership

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

Trust or Estate

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

Sole Proprietorship (DBA)

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

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

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

Corporation

A customer that meets all of these conditions:

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

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

Government

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

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

Other

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

e) Independent Entity

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

f) Number of Employees

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

g) Customer Business Tax and Filing Numbers

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

State Franchise Tax ID Number

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

Federal Tax ID

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

TX SOS Charter (filing) Number

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

DUNS Number

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

Section 2. APPLICATION CONTACT

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

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

a) Regulated Entity Number (RN)

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

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

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

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

b) Name of the Project or Site

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

c) Description of Activity Regulated

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

d) County

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

e) Latitude and Longitude

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

f) Site Address/Location

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

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

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

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

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

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

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

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

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

Where required by federal law, discharges of stormwater associated with construction activities under the RRC's jurisdiction must be authorized by the EPA and the RRC, as applicable. Activities under RRC jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the RRC; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The RRC also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the RRC. Under 33 U.S.C. § 1342(I)(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 stormevents.

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

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

c) Primary Standard Industrial Classification (SIC) Code site.

Common SIC Codes related	d to	construction	activities	include:
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1521 - Construction of Single-Family Homes
1522 - Construction of Residential Buildings Other than Single Family Homes

1541 - Construction of Industrial Buildings and Warehouses

1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
1611 - Highway and Street Construction, except Highway Construction
1622 - Bridge, Tunnel, and Elevated Highway Construction
1623 - Water, Sewer, Pipeline and Communications, and PowerLine Construction
help with SIC Codes, enter the following link into your internet browser:

http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

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

e) Total Number of Acres Disturbed

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

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

f) Common Plan of Development

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

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

www.tceq.texas.gov/permitting/stormwater/common plan of development steps.html

For further information, go to the TCEQ stormwater construction webpage enter the following link into your internet browser: www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick". If you have any further questions about the Common Plan of Development you can contact the TCEQ Stormwater Team at \$12-239-4671 or the TCEQ Small Business and Environmental Assistance at \$00-447-2827.

g) Estimated Start Date of the Project

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

h) Estimated End Date of the Project

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

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

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

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

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

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

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

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

<u>www.tceq.texas.gov/waterquality/monitoring/viewer.html</u> 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: $\underline{www.tceq.texas.gov/publications/gi/gi-316}$ 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.

1) Discharge into MS4 - Identify the MS4 Operator

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

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

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

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

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

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

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

Section 5. NOI CERTIFICATION

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

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

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. Electronic applications submitted through ePermits have immediate provisional coverage. You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site by entering the following link into an internet browser:

www.tceq.texas.gov/goto/construction or you may contact the TCEQ Stormwater processing Center at 512-239-3700 for assistance.

b) Certification of Legal Name

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

c) Understanding of Notice of Termination

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

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

d) Certification of Stormwater Pollution Prevention Plan

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

Section 6. APPLICANT CERTIFICATION SIGNATURE

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

If you are a corporation:

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

If you are a municipality or other government entity:

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

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

30 Texas Administrative Code

§305.44. Signatories to Applications

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

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

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

30 Texas Administrative Code

§305.44. Signatories to Applications

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

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

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

TCEQ Office Use Only

Permit No: CN: RN: Region:



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

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? N/A
- b) What is the Legal Name of the current permittee?

NANCY L ROSENBUSCH GILPIN AND JOHN GILPIN

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

Prefix (Mr. Ms. or Miss):

First and Last Name: NANCY L ROSENBUSCH GILPIN AND JOHN GILPIN

Title: Owner Credentials:

Phone Number: 254-760-8191 Fax Number

Email: <u>njlimousin@aol.com</u>

Mailing Address: PO BOX 1204

City, State, and Zip Code: <u>SALADO TX, 76571</u>

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

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

First and Last Name: Anthony Goode Suffix: Title:

President Credentials: P.E.

Phone Number: <u>512 - 260 -9100</u> Fax Number: Email:

anthony@goodefaitheng.com

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

and Zip Code: Cedar Park, TX78613

Country Mailing Information, if outside USA:

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

a) TCEQ issued RE Reference Number (RN): RN

b) Name of project or site as known by the local community: Fortune Lakeline Crossing

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

d) Latitude: 30.569385 Longitude: -97.89299

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: Southeast corner of hero Way W and Lakeline Blvd

City where the site is located or, if not in a city, what is the nearest city: <u>Leander, TX</u>

Zip Code where the site is located: 78641

Section 4. REASON FORTERMINATION

Check the reason for termination:

- Final stabilization has been achieved on all portions of the site that are the responsibility of the Operator and all silt fences and other temporary erosion controls have been removed or scheduled for removal as defined in the SWP3.
- Another permitted Operator has assumed control over all areas of the site that have not been finally stabilized, and temporary erosion controls that have been identified in the SWP3 have been transferred to the new Operator.

The discharge is now authorized under an alternate TPDES permit.

	\boxtimes	The activity never began at this site that is regulated under the general permit.
5	Section 5	. CERTIFICATION
	Signator	y Name: enter signatory name here
	Signator	y Title: anter signatory fitle here
	supervis the infor directly belief, tr	under penalty of law that this document and all attachments were prepared under my direction or ion in accordance with a system designed to assure that qualified personnel properly gather and evaluate mation submitted. Based on my inquiry of the person or persons who manage the system, or those persons responsible for gathering the information, the information submitted is, to the best of my knowledge and ue, accurate, and complete. I am aware there are significant penalties for submitting false information, g the possibility of fine and imprisonment for knowing violations.
		r certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this nt and can provide documentation in proof of such authorization upon request.

Signature (use blue ink): ______Date: _____

 \boxtimes

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: Technical questions: 512 -239 -4671, swgp@tceq.texas.gov

Environmental Law Division: Records Management - obtain copies of forms:

Reports from databases (as available):

Cashier's office:

512 -239 -3700, swpermit@tceq.texas.gov

512-239-0600

512-239-0900

512-239-DATA (3282)

512-239-0357 or 512-239-0187

Notice of Termination Process:

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

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

- 1) Administrative Review: The form will be reviewed to confirm the following:
 - the permit number is provided.
 - the permit is active and has been approved.
 - the entity terminating the permit is the current permittee.
 - the site information matches the original permit record; and
 - the form has the required original signature with title and date.
- 2) Notice of Deficiency: If an item is incomplete or not verifiable as indicated above, a phone call will be made to the applicant to clear the deficiency. A letter will not be sent to the permittee if unable to process the form.
- 3) Confirmation of Termination: A Notice of Termination Confirmation letter will be mailed to the operator.

Change in Operator:

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

INSTRUCTIONS FOR FILLING OUT THE FORM

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

Section 1. Operator (Current Permittee):

a) Customer Number (CN)

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

b) Legal Name of Operator

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

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 orSite:

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/wg_dpa/index.cfm.

b) Name of the Project or Site

Provide the name of the site as known by the public in the area where the site is located.

c) County

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

d) Latitude and Longitude

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

e) Site/Project (RE) Physical Address/Location Information

The physical address/location information, as provided on the current authorization, is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

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

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

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

Section 4. Reason for Termination:

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

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

Section 5. Certification:

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

IF YOU ARE A CORPORATION:

The regulation that controls who may sign an application form is 30 Texas Administrative Code §305.44(a), which is provided below. According to this code provision, any corporate

representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

IF YOU ARE A MUNICIPALITY OR OTHER GOVERNMENT ENTITY:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a), which is provided below. According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statutes under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a) (3).

The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

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

30 Texas Administrative Code §305.44. Signatories to Applications

- (a) All applications shall be signed as follows.
- (1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision making functions for the corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding \$25 million (in second quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.
- (2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.
- (3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

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 shall 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.

Spill Reporting

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

Please refer to the emergency phone numbers listed:

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

Texas Administrative Code for Reportable Quantities

TITLE 30 ENVIRONMENTAL QUALITY

PART 1 TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

CHAPTER 327 SPILL PREVENTION AND CONTROL

RULE §327.4

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

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.

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

O N

E N V I R O N M E N T A L

 \mathbf{Q} UALITY

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

1	Nancy L. Rosenbusch Gilpin & John Gilpin
	Print Name
	Owners
	Title - Owner/President/Other
of _	
	Corporation/Partnership/Entity Name
hav	authorized Anthony Goode, PE
	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:

Manay J. Rus enbresch Hilpin Applicant's Signature	w 8-28-25
Applicant's Signature	Date

THE STATE OF TEXAS §

County of WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared Nancy L Rosenbusch Gilpin 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 c	office on this 📆 day of	<u>, 2025</u> .	
	Ch		
	NOTARY PUBLIC		ALAN M MCGRAW Notary ID #10472570 My Commission Expires April 19, 2028
	Typed or Printed Name of Notary		
	MY COMMISSION EXPIRES:		

SIGNATURE PAGE:

Applicant's Signature		8-28-3 Date	W25	
THE STATE OF IEWAS §				
THE STATE OF TEXAS § County of WILLIAMBN §				
BEFORE ME, the undersigned author to me to be the person whose name me that (s)he executed same for the	e is subscribed to the	foregoing instrun	nent, and acknowle	_known edged to
GIVEN under my hand and seal of o	ffice on this 38 day	of <u>Aus</u> ,	<u>2025</u> .	
	NOTARY PUBLIC		ALAN M MCGRAW Notary ID #10472570 My Commission Expires	
	Typed or Printed Nam	ne of Notary	April 19, 2028	1
	MY COMMISSION EX	KPIRES:		

Application Fee Form

Texas Commission on Environmental Quality Name of Proposed Regulated Entity: Fortune Lakeline Crossing Regulated Entity Location: Corner of Lakeline BLVD and Hero Way, Leander, Texas Name of Customer: Nancy L. Rosenbusch & John Gilpin Contact Person: Nancy L. Rosenbusch Gilpin Phone: 254-760-8191					
Customer Reference Number (if issu					
Regulated Entity Reference Number					
Austin Regional Office (3373)	,	_			
Hays	Travis		XW	illiaı	mson
San Antonio Regional Office (3362)				iiiiai	1113011
☐ Bexar	Medina		Uv	/ald	e
Comal	Kinney				
Application fees must be paid by ch	eck, certified check,	or money orde	er, payab	le t	o the Texas
Commission on Environmental Qua	ality. Your canceled	check will serv	e as you	r re	ceipt. This
form must be submitted with your	fee payment. This p	payment is bei	ng submi	itte	d to:
X Austin Regional Office		San Antonio Re	egional O	ffic	e
Mailed to: TCEQ - Cashier	\Box	Overnight Deliv	ery to: 1	ГСЕ	Q - Cashier
Revenues Section		12100 Park 35	Circle		
Mail Code 214		Building A, 3rd			
P.O. Box 13088		Austin, TX 787!			
Austin, TX 78711-3088		, (512)239-0357			
Site Location (Check All That Apply		` '			
	<u>. </u>	. г		+ : ~ .~	7000
Recharge Zone	X Contributing Zone	: 	Transi	tioi	i zone
Type of Plan		Size			Fee Due
Water Pollution Abatement Plan, Co	ontributing Zone				
Plan: One Single Family Residential	Dwelling		Acres	\$	
Water Pollution Abatement Plan, Co	ontributing Zone				
Plan: Multiple Single Family Resider	ntial and Parks		Acres	\$	
Water Pollution Abatement Plan, Co	ontributing Zone				
Plan: Non-residential		13.741	Acres	•	6500
Sewage Collection System			L.F.	\$	
Lift Stations without sewer lines			Acres	\$	
Underground or Aboveground Stora	age Tank Facility		Tanks	\$	
Piping System(s)(only)			Each	\$	
Exception			Each	\$	
Extension of Time			Each	\$	
Signature:	Date	e: <u>9/18/20</u> 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

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	Fee
Exception Request	\$500

Extension of Time Requests

Project	Fee
Extension of Time Request	\$150



TCEQ Core Data Form

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

SECTION I: General Information

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

Renewal (Core Data Form should be subn		Other						
. Customer Reference Number (if issued)	Follow this lini for CN or RN r Central Reg	numbers in	3. Re	3. Regulated Entity Reference Number (if issued) RN				
. General Customer Information	5. Effective Date for Cus	tomer Info	ormation	Updates (mm/dd/	[/] yyyy)			
New Customer Change in Legal Name (Verifiable with the T	Update to Customer Informatic exas Secretary of State or Texas			nge in Regulated Ent : Accounts)	tity Owne	ership		
The Customer Name submitted here may (SOS) or Texas Comptroller of Public Acco		based on	what is c	urrent and active	with th	e Texas Sec	retary of State	
6. Customer Legal Name (If an individual, p	rint last name first: eg: Doe, Jol	hn)		If new Customer,	enter pre	vious Custon	ner below:	
GILPIN, NANCY L ROSENBUSCH AND JOHN								
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 dig	(State Tax ID (11 digits)			9. Federal Tax ID (9 digits)		10. DUNS Number (if applicable)	
11. Type of Customer: Corpor	ation	on			ndividual Partnership: General L			
Government: 🗌 City 🔲 County 🔲 Federal 🗌] Local State Other		☐ Sole P	ole Proprietorship				
12. Number of Employees				13. Independer	ntly Owi	ned and Op	erated?	
□ 0-20 □ 21-100 □ 101-250 □ 25.	1-500			Yes	☐ No			
14. Customer Role (Proposed or Actual) – as	it relates to the Regulated Ent	ity listed on	this form.	Please check one of	f the follo	wing		
⊠Owner	Owner & Operator			Other:				
PO BOX 1204 15. Mailing								
			T =	76571		ZIP + 4	1204	
Address: City SALADO	State	TX	ZIP	/05/1		211 1 7	1204	

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(254) 760-8191								-			
SECTION III: F	Regula	ted Ent	ity Info	orma	ation	•					
21. General Regulated Ent	tity Informa	tion (If 'New Reg	gulated Entity"	is selected	d, a new p	ermit applica	ition is als	o required.)			
New Regulated Entity	Update to	Regulated Entity	Name U	pdate to R	legulated	Entity Inform	ation				
The Regulated Entity Namas Inc, LP, or LLC).	ne submitted	d may be upda	ted, in order t	to meet i	TCEQ Cor	e Data Star	ndards (i	removal of or	ganizatio	nal endings such	
22. Regulated Entity Nam	e (Enter name	e of the site whe	re the regulated	d action is	taking pla	ce.)					
FORTUNE LAKELINE CROSSING	G										
23. Street Address of the Regulated Entity:											
(No PO Boxes)		T				T					
(NO FO BOXES)	City	LEANDER	State	-	ГХ	ZIP	78641		ZIP + 4		
24. County											
		If no Stre	et Address is	provided	l, fields 2	5-28 are re	quired.				
25. Description to	COLITIEACT	CODNED OF HED		LAKELINE	DIV/D						
Physical Location:	SOUTHEAST	CORNER OF HER	O WAY W AND	LAKELINE	BLVD						
26. Nearest City							State		Ne	arest ZIP Code	
LEANDER	LEANDER				TX					78641	
Latitude/Longitude are re used to supply coordinate	-	-	-			ata Standa	ırds. (Ge	ocoding of th	e Physica	l Address may be	
27. Latitude (N) In Decima	e (N) In Decimal: 30.569385		28. Longitude			ongitude (V	V) In Dec	cimal:	-97.89299		
Degrees	Minutes		Seconds		Degre	es		Minutes		Seconds	
30	:	34	9.8			97		53		34.8	
29. Primary SIC Code	30.	Secondary SIC	Code 31. Primary NAICS Co				ode 32. Secondary NAICS Code				
(4 digits)	(4 di	gits)		(!	5 or 6 digi	ts)		(5 or 6 dig	its)		
1542				1542-1							
33. What is the Primary B	usiness of t	his entity? (D	o not repeat the	e SIC or N	AICS descr	iption.)		l			
Construction of commercial/r	retail										
24 Mailing	5522 JENOLAN RIDGE LN										
34. Mailing											
Address:	City	SUGAR LAND	Stat	te	гх	ZIP	77479		ZIP + 4		
35. E-Mail Address:	soн	 ILHMAK@GMAI	L.COM								
36. Telephone Number			37. Extensi	on or Co	de	38. F	ax Numl	ber (if applicab	le)		
(512) 665-1815) -				
, , 1013				,	,						

19. Extension or Code

18. Telephone Number

20. Fax Number (if applicable)

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39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance. ☐ Dam Safety Districts Edwards Aquifer ☐ Emissions Inventory Air ☐ Industrial Hazardous Waste ☐ New Source OSSF Petroleum Storage Tank ☐ PWS Review Air Sludge Storm Water ☐ Title V Air ☐ Tires Used Oil ☐ Voluntary Cleanup ■ Wastewater ■ Wastewater Agriculture ■ Water Rights Other: **SECTION IV: Preparer Information** 40. Name: Anthony Goode 41. Title: PE 42. Telephone Number 43. Ext./Code 44. Fax Number 45. E-Mail Address (972)822-1682 ANTHONY@GOODEFAITHENG.COM **SECTION V: Authorized Signature** 46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39. Company: Job Title: President Goode Faith Engineering, LLC Name (In Print): Anthony Goode Phone: (972) 822- **1682** //w/the Signature: Date: 9/18/2025

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