CONTRIBUTING ZONE PLAN APPLICATION

FOR

PEAK BUSINESS PARK

7962 183A Toll Rd,
Leander, TX 78641

Prepared For:

EAST WOODVIEW DEVELOPMENT LLC
3901 SIMON RIDGE CT
CEDAR PARK, TX 78613

Prepared By:

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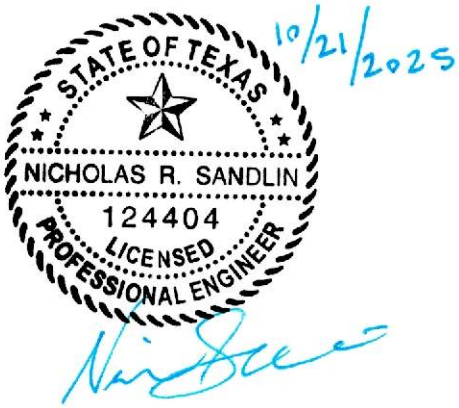

October 21, 2025

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Copy of Notice of Intent (NOI)

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Edwards Aquifer Application Cover Page (TCEQ-20705)

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Peak Business Park						**2. Regulated Entity No.:**			
3. Customer Name: East Woodview Development LLC						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			7.65
9. Application Fee:	$5000		**10. Permanent BMP(s):**			Batch Detention Pond			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			Turkey Creek – 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.)	___	___	_1_
Region (1 req.)	___	___	_1_
County(ies)	___	___	_1_
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell _x_Leander ___Liberty Hill ___Pflugerville ___Round Rock

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. NICK SANDLIN, P.E. (SANDLIN SERVICES, LLC)
Print Name of Customer/Authorized Agent 10/21/2025 Signature of Customer/Authorized Agent Date

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

Contributing Zone Plan Application (TCEQ-10257)

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.

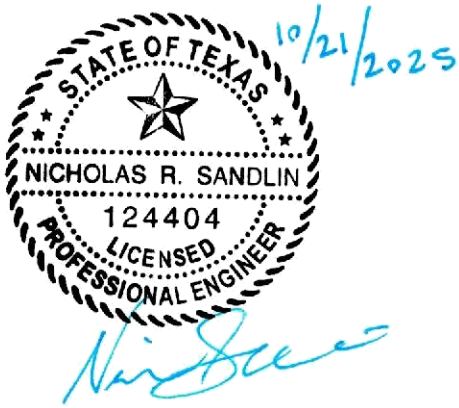
Signature

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: NICK SANDLIN, P.E.

Date: 10/21/2025

Signature of Customer/Agent:



Regulated Entity Name: PEAK BUSINESS PARK

Project Information

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

   Contact Person: GARY SCHILL
   Entity: EAST WOODVIEW DEVELOPMENT LLC
   Mailing Address: 3901 SIMON RIDGE CT
   City, State: CEDAR PARK, TX Zip: 78613
   Telephone: (512) 658-1804 Fax: _____
   Email Address: gpsredevelopment@gmail.com

5. Agent/Representative (If any):

Contact Person: NICK SANDLIN, P.E.
Entity: SANDLIN SERVICES, LLC
Mailing Address: 9111 JOLLYVILLE RD, SUITE 212
City, State: AUSTIN, TX Zip: 78759
Telephone: (806) 679-7303 Fax: _____
Email Address: OPERATIONS@SANDLINSERVICES.COM

6. Project Location:

☒ The project site is located inside the city limits of LEANDER.
☐ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
☐ The project site is not located within any city's limits or ETJ.

7. ☒ The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

7962 183A Toll Rd, Leander, TX 78641
SE Corner of 183A Toll Rd and Woodview Dr

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

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

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

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

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

11. Existing project site conditions are noted below:

☐ Existing commercial site
☐ Existing industrial site

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

12. The type of project is:

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

13. Total project area (size of site): 7.65 Acres

    Total disturbed area: 8.32 Acres

14. Estimated projected population: 146

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	69,100	÷ 43,560 =	1.59
Parking	52,781	÷ 43,560 =	1.21
Other paved surfaces	116,396	÷ 43,560 =	2.67
Total Impervious Cover	238,277	÷ 43,560 =	5.47

Total Impervious Cover 238,277 **÷ Total Acreage** 333,372 **X 100 =** 71.5**% Impervious Cover**

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

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

For Road Projects Only

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

☐ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the Brushy Creek Regional Wastewater (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☐ N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 30'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Firm Panel #48491C0455F (12/20/2019).

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

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

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

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

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

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

    ☒ N/A

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

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

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☒ N/A

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

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

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

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

Administrative Information

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

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

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

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

Contributing Zone Plan Application (TCEQ-10257)

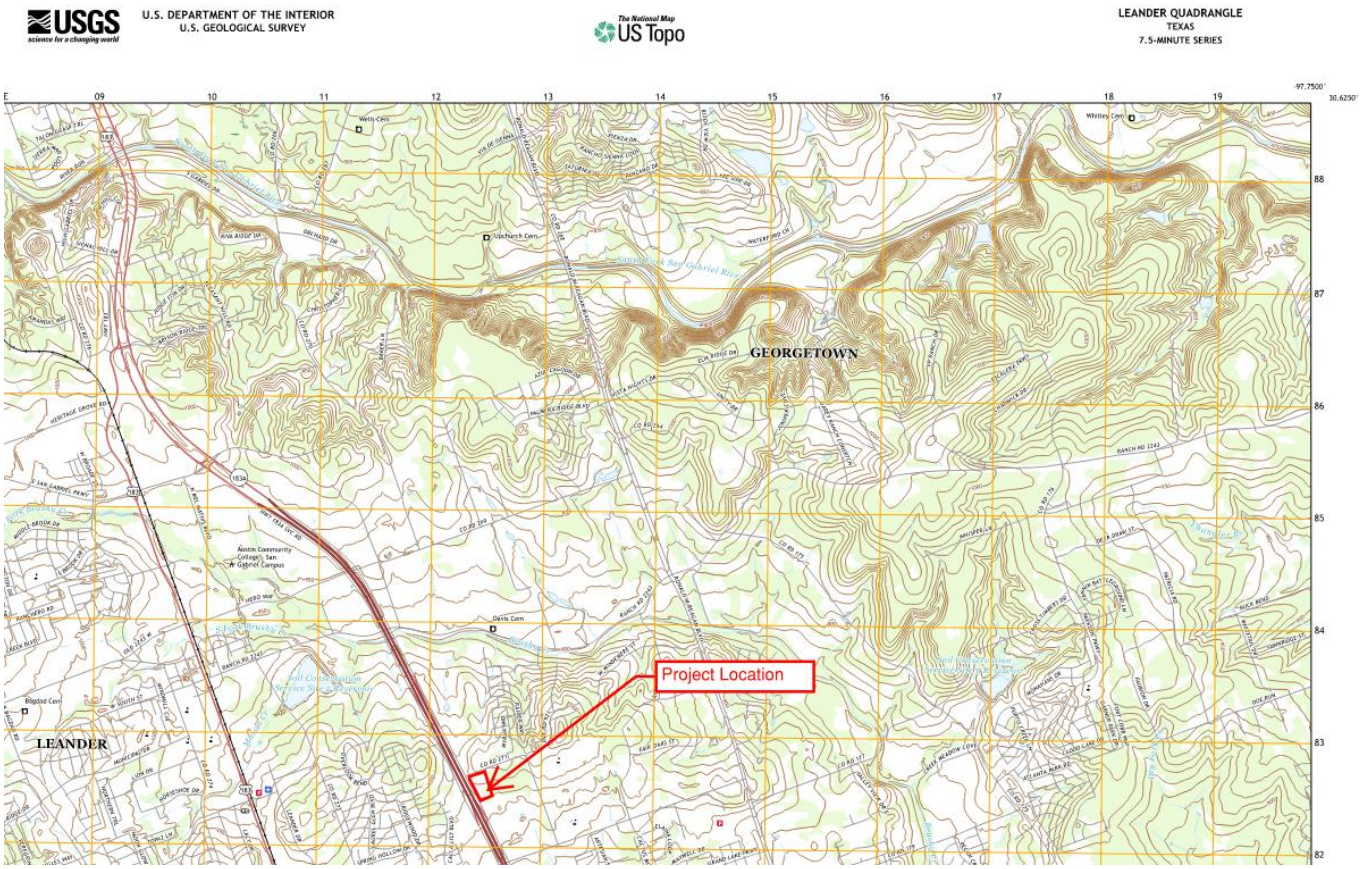
Attachment A: Road Map

Source: Google Earth Pro accessed 10/22/2025

Contributing Zone Plan Application (TCEQ-10257)

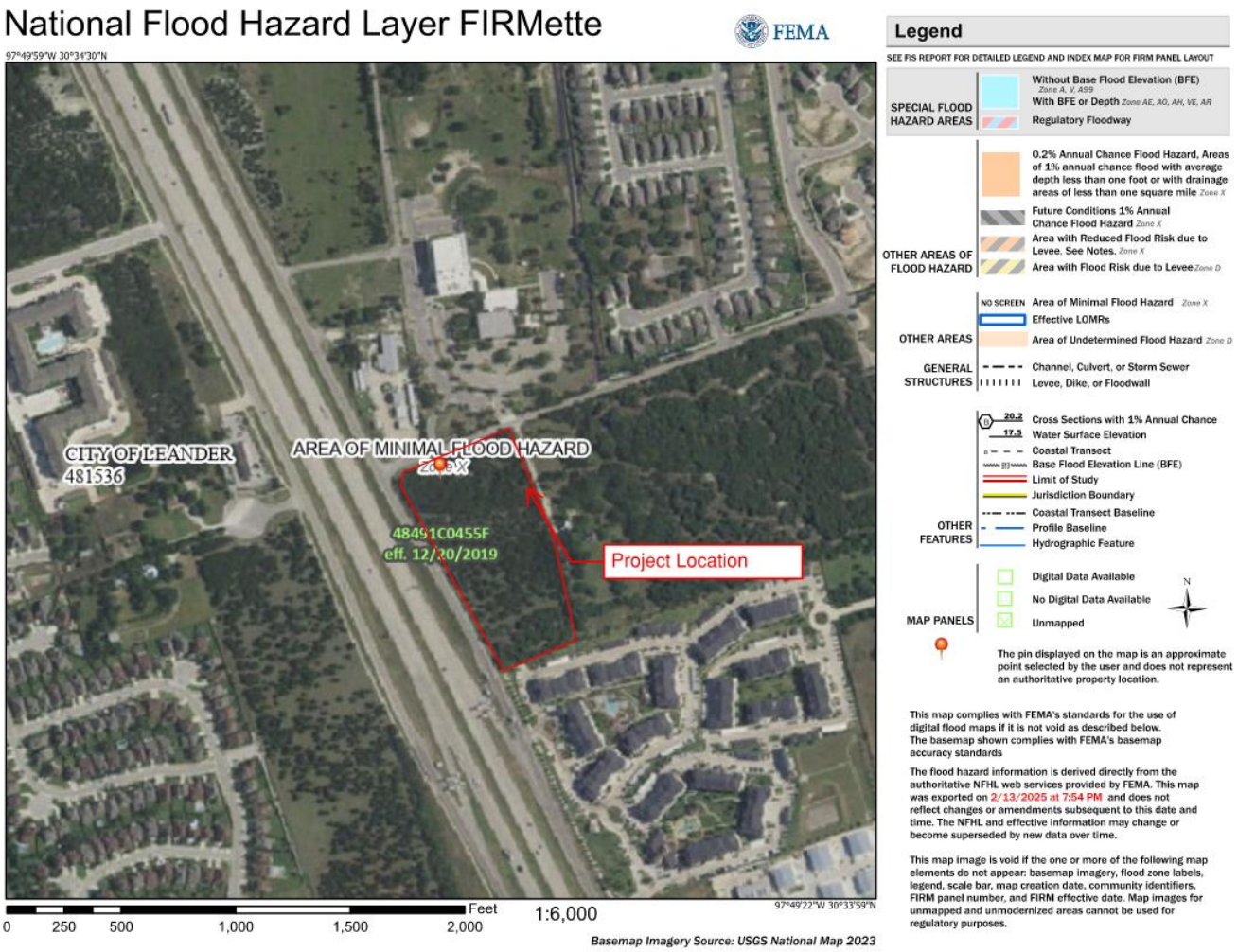
Attachment B:
USGS Quadrangle Map
FEMA FIRM Map
Edwards Aquifer Contributing Zone Map

USGS QUADRANGLE MAP



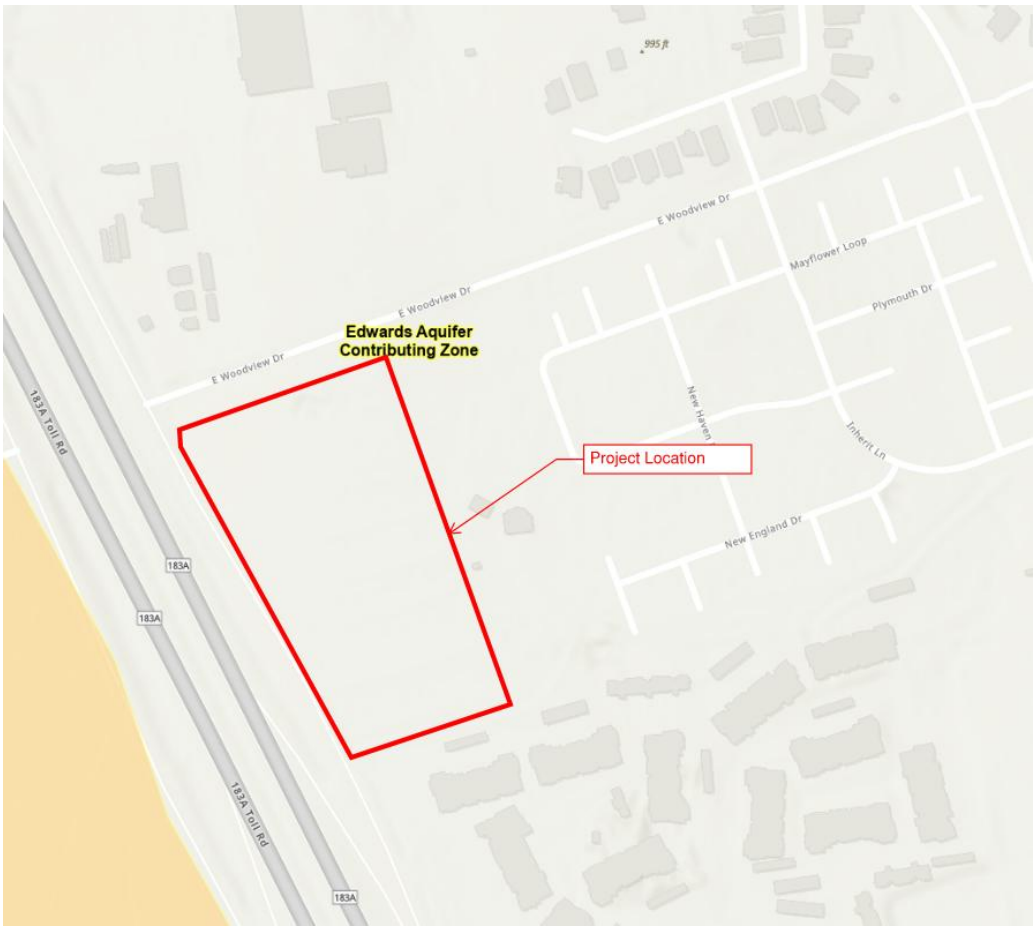
Source: Portion of USGS Quadrangle Map

FEMA FIRM MAP PANEL



Source: FEMA FIRMette Map Panel 48491C0455F (effective 12/20/2019)

EDWARDS AQUIFER CONTRIBUTING ZONE MAP



Contributing Zone Plan Application (TCEQ-10257)

Attachment C: Project Narrative

Proposed Development

This development is located on a 7.65 AC (333,372 sf) project site located at the south-east corner of 183A Toll Road and Woodview Drive and is within the City of Leander full purpose jurisdiction. This project proposes 6 retail and office buildings totaling 69,100 SF among two phases, along with the required public improvements including paving, utilities, water quality, and detention as required by the City of Leander. Water and wastewater public utility extensions are also proposed along HWY 183A and Woodview Drive. The property lies within the Edwards Aquifer Contributing Zone. This Contributing Zone Plan (CZP) proposes a Batch Detention Basin permanent BMP for water quality treatment and temporary BMPs for erosion and sedimentation control during construction.

Site Description and History

The 7.65 AC project site is owned by East Woodview Development, LLC. The legal descriptions of the subject tracts are: Dunkley Subd, Lot 2 (PT), ACRES 2.7652 (WCAD # R343706), and Dunkley Subd, Lot 3 (PT), ACRES 4.8852 (WCAD # R343707),

Site topography generally drains southwest within the Brushy Creek watershed, with slopes ranging from 0-15% and elevations from 968-991 ft above mean sea level. The conditions of the site are currently undeveloped, with no existing impervious cover.

Access

Access for this development is proposed from the 183A Toll Frontage Road and Woodview Dr.

Impervious Cover (IC)

The total existing area of impervious cover is 0.0 acres. The total proposed IC is 5.47 AC, or 71.5% of the project site, and is associated with the proposed paving and buildings. Water quality treatment for this site will be provided as shown within the approved site construction plans.

Watershed and FEMA Floodplain Information

The project is within the Turkey Creek - Brushy Creek watershed. According to the FEMA Flood Insurance Rate Map # 48491C0455F dated December 20, 2019, no portion of this tract lies within the 100-Year floodplain. Additionally, this project lies within the Edwards Aquifer Contributing Zone. A Batch Detention

Basin BMP is proposed for stormwater runoff control and water quality at the developed project site. Refer to the approved Water Quality Plan sheets for calculations.

Temporary Best Management Practices (BMPs)

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site.

Prior to soil disturbing construction activity, temporary BMPs will be installed. Silt fencing will be installed along the down-gradient sides of the property to intercept and detain waterborne sediment from unprotected areas. The silt fence shall remain in place until the disturbed area is permanently stabilized.

Permanent Best Management Practices (BMPs)

A Batch Detention Basin BMP is proposed for stormwater drainage and water quality at the developed project site. The Batch Detention Basin BMP has a capture depth of 1.38 inches. The drainage Area to control is 7.65 AC and contains 5.47 AC of impervious cover. Existing impervious cover (IC) is 0.0%.

The Batch detention Basin permanent BMP will be maintained as described in Attachment N of this section (Contributing Zone Plan). Permanent BMPs for trash, herbicide/pesticide use, and general maintenance are also described in Attachment N of this section (Contributing Zone Plan).

Offsite Areas

No offsite areas are anticipated to be affected by pre and post construction activities at the site. Temporary BMPs will minimize any anticipated effects of the proposed construction activities. The permanent BMPs will address any anticipated stormwater issues at the developed site.

Contributing Zone Plan Application (TCEQ-10257)

Attachment D: Factors Affecting Surface Water Quality

No surface streams cross the property, and no surface water quality impacts are expected.

Contributing Zone Plan Application (TCEQ-10257)

Attachment E: Volume and Character of Stormwater

The developed site is proposed to have 71.5% impervious cover (IC). Post-development, the water quality drainage area (7.65 AC) will flow to the proposed Batch detention Basin. In the 100-year storm, the proposed batch detention pond has an inflow of 56.57 cfs and an outflow of 43.87 cfs. Please see the Existing/Proposed Drainage Area Map and Detention Pond Plan sheets for drainage area delineations, details, and calculations.

Contributing Zone Plan Application (TCEQ-10257)

Attachment F: Suitability Letter from Authorized Agent (if OSSF is proposed) (NOT APPLICABLE)

Contributing Zone Plan Application (TCEQ-10257)

Attachment G: Alternative Secondary Containment Methods (if AST with an alternative method of secondary containment is proposed) (NOT APPLICABLE)

Contributing Zone Plan Application (TCEQ-10257)

Attachment H:
AST Containment Structure Drawings (if AST is proposed)
(NOT APPLICABLE)

Contributing Zone Plan Application (TCEQ-10257)

Attachment I:
20% or Less Impervious Cover Declaration (if project is multi-family residential, a school, or a small business and 20% or less impervious cover is proposed for the site)
(NOT APPLICABLE)

Contributing Zone Plan Application (TCEQ-10257)

Attachment J: BMPs for Upgradient Stormwater

No upgradient stormwater will flow through the site to the proposed permanent BMPs, or is required to be treated.

Contributing Zone Plan Application (TCEQ-10257)

Attachment K: BMPs for On-Site Stormwater

The Peak Business Park will increase impervious cover (IC) and the volume of potential on-site stormwater. The Batch Detention Basin BMP is designed to capture and mitigate potential onsite stormwater flows.

Runoff from the 7.65 AC on-site drainage area will be conveyed to a Batch Detention Basin permanent BMP that is designed to capture and treat the required water quality volume. Please see the Proposed Drainage Area Map and Water Quality Plans for all calculations and basin delineations.

Contributing Zone Plan Application (TCEQ-10257)

Attachment L: BMPs for Surface Streams (NOT APPLICABLE)

No surface streams flow across the property.

Contributing Zone Plan Application (TCEQ-10257)

Attachment M: Construction Plans

PEAK BUSINESS PARK

SITE DEVELOPMENT PLAN

ADDRESS:

7962 183A, LEANDER, TX 78641

SDPXXXX-XXX

THIS PROPOSED DEVELOPMENT WILL NOT RESULT IN ANY IDENTIFIABLE ADVERSE IMPACT TO OTHER PROPERTIES. SEE DRAINAGE AREA MAPS AND CALCULATIONS FOR DETAILED ANALYSIS.

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

PROJECT CONTACTS

OWNER:

EAST WOODVIEW DEVELOPMENT, LLC
3901 SIMON RIDGE CT
CEDAR PARK, TX 78613
GPSREDEVELOPMENT@GMAIL.COM
CONTACT: GARY SCHILL

ENGINEER:

SANDLIN SERVICES, LLC
9111 JOLLYVILLE RD, SUITE 212
AUSTIN, TEXAS 78759
806-679-7303
CONTACT: NICHOLAS SANDLIN, P.E.

LAND SURVEYOR:

GBI PARTNERS
7696 183-A, BUILDING 2, STE. A
LEANDER, TX 78641
281-499-4539
WWW.GBISURVEY.COM
CONTACT: ALAN HORTON, RPLS

SURVEY AND BENCHMARK

CONTACT SURVEYOR, INFORMATION THIS SHEET, FOR SITE BENCHMARKS

BEARINGS ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE (NAD 83)

LEGAL DESCRIPTION

S5954 - DUNKLEY SUBD, LOT 2 (PT), ACRES 2.7652
S5954 - DUNKLEY SUBD, LOT 3 (PT), ACRES 4.8852
SEE PLAT SHEET

ZONING AND USE

JURISDICTION:	CITY OF LEANDER
ZONING:	GENERAL COMMERCIAL (GC-2-C)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	COMMERCIAL

WATERSHED

WATERSHED: TURKEY CREEK - BRUSHY CREEK

EDWARDS AQUIFER

THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AS DEFINED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

FLOODPLAIN NOTE

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL #48491C0455F, AND INCORPORATED AREAS EFFECTIVE DATE 12/20/2019 FOR WILLIAMSON COUNTY, TEXAS.

UTILITIES

WATER:	CITY OF LEANDER
WASTEWATER:	CITY OF LEANDER

FIRE DEMAND

FIRE FLOW:	3,250 GPM FOR DURATION OF 3 HOURS
REDUCED FIRE FLOW:	1,000 GPM FOR DURATION OF 3 HOURS
LARGEST BUILDING FIRE AREA:	23,000 SF
BUILDING CONSTRUCTION:	TYPE II-B
HYDRANTS REQUIRED:	3
CODE OF RECORD:	2021 INTERNATIONAL FIRE CODE

IMPERVIOUS COVER TABLE		
	EXISTING	PROPOSED
TOTAL SITE AREA	7.65 AC / 333,372 SF	
IMPERVIOUS COVER	0 SF = 0 AC = 0%	238,277 SF = 5.47 AC = 71.5%

LEANDER NOTES:

1. THIS SITE IS LOCATED WITHIN THE CITY OF LEANDER (FULL PURPOSE).
2. THIS SITE LIES OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. 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.
4. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP, AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE, FITTINGS AND BACKFLOW PREVENTERS. FIRE HYDRANTS, TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.

PROJECT NOTES:

1. CONTRACTOR SHALL MAINTAIN MINIMUM 24" VERTICAL CLEARANCE FROM ALL EXISTING UTILITIES.
2. FOR PUBLIC WATER & WASTEWATER LINE EMERGENCIES, CONTACT THE CITY OF LEANDER PUBLIC WORK EMERGENCY 24-HOUR ON-CALL LINE AT 512-690-4760.
3. THE CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES THAT ARE TO BE EXTENDED, TIED TO, CROSSED, OR ALTERED; OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.
4. CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT FOR EXISTING WATER, WASTEWATER, STREET LIGHT ELECTRICAL WIRING, AND TRAFFIC SIGNAL WIRING LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
   a. LOCATE REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET.
   b. 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.
   c. REPORT ALL DAMAGE TO CITY INFRASTRUCTURE IMMEDIATELY -IF YOU WITNESS OR EXPERIENCE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT BY PHONE. IF DAMAGE IS WITNESSED OR EXPERIENCED AFTER HOURS, CALL THE CITY OF LEANDER UTILITIES ON-CALL LINE AT THE NUMBER LISTED ABOVE.
5. A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT & CITY OF LEANDER REPRESENTATIVES PRIOR TO INSTALLATION OF EROSION/SEDIMENTATION CONTROLS & TREE PROTECTION MEASURES AS WELL AS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER PLANNING DEPARTMENT AT 512-528-2750 AT LEAST THREE (3) DAYS PRIOR TO MEETING DATE.
6. CITY OF LEANDER NOISE ORDINANCE PROHIBITS CONSTRUCTION ACTIVITY BETWEEN THE HOURS OF 9 PM AND 7 AM. REQUESTS FOR EXCEPTIONS TO THE ORDINANCE MUST BE MADE TO LEANDER CITY COUNCIL.
7. CONTRACTOR SHALL BORE UNDER ALL DRIVEWAYS, STREET CROSSINGS AND OTHER PAVED AREAS. OPEN CUT CROSSING SHALL NOT BE ALLOWED.
8. CONTRACTOR SHALL REPLACE ALL DAMAGED PAVEMENT, CURB & GUTTER, SIDEWALK, CURB INLETS AND ALL OTHER INFRASTRUCTURE DAMAGED BY CONSTRUCTION PER CITY OF LEANDER STANDARDS & SPECIFICATIONS.
9. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
10. ALL UNDERGROUND UTILITY LINES SHALL CROSS UNDERNEATH WATERLINES.
11. THE MINIMUM DEPTH OF COVER FOR UTILITY LINES INSTALLED UNDER CITY OF LEANDER ROADWAYS SHALL BE 36" BENEATH FINISHED GRADE.
12. TEMPORARY SIGN APPLICATION SHALL BE SUBMITTED TO THE CITY OF LEANDER FOLLOWING SDP APPROVAL FOR TEMPORARY SIGNAGE ON-SITE. NO SIGNS SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY.

CORRECTIONS RECORD

NO.	DESCRIPTION	REVISE (R) ADD (D) VOID (V) SHEET NO.'s	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq.ft.)	TOTAL SITE IMP. COVER (sq.ft.)/%	APPROVAL/ DATE	DATE IMAGED

APPROVAL OF THESE PLANS BY THE CITY OF LEANDER INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

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

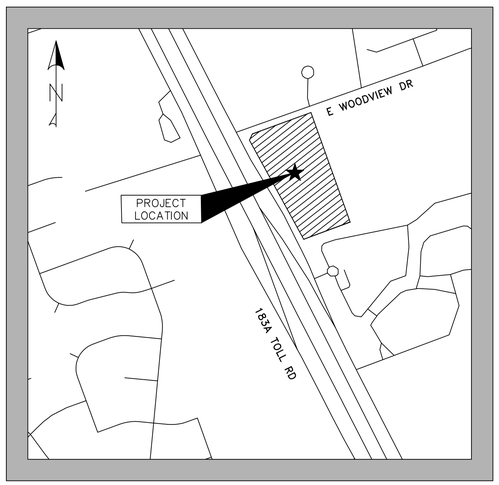
EMILY TRUMAN, P.E., CFM, CITY ENGINEER — DATE

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

ASHLEA BOYLE, DIRECTOR OF PARKS AND RECREATION — DATE

CHIEF JOSHUA DAVIS, FIRE MARSHAL — DATE

THE ENGINEER-OF-RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE, AND ADEQUACY OF THESE PLANS AND/OR SPECIFICATIONS WHETHER THE PLANS AND/OR SPECIFICATIONS WERE REVIEWED BY THE CITY ENGINEER(S)



PROJECT LOCATION MAP
1" = 500'

SHEET LIST	
NUMBER	TITLE
1	COVER PAGE
2	GENERAL NOTES (1 OF 2)
3	GENERAL NOTES (2 OF 2)
4	FINAL PLAT (1 OF 2)
5	FINAL PLAT (2 OF 2)
6	EXISTING CONDITIONS AND DEMOLITION PLAN
7	TREE TABLE
8	PHASE 1 EROSION AND SEDIMENTATION CONTROL PLAN
9	PHASE 2 EROSION AND SEDIMENTATION CONTROL PLAN
10	PHASE 3 EROSION AND SEDIMENTATION CONTROL PLAN
11	TRAFFIC CONTROL PLAN
12	TRAFFIC CONTROL PLAN DETAILS
13	CTRMA DRIVEWAY PLAN (1 OF 2)
14	CTRMA DRIVEWAY PLAN (2 OF 2)
15	DECELERATION LANE PLAN DETAILS (1 OF 2)
16	DECELERATION LANE PLAN DETAILS (2 OF 2)
17	PHASING PLAN
18	SITE PLAN (1 OF 2)
19	SITE PLAN (2 OF 2)
20	ADDRESS PLAN
21	FIRE PROTECTION PLAN
22	GRADING PLAN (1 OF 2)
23	GRADING PLAN (2 OF 2)
24	EXISTING DRAINAGE AREA MAP
25	PROPOSED DRAINAGE AREA MAP
26	WATER QUALITY AND DETENTION POND PLAN (1 OF 2)
27	WATER QUALITY AND DETENTION POND PLAN (2 OF 2)
28	WATER QUALITY POND DETAILS
29	SUB DRAINAGE AREA MAP
30	WATER DISTRIBUTION PLAN
31	WASTEWATER COLLECTION PLAN
32	EROSION CONTROL DETAILS
33	UTILITY DETAILS (1 OF 3)
34	UTILITY DETAILS (2 OF 3)
35	UTILITY DETAILS (3 OF 3)
36	SITE DETAILS (1 OF 6)
37	SITE DETAILS (2 OF 6)
38	SITE DETAILS (3 OF 6)
39	SITE DETAILS (4 OF 6)
40	SITE DETAILS (5 OF 6)
41	SITE DETAILS (6 OF 6)
42	LANDSCAPE ORDINANCE COMPLIANCE PLAN (1 OF 6)
43	LANDSCAPE ORDINANCE COMPLIANCE PLAN (2 OF 6)
44	LANDSCAPE ORDINANCE COMPLIANCE PLAN (3 OF 6)
45	LANDSCAPE ORDINANCE COMPLIANCE PLAN (4 OF 6)
46	LANDSCAPE ORDINANCE COMPLIANCE PLAN (5 OF 6)
47	LANDSCAPE ORDINANCE NOTES & DETAILS (6 OF 6)

LAND USE SUMMARY	
DEVELOPER INFORMATION	KEEN BUILDERS, LLC 15701 PALOMINO RANCH DR. LEANDER, TX 78641 512-909-8552 BRIAN@KEENCON.COM
SUBMITTAL/FILING DATE	10/27/2025
PROPOSED USE	COMMERCIAL - OFFICE WAREHOUSE BUILDINGS
FUTURE LAND USE CATEGORY	MULTI-USE CORRIDOR
ASSOCIATED PROJECT NUMBERS	PICP-25-0260

CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM THE COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN. AN INSPECTION FEE, AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.
2. BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE, HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
3. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM 1-800-245-4545, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.
4. ENVIRONMENTAL INSPECTION HAS THE AUTHORITY TO MODIFY/CHANGE EROSION AND SEDIMENTATION CONTROLS TO KEEP THE PROJECT IN COMPLIANCE.
5. THE CONTRACTOR OR SURVEYOR WILL OBTAIN A DIGITAL COPY OF THE CAD FILES THAT REPRESENT THESE IMPROVEMENTS; SANDLIN SERVICES, LLC AND IT'S ASSOCIATES TAKE NO RESPONSIBILITY FOR THE LOCATION OF THESE IMPROVEMENTS IN ANY COORDINATE SYSTEM. DIGITAL FILES USED TO PRODUCE THESE PLANS WERE PARTIALLY CREATED BY PARTIES OTHER THAN SANDLIN SERVICES, LLC AND ARE NOT INTENDED FOR USE IN CONSTRUCTION STAKING. VERTICAL AND HORIZONTAL DATA SHALL BE INDEPENDENTLY VERIFIED BY CONTRACTOR'S R.P.L.S.
6. SANDLIN SERVICES, LLC HAS ENDEAVORED TO DESIGN THESE PLANS COMPLIANT WITH ADA/TDLR AND OTHER ACCESSIBILITY REQUIREMENTS. HOWEVER, THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY RESPONSIBILITY FOR CONSTRUCTING THESE IMPROVEMENTS COMPLIANT WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. IF THE CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND ACCESSIBILITY LAWS/RULES, HE IS TO STOP WORK IN THE AREA OF CONFLICT AND NOTIFY THE ENGINEER IMMEDIATELY FOR A RESOLUTION AND/OR REVISION TO THESE PLANS. SANDLIN SERVICES, LLC SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTING THIS SITE COMPLIANT WITH ACCESSIBILITY LAWS/RULES REGARDLESS OF WHAT IS SHOWN IN THESE PLANS.

811 DIG RITE
WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

COVER PAGE

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 1 OF 47

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\S PRR CVR.dwg-COVER PAGE Plotted Oct 28, 2025 at 8:23am by Engineer | Last Saved by: Engineer

ABBREVIATIONS AND DEFINITIONS	
A	AREA
ADA	AMERICANS WITH DISABILITIES ACT
AWWA	AMERICAN WATER WORKS ASSOCIATION
B-B	BACK TO BACK
BC	BEGIN CURVE
BC	BACK OF CURB
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CFS	CUBIC FEET PER SECOND
CITY	CITY, TOWN, OR OTHER LOCAL APPLICABLE JURISDICTION
CL	CENTERLINE
CONC	CONCRETE
CY	CUBIC YARD
DEMO	DEMOLITION
DG	DECOMPOSED GRANITE
EA	EACH
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GROUND/GRADE
EL	ELEVATION
ELEC	ELECTRICAL/ELECTRICITY
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
F-F	FACE TO FACE
FG	FINISHED GRADE/GROUND
FH	FIRE HYDRANT
FL	FLOWLINE
FC	FACE OF CURB
FT	FEET
HGL	HYDRAULIC GRADE LINE
LF	LINEAR FEET
LT	LEFT
MH	MANHOLE
MN	MINUTE/MINIMUM
NOI	NOTICE OF INTENT, REF. TCEQ GENERAL PERMIT
NOT	NOTICE OF TERMINATION, REF. TCEQ GENERAL PERMIT
NTS	NOT TO SCALE
OC	ON CENTER
OFF	OFFSET
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE/POINT OF COMPOUND CURVATURE
PG	PROPOSED GRADE
PI	POINT OF INFLECTION
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RT	RIGHT
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SY	SQUARE YARD
TAS	ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS
TC	TOP OF CURB
TCEQ	TEXAS COMMISSION OF ENVIRONMENTAL QUALITY
TEMP	TEMPORARY
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
TXMUTCD	TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
TW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURVE
WTR	WATER
WW	WASTEWATER

NOTICE: ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE ENGINEER OF RECORD IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICES ACT

SAFETY

1. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL, AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
2. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET.
3. WARNING ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
4. ALL FDC'S TO BE TWO 2 ½ INCH SIAMESE CONNECTIONS.
5. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS. TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.

ACCESSIBLE PARKING NOTE:

1. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER ADA) EXIST TO AND FROM DESIGNATED DOORS. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
2. ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE CITY REQUIREMENTS.
3. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS. CURB RAMPS COMPLYING WITH TAS SHALL BE PROVIDED AT ALL PASSENGER LOADING ZONES.
4. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS. SPACES COMPLYING WITH TAS SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY WHEN REQUIRED.
   (A) CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 60" MINIMUM ABOVE THE GROUND, FLOOR, OR PAVING SURFACE SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
   (B) SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS.
   (C) CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS.
5. SLOPES OF CURB RAMPS SHALL COMPLY WITH TAS. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTER AND ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
6. SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS.
   (A) TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
   (B) FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
7. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC AND ANSI.
8. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
9. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
10. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:30.
11. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.

TRAFFIC CONTROL NOTES:

1. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
3. ALL PARKING SPACES SHALL HAVE A MINIMUM 7'-0" VERTICAL CLEARANCE.
4. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM.
5. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6' CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM.
6. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".
7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY/STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY/STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, OR CONSTRUCTION ADJACENT TO PAVEMENT, SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

EARTHWORK NOTES AND REQUIREMENTS:

1. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
2. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
4. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO THE GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
5. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS.
6. A RETAINING WALL OVER 4 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT.
7. CONTRACTOR SHALL REMOVE EARTHEN MATERIAL, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
8. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY MAXIMUM DRY DENSITY WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.

TRENCH EXCAVATION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA, FOR ALL TRENCHES. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
2. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS, AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
3. BRACING OF UTILITY POLES MAY BE REQUIRED WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.

STORM WATER DISCHARGE AUTHORIZATION

THE CONTRACTOR AND WHERE APPLICABLE SUBCONTRACTORS ARE RESPONSIBLE FOR:

1. COMPLIANCE WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. ENSURING THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST 7 DAYS PRIOR CONSTRUCTION. AND THEY PROVIDE A COPY OF ALL SIGNED NOI'S TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.
3. IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), IF IT APPLIES, IE. POST SITE NOTICE, INSPECTIONS, DOCUMENTATION AND SUBMISSION OF ANY INFORMATION, SUCH AS NOI, REQUIRED BY TCEQ AND EPA.
4. SIGNING THE REQUIRED CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS STATED IN THE SWPPP IF PROVIDING SERVICES RELATED TO SWPPP.
5. SUBMITTING TO THE CITY, AND RETAINING ON SITE DURING CONSTRUCTION, A COPY OF THE SWPPP INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATION, AND ANY REVISIONS.
6. PRIMARY OPERATOR IS RESPONSIBLE FOR SUBMITTING A NOTICE OF TERMINATION (NOT) TO TCEQ WITH 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND A VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREA AND ALL AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS AN ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

CONSTRUCTION MEANS, METHODS, & SAFETY PROTECTION NOTES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, INCLUDING OSHA STANDARDS AND WITH ANY OTHER APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEVICES, AND PROTECTIVE EQUIPMENT AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE PERFORMANCE OF THEIR WORK AND SHALL TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS AND EQUIPMENT ARE SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 108.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS".

INDEMNIFICATION

THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE CITY, AND SANDLIN SERVICES, LLC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR SANDLIN SERVICES, LLC. BY ANY EMPLOYEE OF THE CONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION, OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

GENERAL NOTES AND REQUIREMENTS:

1. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN, AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS,TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC... TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
4. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY, GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
5. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
6. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
7. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
8. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
9. SIGNS REQUIRED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
10. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
11. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
12. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
13. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
14. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
15. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
16. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS.
19. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITION AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF A DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS, AND/OR DETAILS. THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.
20. THE CONTRACTOR SHALL COMPLY WITH JURISDICTIONAL "GENERAL NOTES" FOR CONSTRUCTION, JURISDICTIONAL NOTES SHALL SUPERCEDE ANY CONFLICT WITH THE SANDLIN SERVICES, LLC. NOTES.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITH OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
22. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION.
23. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
24. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
25. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVE GROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
26. THE CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
27. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NOT LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES.
28. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
29. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
30. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
31. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEE.
32. ALL SYMBOLS SHOWN ON THESE PLANS ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
33. COMPLIANCE WITH COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES.
34. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
35. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
36. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS FOR UTILITIES AND DETENTION AREAS TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
37. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL OF MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
38. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUT

PAVING RECOMMENDATIONS:

PAVING RECOMMENDATIONS BELOW PREPARED BY XXX REPORT #XXXXX DATED X.

GENERAL NOTES

REVISED MARCH 27, 2023

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

GENERAL:
1. CONTRACTORS SHALL HAVE AN APPROVED SET OF PLANS WITH APPROVED REVISIONS ON SITE AT ALL TIMES. FAILURE TO HAVE APPROVED PLANS ON SITE MAY RESULT IN ISSUANCE OF WORK STOPPAGE.
2. CONTACT 811 SYSTEM FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
a. REFRESH ALL LOCATES BEFORE 14 DAYS – LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.
b. REPORT PIPELINE DAMAGE IMMEDIATELY – IF YOU WITNESS OR EXPERIENCE PIPELINE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER BY PHONE AT 512-259-2640.
3. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR 48 HOURS BEFORE:
a. BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
b. ANY TESTING. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION.
c. PROOF ROLLING SUB-GRADE AND EVERY LIFT OF ROADWAY EMBANKMENT, IN-PLACE DENSITY TESTING OF EVERY BASE COURSE, AND ASPHALT CORES. ALL OF THIS TESTING MUST BE WITNESSED BY A CITY OF LEANDER REPRESENTATIVE.
d. CONNECTING TO THE EXISTING WATER LINES.
e. THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET ROW. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY' S ROW MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. ALL RESPONSIBILITIY 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 S POTABLE WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER OF RECORD AND CITY.
14. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO THE PROPERTY OWNER.
15. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR. SUITE 375, AUSTIN, TEXAS 78752-3832.
16. ALL MANHOLE FRAMES/COVERS AND WATER VALVE/METER BOXES MUST BE ADJUSTED TO FINISHED GRADE AT THE OWNER' S EXPENSE BY THE CONTRACTOR FOR CITY CONSTRUCTION INSPECTOR INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND VALVE BOXES WITH CLASS A CONCRETE.
17. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD SPECIFICATIONS.
18. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
20. THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. THE CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. THE CONTRACTOR SHALL KEEP THE SITE AREA CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION (OR SITE) WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISIFACTION OF THE CITY.
22. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

EROSION CONTROL NOTES

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

WATER AND WASTEWATER GENERAL NOTES

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

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

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

WATER

1. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL AT THE CONTRACTORS' REQUEST, AND IN HIS PRESENCE. SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY.
2. CITY PERSONNEL WILL OPERATE OR AUTHORIZE THE CONTRACTOR TO OPERATE ALL WATER VALVES THAT WILL PASS THROUGH THE CITY' S POTABLE WATER. THE CONTRACTOR MAY BE FINED $500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
3. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM AFTER COORDINATING WITH CITY CONSTRUCTION INSPECTORS AND INFORMING AFFECTED PROPERTIES.
4. PRESSURE TAPS OR HOT TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS SHALL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE THRUST BLOCKS SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILL.
5. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
6. THRUST BLOCKS OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER' S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKS AND RESTRAINTS.
7. ALL DEAD END WATER MAINS SHALL HAVE "FIRE HYDRANT ASSEMBLY" OR "BLOW-OFF VALVE AND THRUST BLOCK" OR "BLOW-OFF VALVE AND THRUST RESTRAINTS" . THRUST RESTRAINTS SHALL BE INSTALLED ON THE MINIMUM LAST THREE PIPE LENGTHS (STANDARD 20' LAYING LENGTH). ADDITIONALL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURERS RECOMMENDATION AND/OR ENGINEER' S DESIGN.
8. PIPE MATERIAL FOR PUBLIC WATER MAINS SHALL BE PVC (AWWA C900-DR14 MIN. 305 PSI PRESSURE RATING). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, AND SDR-(9)). COPPER PIPES AND FITTINGS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF WAY. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW).
9. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C115/C151 PRESSURE CLASS 350).
10. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
11. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
12. ALL WATER METER BOXES SHALL BE:
a. SINGLE, 1" METER AND BELOW DFW37F-12-1CA, OR EQUAL
b. DUAL, 1" METERS AND BELOW DFW39F-12-1CA, OR EQUAL
c. 1.5" SINGLE METER DFW65C-14-1CA, OR EQUAL
d. 2" SINGLE METER DFW173OF-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 ¼" 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.
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 PROFESSIONAL SERVICE INDUSTRIES, INC. REPORT #D3031580. PAVEMENT RECOMMENDATIONS ON THIS SHEET.
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 ENGINEER.
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 WORK STOPPAGE.
15. 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.
18. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE PUBLIC RIGHT OF WAY UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
19. 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 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 ITE 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 DISTURBED.

BENCHMARK NOTES:

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARKS AND INFORMATION.

FIRE HYDRANT BM: 918.515'
NORTHING: 10183346.72
EASTING: 3091953.319

MAG NAIL FOUND: 898.843'
NORTHING: 10182982.5
EASTING: 3092609.118

BEARINGS ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE (NAD 83)

CONSTRUCTION SEQUENCE NOTES

INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, AND OTHER BMP'S AS SHOWN ON THE PLANS. CONTACT THE DESIGN ENGINEER FOR A PRE-CONSTRUCTION MEETING. PEDERNALES ELECTRIC COOPERATIVE (PEC) AND ATMOS ENERGY (GAS COMPANY) ARE NOTIFIED BY THE TEXAS EXCAVATION SYSTEM (1-800-344-8377).

A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND THE CITY OF LEANDER REPRESENTATIVES AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES AND PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT AT LEAST THREE (3) DAYS PRIOR TO THE MEETING DATE.

CONTACT TEXAS EXCAVATION SYSTEM FOR EXISTING UTILITY LOCATIONS.

CLEAR SITE OF ANY EXISTING MATERIALS, DEBRIS AND VEGETATION ALONG CONSTRUCTION ROUTES.

BEGIN CONSTRUCTION OF PROJECT AS FOLLOWS:

A) SET UP CONTRACTOR TRAILER/OFFICE AND TEMPORARY UTILITIES
B) ROUGH GRADE POND FOR DRAINGE CONTROL
C) BEGIN EXCAVATION (COMPLY WITH OSHA AND CODES, ETC.)
D) INSTALL INFRASTRUCTURE MATERIALS (PIPE, FITTINGS, AND BEDDING MATERIAL, ETC.)
E) BEGIN BUILDING PAD/SLAB CONSTRUCTION
F) COMPLETE PIPE LAYING AND TESTING (COMPLY WITH SPECIFICATIONS)
G) COMPLETE BACKFILL (COMPLY WITH SPECIFICATIONS)
H) INSTALL CURB AND GUTTER
I) FINALIZE BUILDING CONSTRUCTION
J) FINALIZE PAVEMENT INSTALLATION

TEST STREET AND DRAINAGE CONSTRUCTION AS SPECIFIED.

REVEGETATE DISTURBED AREAS AS REQUIRED.

UPON ACCEPTANCE OF FINAL CONSTRUCTION AND PROPER REVEGETATION PER SPECIFICATIONS; REMOVE TEMPORARY EROSION CONTROLS.

MAINTAIN, REPAIR, OR REPLACE INTEGRITY OF EXISTING FENCES, PROPERTY CORNERS, AND LANDSCAPING AS REQUIRED.

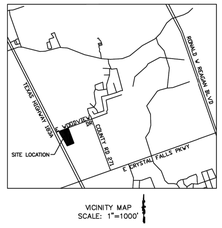
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:

- THE NAME OF THE APPROVED PROJECT;
- THE ACTIVITY START DATE; AND
- THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.

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

SHORT FORM FINAL PLAT
OF LOTS 2 & 3
DUNKLEY SUBDIVISION



VICINITY MAP
SCALE: 1"=1000'

SURVEY

LOTS
LOT 1 BLOCK 1

USE
COMMERCIAL USE

SUBMITTAL DATE

OWNERS:

EAST WOODVIEW DEVELOPMENT LLC
2801 SIMON RIDGE COURT
CEDAR PARK, TX 78613

ACREAGE:

7.653 ACRES

SURVEYOR:

TRIAD SURVEYING, INC.
528 COUNTY ROAD 325
P.O. BOX 1489
ROCKDALE, TX 76567
(512) 448-3457

ENGINEER:

NICHOLAS SANDLIN, P.E.
9111 JOLLYVILLE RD. STE. 212
AUSTIN, TX 78759
(800) 979 7303
TBPELS FIRM NO. 21356

LINEAR FEET OF NEW STREETS:

NONE

BENCHMARK INFORMATION:

TBM 1– "X" ETCHED IN CONCRETE REFERENCE BEARS S 89°50'33" E 153.76', AT THE NORTHEAST CORNER OF THE SAID 7.653 ACRE TRACT HAVING AN ELEVATION OF: 991.87'

TBM 2– "X" ETCHED IN CONCRETE FOR REFERENCE BEARS N 24°26'49" E 13.13', AT THE SOUTHEAST CORNER OF THE 7.653 ACRE TRACT HAVING AN ELEVATION OF: 992.64'

SHEET INDEX
1 – COVER SHEET
2 – SHORT FORM PLAT
3 – NOTE & SIGNATURE

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PAGE 1 OF 3
OF NO. 24-83438-NJ
SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

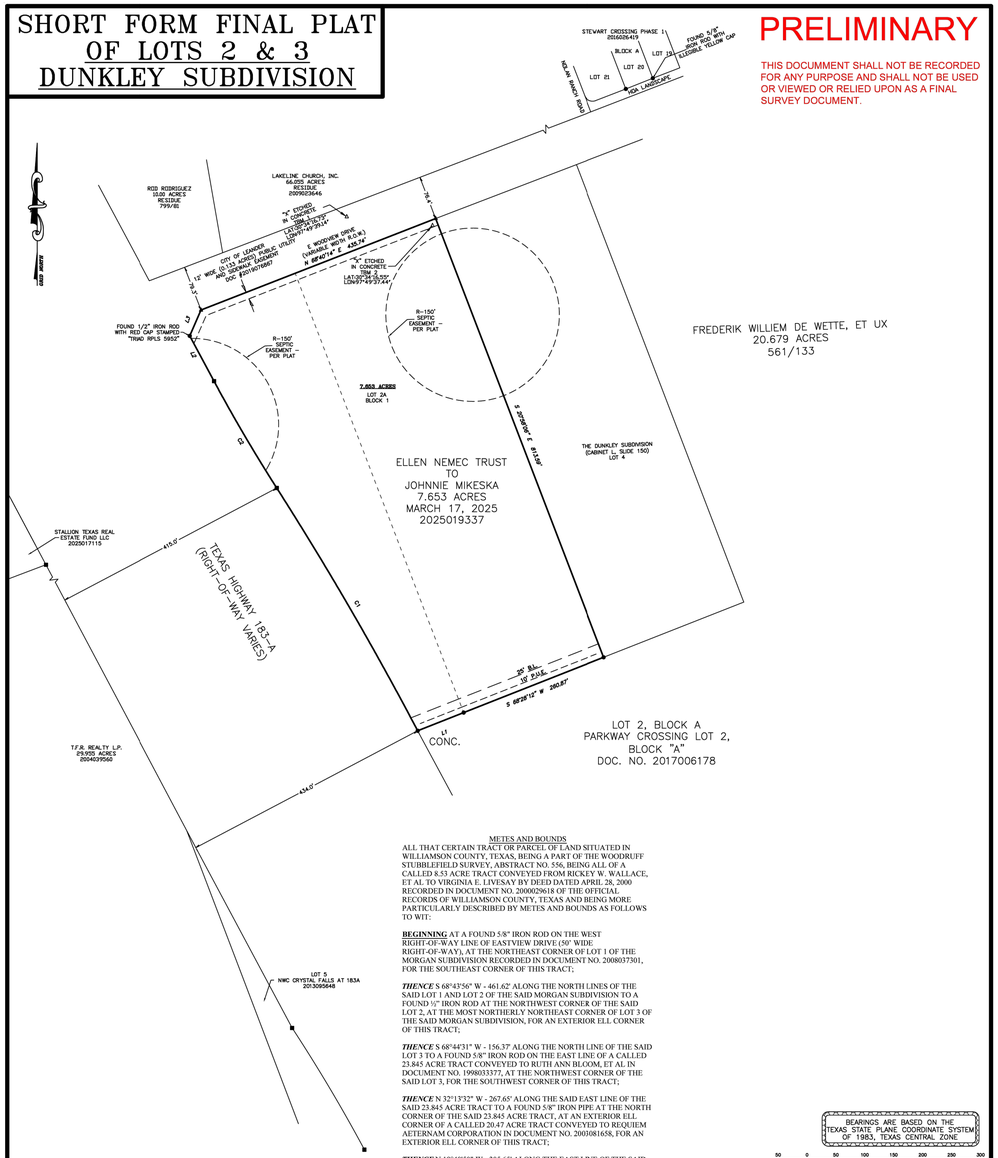
SHORT FORM FINAL PLAT
OF LOTS 2 & 3
DUNKLEY SUBDIVISION
CITY OF LEANDER

Completion Date: 08/07/25	Drawn by: TT
Scale: N/A	Surveyed by: CA/OK
PROJECT NO. 524-343	Checked by: BL

SHORT FORM FINAL PLAT
OF LOTS 2 & 3
DUNKLEY SUBDIVISION

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



METES AND BOUNDS

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE WOODRUFF STUBBLEFIELD SURVEY, ABSTRACT NO. 556, BEING ALL OF A CALLED 8.53 ACRE TRACT CONVEYED FROM RICKEY W. WALLACE, ET AL TO VIRGINIA E. LIVESAY BY DEED DATED APRIL 28, 2000 RECORDED IN DOCUMENT NO. 2000029618 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A FOUND 5/8" IRON ROD ON THE WEST RIGHT-OF-WAY LINE OF EASTVIEW DRIVE (50' WIDE RIGHT-OF-WAY), AT THE NORTHEAST CORNER OF LOT 1 OF THE MORGAN SUBDIVISION RECORDED IN DOCUMENT NO. 2008037301, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 68°43'56" W - 461.62' ALONG THE NORTH LINES OF THE SAID LOT 1 AND LOT 2 OF THE SAID MORGAN SUBDIVISION TO A FOUND ½" IRON ROD AT THE NORTHWEST CORNER OF THE SAID LOT 2, AT THE MOST NORTHERLY NORTHEAST CORNER OF LOT 3 OF THE SAID MORGAN SUBDIVISION, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

THENCE S 68°44'31" W - 156.37' ALONG THE NORTH LINE OF THE SAID LOT 3 TO A FOUND 5/8" IRON ROD ON THE EAST LINE OF A CALLED 23.845 ACRE TRACT CONVEYED TO RUTH ANN BLOOM, ET AL IN DOCUMENT NO. 1998033377, AT THE NORTHWEST CORNER OF THE SAID LOT 3, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 32°13'32" W - 267.65' ALONG THE SAID EAST LINE OF THE SAID 23.845 ACRE TRACT TO A FOUND 5/8" IRON PIPE AT THE NORTH CORNER OF THE SAID 23.845 ACRE TRACT, AT AN EXTERIOR ELL CORNER OF A CALLED 20.47 ACRE TRACT CONVEYED TO REQUIEM AETERNAM CORPORATION IN DOCUMENT NO. 2003081658, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

THENCE N 19°40'50" W - 305.65' ALONG THE EAST LINE OF THE SAID 20.47 ACRE TRACT TO A FOUND 5/8" IRON PIPE AT THE NORTHEAST CORNER OF THE SAID 20.47 ACRE TRACT, AT THE SOUTHEAST CORNER OF A CALLED 3.00 ACRE TRACT CONVEYED TO RICHARD J. TOMAN, ET UX IN VOLUME 833, PAGE 566, AT THE MOST EASTERLY SOUTHWEST CORNER OF A CALLED 16.68 ACRE TRACT CONVEYED TO RICHARD J. TOMAN, ET UX IN VOLUME 833, PAGE 561, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 68°50'58" E - 659.38' ALONG THE SOUTH LINE OF THE SAID 16.68 ACRE TRACT TO A FOUND 1/2" IRON ROD ON THE SAID WEST RIGHT-OF-WAY LINE OF EASTVIEW DRIVE, AT THE SOUTHEAST CORNER OF THE SAID 16.68 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 21°22'16" E - 566.98' ALONG THE SAID WEST RIGHT-OF-WAY LINE OF EASTVIEW DRIVE TO THE **POINT OF BEGINNING** CONTAINING WITHIN THESE METES AND BOUNDS 8.527 ACRES OF LAND.

LEGEND

- ● – 1/2" IRON ROD FOUND (UNLESS NOTED)
- ■ – CONCRETE MONUMENT FOUND WITH BRASS CAP
- △ – "X" ETCHED IN CONCRETE
- B.S.L. – BUILDING SETBACK LINE
- P.U.E. – PUBLIC UTILITY EASEMENT
- R.O.W. – RIGHT-OF-WAY

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

50 0 50 100 150 200 250 300

SCALE: 1" = 100 FEET

PAGE 2 OF 3
OF NO. 24-83438-NJ
SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

SHORT FORM FINAL PLAT
OF LOTS 2 & 3
DUNKLEY SUBDIVISION
CITY OF LEANDER

Completion Date: 08/07/25	Drawn by: TT
Scale: 1"=100'	Surveyed by: CA/OK
PROJECT NO. 524-343	Checked by: BL

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

TEXAS 811 BEFORE YOU DIG

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC

TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

FINAL PLAT (1 OF 2)

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET
4
OF
47

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-2025-007 peak performance 183a\CAD\construction sheets\S PPR CVR.dwg-FINAL PLAT (1 OF 2) Plotted Oct 28, 2025 at 8:23am by Engineer | Last Saved by: Engineer

SHORT FORM FINAL PLAT
OF LOTS 2 & 3
DUNKLEY SUBDIVISION

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

I, GREGORY P. SMITH MANAGING MEMBER OF CHANEY PROPERTIES, LLC, OWNERS OF A CALLED 7.653 ACRE TRACT CONVEYED FROM ELLEN NEMEC TRUST TO EAST WOODVIEW DEVELOPMENT LLC BY DEED RECORDED IN DOCUMENT NUMBER 2025019337 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS "SHORT FORM FINAL PLAT OF LOTS 2 & 3 DUNKLEY SUBDIVISION".

_____
GREGORY P. SMITH
MANGING MEMBER
EAST WOODVIEW DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____ 2_____, PERSONALLY APPEARED CAROLYN G. JUNEK, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINTED NAME

_____
DATE NOTARY COMMISSION EXPIRES

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

I, GARY SCHILL MANAGING MEMBER OF CHANEY PROPERTIES, LLC, OWNERS OF A CALLED 7.653 ACRE TRACT CONVEYED FROM ELLEN NEMEC TRUST TO EAST WOODVIEW DEVELOPMENT LLC BY DEED RECORDED IN DOCUMENT NUMBER 2025019337 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS "SHORT FORM FINAL PLAT OF LOTS 2 & 3 DUNKLEY SUBDIVISION".

_____
GARY SCHILL
MANAGING MEMBER
EAST WOODVIEW DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____ 2_____, PERSONALLY APPEARED CAROLYN G. JUNEK, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINTED NAME

_____
DATE NOTARY COMMISSION EXPIRES

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

I, BRADLEY LIPSCOMB, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES WILLIAMSON COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD (AS DISCLOSED BY A TITLE POLICY PREPARED IN CONJUNCTION WITH THE MOST RECENT CONVEYANCE OF THESE TRACTS) HAVE BEEN SHOWN OR NOTED HEREON.

PRELIMINARY

_____ _____
BRADLEY L. LIPSCOMB DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952
STATE OF TEXAS

THIS DOCUMMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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

I, NICHOLAS SANDLIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 5, SUBDIVISIONS, PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF LIBERTY HILL, TEXAS.

_____ _____
NICHOLAS SANDLIN DATE
REGISTERED PROFESSIONAL ENGINEER NO. 124404

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

_____ _____
J. TERRON EVERTSON, PE, DR, CFM DATE
COUNTY ENGINEER

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

I, PAULA SCHILL MANAGING MEMBER OF CHANEY PROPERTIES, LLC, OWNERS OF A CALLED 7.653 ACRE TRACT CONVEYED FROM ELLEN NEMEC TRUST TO EAST WOODVIEW DEVELOPMENT LLC BY DEED RECORDED IN DOCUMENT NUMBER 2025019337 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS "SHORT FORM FINAL PLAT OF LOTS 2 & 3 DUNKLEY SUBDIVISION".

_____
PAULA SCHILL
MANAGING MEMBER
EAST WOODVIEW DEVELOPMENT, LLC

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____ 2_____, PERSONALLY APPEARED CAROLYN G. JUNEK, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
PRINTED NAME

_____
DATE NOTARY COMMISSION EXPIRES

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

APPROVED THIS THE _____ DAY OF _____ 20____A.D. AT A PUBLIC MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEANDER, TEXAS AND AUTHORIZED TO BE FILLED FOR RECORDED BY THE COUNTY CLERK OF WILLIAMSON COUNTY

ATTEST:

_____ _____
JOHN CORSGROVE, CHAIRMAN ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TX CITY OF LEANDER, TX

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 FORGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DATE OF _____ 20_____ A.D., 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, THAT DATE LAST SHOWN ABOVE WRITTEN.

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

BY: _____, DEPUTY

GENERAL NOTES:

1. THIS DUBDIVISION IS WHOLLY CONTAINED WIHTIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. WATER SERVICE IS PROVIDED BY: CITY OF LEANDER, WASTEWATER SERVICE IS PROVIDED BY: CITY OF LEANDER ELECTRIC SERVICE IS PROVIDED BY: ONCOR ELECTRIC.
3. NO BUILDING, FENCES, LANSCAPING OR OTHER STRUCTURES ARE PERMITTED WIHTIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER.
4. BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOTS IN THIS SUBDIVISION.
5. AKK EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS
6. IN ADDITION TO THE EASEMENT SHOWN HEREON, A 10' WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A 2.5' WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE OF LOT LINES.
7. A PORTION OF THE TRACTS SHOWN HEREON LIE WI
8. NO LOT IN THE SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48491C0455F, WILLIAMSON COUNTY, TEXAS, DATED DECEMBER 20, 2019. FOR WILLIAMSON COUNTY, TEXAS
9. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND
10. AT THE OF SITE DEVELOPMENT PERMIT, THE APPLICANT WILL PROVIDE A PAYMENT TO THE CITY OF LEANDER IN THE AMOUNT OF $126 PER PEAK HOUR TRIP PROJECTED TO BE GENERATED BY DEVELOPMENT.
11. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF DUNKLEY SUBDIVISION LOT(S) 2 & 3, RECORDED AT CABINET L, SLIDE 150 OF PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
12. THIS PLAT CONFORMS TO THE PROLIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON _____
13. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPORVAL OF VARIENCES OR WAVERS TO ORDINANCES REQUIREMENTS.
14. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE
15. ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
16 THE CITY ACCEPTS AND MAINTAINS DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS. (WHICH SHOULD BE CONTAINED IN A DRAINAGE EASEMENT).
17. IF SINGLE FAMILY OR TWO FAMILY RESIDENTIAL LOTS ARE PROPOSED TO BACK OR SIDE UP TO AN ARTERIAL STREET, THE FOLLOWING IS PROVIDED:
   A) LANDSCAPE LOT IS PROVIDED BETWEEN THE LOT(S) AND THE SPECIFIED ROADWAY. SUCH LANDSCAPE LOT IS AT LEAST TEN (10) FEET WIDE.
18. 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.
19. THE FOLLOWING RESTRICTIONS DO APPLY TO THIS TRACT:
   A) THE DUNKLEY SUBDIVISION CABINET L, SLIDE 150
   B) RIGHT-OF-WAY DEDICATION CLERK FILE 2004089789 & 2019076868
20. SHOWN BUILDING LINES (B.L.) AND PUBLIC UTILITY EASEMENTS (P.U.E.) ARE ACCORDING THE THE DUNKLEY SUBDIVISION CABINET L, SLIDE 150.

KRIEG DEVELOPMENT SURVEYING, INC.
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567
PAGE 3 OF 3
OF NO. 24-623438-1U
FIRM REGISTRATION NO. 10007900

SHORT FORM FINAL PLAT OF LOTS 2 & 3 DUNKLEY SUBDIVISION CITY OF LEANDER

Completion Date: 08/07/25	Drawn by: TT
Scale: N/A	Surveyed by: CA/OK
PROJECT NO. 524-343	Checked by: BL

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

ENGINEERING | CONSULTING
SANDLIN SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

FINAL PLAT (2 OF 2)

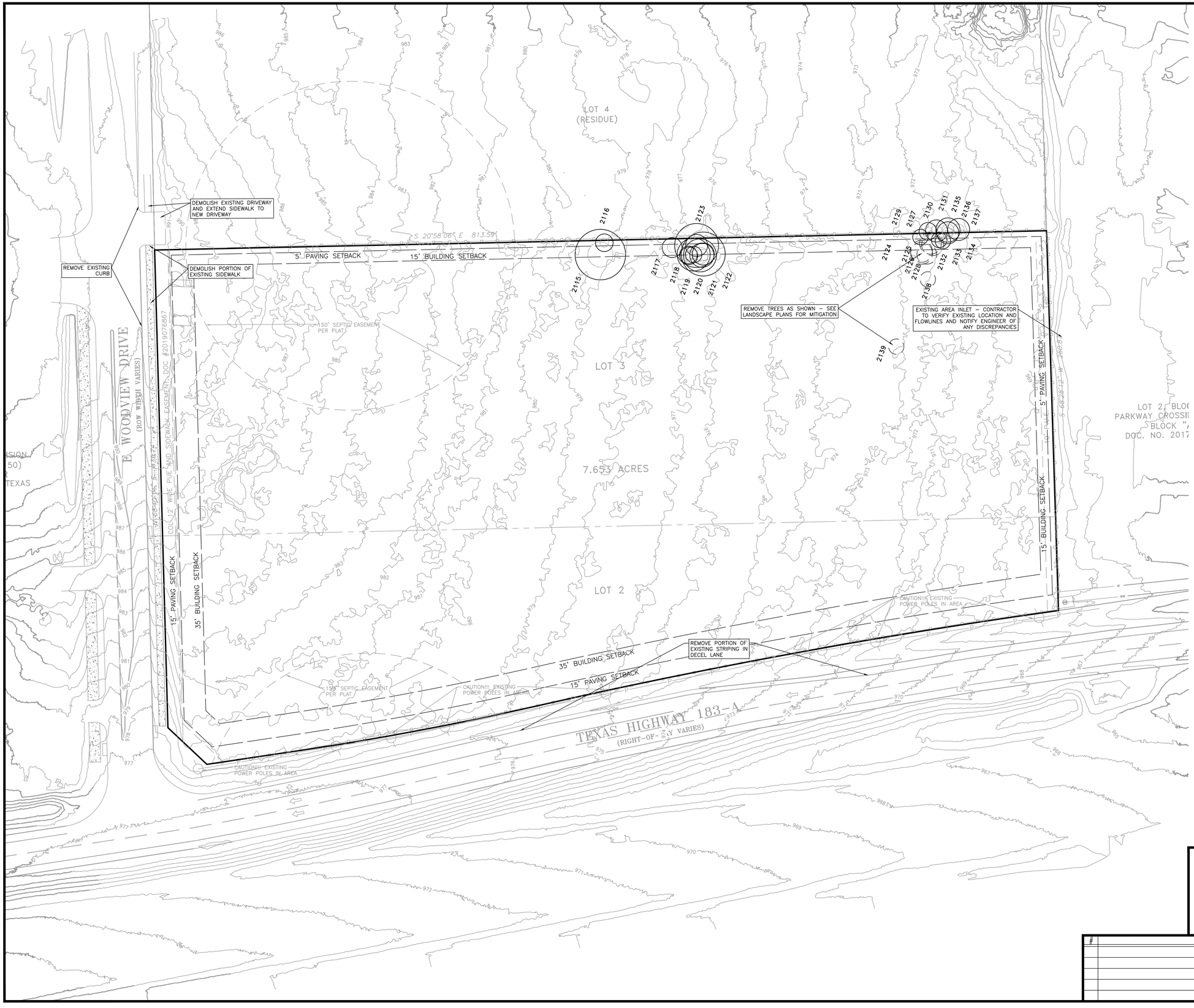
PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 5 OF 47

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\5 PBP CVR.dwg-FINAL PLAT (2 OF 2) Plotted Oct 28, 2025 at 8:23am by Engineer | Last Saved by: Engineer



IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

0 20' 40' 80'

SCALE: 1" = 40'

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

EXISTING CONDITIONS AND DEMOLITION PLAN LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- STREET CENTERLINE
- FENCE
- EXISTING CONCRETE SIDEWALK
- EXISTING TRANSFORMER PAD
- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM SEWER LINE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- BFP BACK FLOW PREVENTER
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER MANHOLE
- WW CLEAN OUT
- UTILITY POLE
- 100 EXISTING TREE (TO REMAIN)
- 100 EXISTING TREE (TO BE REMOVED)
- 750 EXISTING CONTOURS
- FLOW ARROW

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC

TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 6 OF 47

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-2025-007 peak performance 183a\CAD\Reference\TITLE BLOCK 24x36.dwg-Model Plotted Oct 28, 2025 at 8:18am by Engineer | Last Saved by: Engineer

8"-18" TREE LIST, PRIVATE IMPROVEMENTS COMMERCIAL

Tree #	Species	Trunk		Caliper Inches		Removal Reason
				Saved	Removed	
2116	CHINABERRY	9	4.5	9		
2117	CHINABERRY	9	4.5	9		
2118	BLACK ASH	8	4	8		
2119	OAK	15	7.5	15		
2120	OAK	15	7.5	15		
2121	OAK	11	5.5	11		
2124	OAK	10	5		10	drive/grading
2125	ELM	10	5		10	drive/grading
2126	OAK	9	4.5		9	drive/grading
2127	OAK	7	3.5	7		
2128	OAK	10	5		10	drive/grading
2129	OAK	10	5	10		
2130	OAK	8	4	8		
2131	OAK	10	5	10		
2132	OAK	8.75	4.375	8.75		
2133	OAK	7.5	3.75	7.5		
2134	OAK	14.5	7.25	14.5		
2135	OAK	11	5.5	11		
2136	OAK	6	3	6		
2137	OAK	10	5	10		
2138	OAK	7	3.5		7	drive/grading
2139	ELM	7	3.5		7	drive/grading
Total		**212.75**		**159.75**	**53.00**	

18"-26" TREE LIST, PRIVATE IMPROVEMENTS COMMERCIAL

Tree #	Species	Trunk		Caliper Inches		Removal Reason
				Saved	Removed	
2115	OAK	23	11.5	23		
2122	OAK	20	10	20		
2123	OAK	20	10	20		
Total		**63.00**		**63.00**	**86.00**	

TREE PRESERVATION PLAN - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE

TREE CALIPER INCHES - PUBLIC IMPROVEMENTS ON COMMERCIAL SITE

TREE SIZE (in caliper inches)	**TOTAL INCHES**	**SAVED INCHES**	**SAVED INCHES %**	**REMOVED INCHES**	**REMOVED INCHES %**
8" to 18"	178.25	139.25	78%	39.00	22%
>18" to 26"	63.00	63.00	100%	-	0%
SUBTOTAL 8" to 26"	241.25	202.25	84%	39.00	16%
>26"	-	-	-	-	-
TOTALS	241.25	202.25	84%	39.00	16%

TOTAL TREES - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE

TREE SIZE (in caliper inches)	**TOTAL TREES**	**SAVED TREES**	**SAVED TREES %**	**REMOVED TREES**	**REMOVED TREES %**
8" to 18"	22	16	73%	6	27%
>18" to 26"	1	1	100%	-	0%
SUBTOTAL 8" to 26"	23	17	74%	6	26%
>26" HERITAGE	-	-	-	-	-
TOTALS	23	17	74%	6	26%

MITIGATION PLAN: 8" - 18" - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE

TREE SIZE (in caliper inches)	**>50% REMOVAL**	**1:1 REPLACEMENT**	**2:1 REPLACEMENT**	**3:1 REPLACEMENT**	**FEES**
8" to 18"	0	0	-	-	-

MITIGATION PLAN: PROTECTED AND HERITAGE TREES - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE

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

TREE PRESERVATION SUMMARY - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE

TREE SIZE (in caliper inches)	**TOTAL INCHES**	**TOTAL TREES**	**SAVED INCHES**	**SAVED TREES**	**SAVED INCHES %**	**REMOVED INCHES**	**REMOVED TREES**	**REMOVED INCHES %**
8" to 18"	178.25	22	139.25	16	78%	39.00	6	22%
>18" to 26"	63.00	1	63.00	1	100%	-	-	0%
SUBTOTAL 8" to 26"	241.25	23	202.25	17	84%	39.00	6	16%
>26"	-	-	-	-	-	-	-	-
TOTALS	241.25	23	202.25	17	-	39.00	6	16%

TREE MITIGATION SUMMARY TABLE - PRIVATE IMPROVEMENTS ON COMMERCIAL SITE

Category	Caliper Inches			Removal		Mitigation		Fee
	Total	Removed	Saved	Allowed	Remaining	Inches	Ratio	
8" - 18"	178.25	39.00	139.25	89.13	50.13	-	1:1	$ -
18" - 26"	63.00	-	63.00	-	-	-	2:1	$ -
>26"	-	-	-	-	-	-	3:1	$ -
Total	241.25	39.00	202.25					$ -

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

EXISTING CONDITIONS AND DEMOLITION PLAN LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- STREET CENTERLINE
- FENCE
- EXISTING CONCRETE SIDEWALK
- EXISTING TRANSFORMER PAD
- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM SEWER LINE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- BACK FLOW PREVENTER
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER MANHOLE
- WW CLEAN OUT
- UTILITY POLE
- EXISTING TREE (TO REMAIN)
- EXISTING TREE (TO BE REMOVED)
- EXISTING CONTOURS
- FLOW ARROW

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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ENGINEERING | CONSULTING
SANDLIN SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

TREE TABLE

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\S PBR EXT.dwg- TREE TABLE Plotted Oct 28, 2025 at 8:24am by Engineer | Last Saved by: Engineer

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

EROSION CONTROL LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- LOC — LOC — LOC — LIMITS OF CONSTRUCTION
- SF — SF — SF — SILT FENCE
- T — T — T — TREE PROTECTION FENCE
- STAGING & TEMPORARY SPOILS AREA
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- TEMPORARY ROCK BERM
- AREA INLET PROTECTION
- 750 EXISTING CONTOURS
- 755 PROPOSED CONTOURS
- 100 EXISTING TREE (TO REMAIN)
- 100 EXISTING TREE (TO BE REMOVED)

NOTE: ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.

0 20' 40' 80'
SCALE: 1" = 40'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

CONSTRUCTION SEQUENCE AND RESTORATION NOTES:

INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, AND OTHER BMP'S AS SHOWN ON THE PLANS. CONTACT THE DESIGN ENGINEER FOR A PRE-CONSTRUCTION MEETING. PEDERNALES ELECTRIC COOPERATIVE (PEC) AND ATMOS ENERGY (GAS COMPANY) ARE NOTIFIED BY THE TEXAS EXCAVATION SYSTEM (1-800-344-8377).

A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD AT THE CITY OF LEANDER CITY HALL WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND THE CITY OF LEANDER REPRESENTATIVES AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES AND PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT AT LEAST THREE (3) DAYS PRIOR TO THE MEETING DATE.

PHASE 1:

A) CONTACT TEXAS EXCAVATION SYSTEM FOR EXISTING UTILITY LOCATIONS.
B) CLEAR SITE OF ANY EXISTING MATERIALS, DEBRIS AND VEGETATION ALONG CONSTRUCTION ROUTES.
C) SET UP CONTRACTOR TRAILER/OFFICE AND TEMPORARY UTILITIES
D) SET UP STAGING AND SPOILS AREA WITH SILT FENCING ALONG DOWNGRADIENT AREAS
E) SET UP STABILIZED CONSTRUCTION ENTRANCE PER CITY OF LEANDER CODE
F) INSTALL ROCK BERMS AS SHOWN

PHASE 2:

G) ROUGH GRADE POND FOR DRAINAGE CONTROL
H) BEGIN EXCAVATION (COMPLY WITH OSHA AND CODES, ETC.)
I) INSTALL INFRASTRUCTURE MATERIALS (PIPE, FITTINGS, AND BEDDING MATERIAL, ETC.)
J) INSTALL CURB AND GRATE INLET PROTECTION
K) BEGIN BUILDING PAD/SLAB CONSTRUCTION
L) COMPLETE PIPE LAYING AND TESTING (COMPLY WITH SPECIFICATIONS)
M) COMPLETE BACKFILL (COMPLY WITH SPECIFICATIONS)
N) INSTALL CURB AND GUTTER
O) FINALIZE BUILDING CONSTRUCTION
P) FINALIZE PAVEMENT INSTALLATION

PHASE 3:

Q) TEST STREET AND DRAINAGE CONSTRUCTION AS SPECIFIED.
R) REVEGETATE DISTURBED AREAS IN ACCORDANCE WITH THE CITY OF LEANDER REQUIREMENTS.
S) UPON ACCEPTANCE OF FINAL CONSTRUCTION AND PROPER REVEGETATION PER SPECIFICATIONS; REMOVE TEMPORARY EROSION CONTROLS.
T) MAINTAIN, REPAIR, OR REPLACE INTEGRITY OF EXISTING FENCES, PROPERTY CORNERS, AND LANDSCAPING AS REQUIRED.

ALL ROCK BERMS SHALL BE REMOVED BY THE CONTRACTOR.

EROSION CONTROL NOTES:

1. LIMITS OF CONSTRUCTION 8.32 AC
2. ALL STAGING AND STORAGE SHALL OCCUR WITHIN THE BOUNDARIES OF THE PROPERTY AND LIMITS OF CONSTRUCTION.
3. ON-SITE EROSION CONTROL MEASURES TO BE ESTABLISHED AND MAINTAINED AROUND TEMPORARY/PERMANENT SPOILS LOCATIONS, CONCRETE WASHOUT AND CONTRACTOR STAGING AREAS.
4. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.
5. ALL MUD, DIRT, ROCKS, DEBRIS, ETC. SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
6. ALL INLETS SHALL HAVE INLET PROTECTION IN PLACE UNTIL THE COMPLETION OF GRADING AND REVEGETATION.
7. THE CITY OF LEANDER INSPECTORS HAVE THE AUTHORITY TO MODIFY EROSION/SEDIMENTATION CONTROLS AS REQUIRED TO ENSURE THE CONTROLS ARE FUNCTIONING PROPERLY.
8. ANY DIRT, MUD, ROCKS OR OTHER DEBRIS CARRIED ONTO EXISTING ROADS SHALL BE REMOVED IMMEDIATELY AND THE ROAD RESTORED TO A DRIVABLE CONDITION, FREE FROM OBSTRUCTIONS.
9. AT THE COMPLETION OF STREET AND UTILITY IMPROVEMENTS, THE CONTRACTOR SHALL RE-VEGETATE THE AREAS DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH THE CONDITIONS LISTED ON THE GENERAL NOTES SHEET.
10. OFFSITE DISPOSAL OF SPOIL MATERIAL MUST BE CLEARED BY CITY OF LEANDER INSPECTOR PRIOR TO THE REMOVAL FROM THE JOBSITE.
11. FOR THE STABILIZATION OF ALL THE SLOPES 3:1 OR GREATER, SUITABLE ESC MATTING (TYPE I) WILL BE UTILIZED IN CONJUNCTION WITH REVEGETATIVE EFFORTS ONSITE. (TYPE II) FOR CHANNELS.
12. A PRE-CONSTRUCTION MEETING WITH THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
13. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE LOC TO THE OFFSITE DETENTION/WATER QUALITY PONDS.
14. THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/ SEDIMENTATION CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
15. PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).
16. SEE SHEET 32 FOR ALL EROSION CONTROL DETAILS.
17. 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.

TEXAS 811 BEFORE YOU DIG

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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PHASE 1 EROSION AND SEDIMENTATION CONTROL PLAN

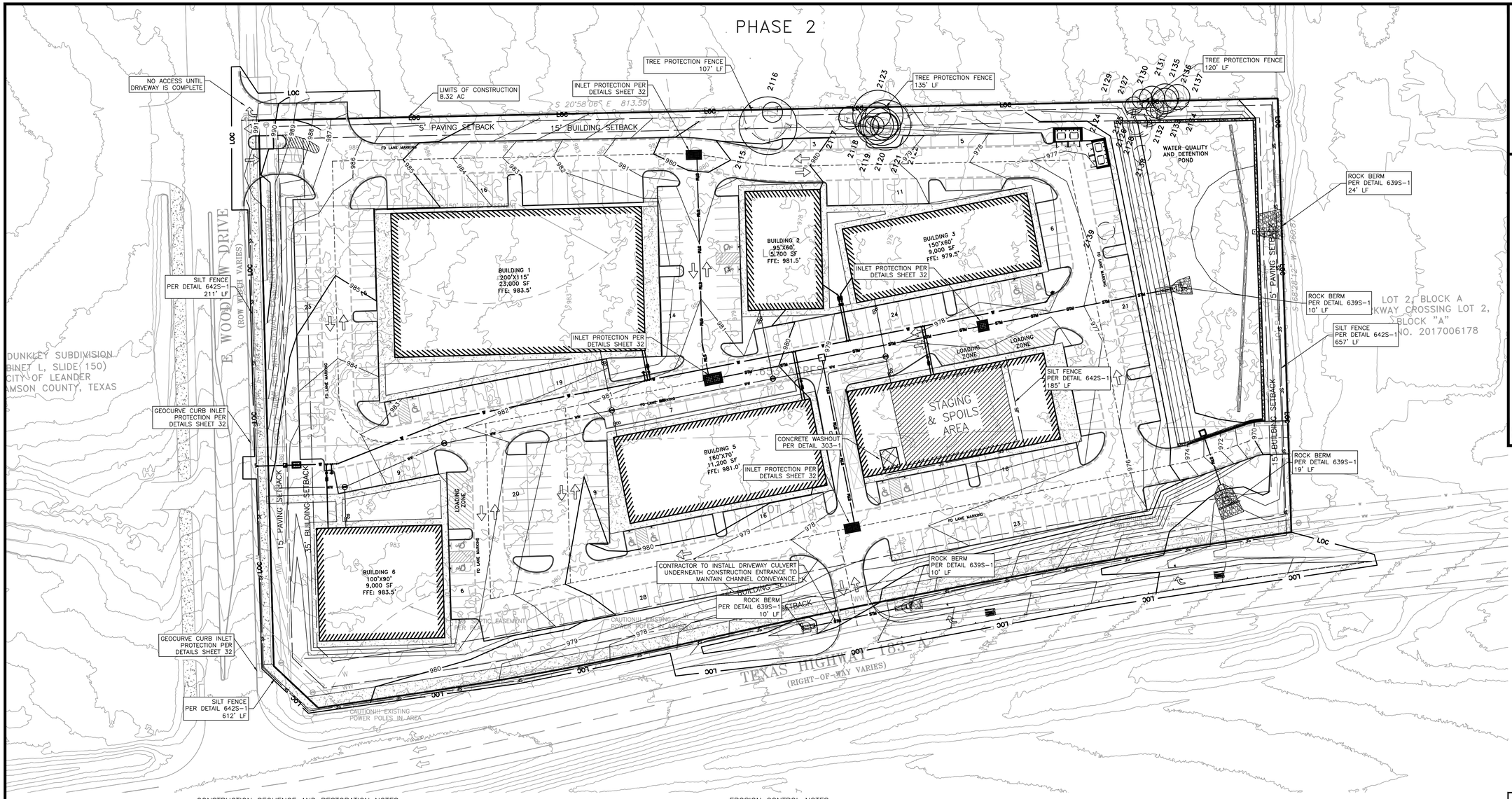
PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 8 OF 47

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\Reference\TITLE BLOCK 24x36.dwg-Model Plotted Oct 28, 2025 at 8:18am by Engineer | Last Saved by: Engineer



EROSION CONTROL LEGEND

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- LOC LOC LOC — LIMITS OF CONSTRUCTION
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- 750 EXISTING CONTOURS
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0 20' 40' 80'
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TEXAS 811 BEFORE YOU DIG

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9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

PHASE 2 EROSION AND SEDIMENTATION CONTROL PLAN

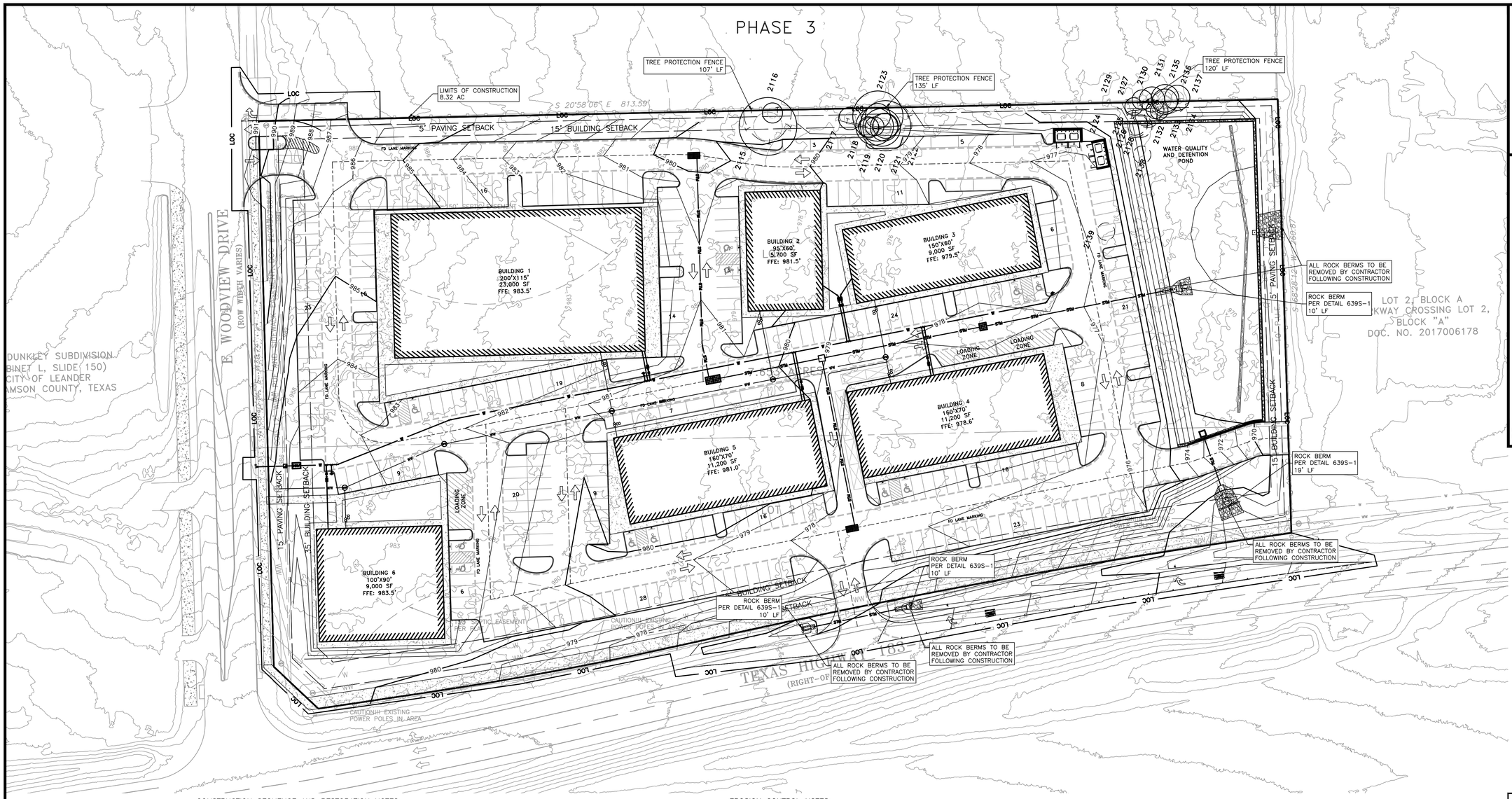
PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 9 OF 47

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\Reference\TITLE BLOCK 24x36.dwg-Model Plotted Oct 28, 2025 at 8:18am by Engineer | Last Saved by: Engineer



STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

EROSION CONTROL LEGEND

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PHASE 2:

G) ROUGH GRADE POND FOR DRAINAGE CONTROL
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PHASE 3 EROSION AND SEDIMENTATION CONTROL PLAN

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

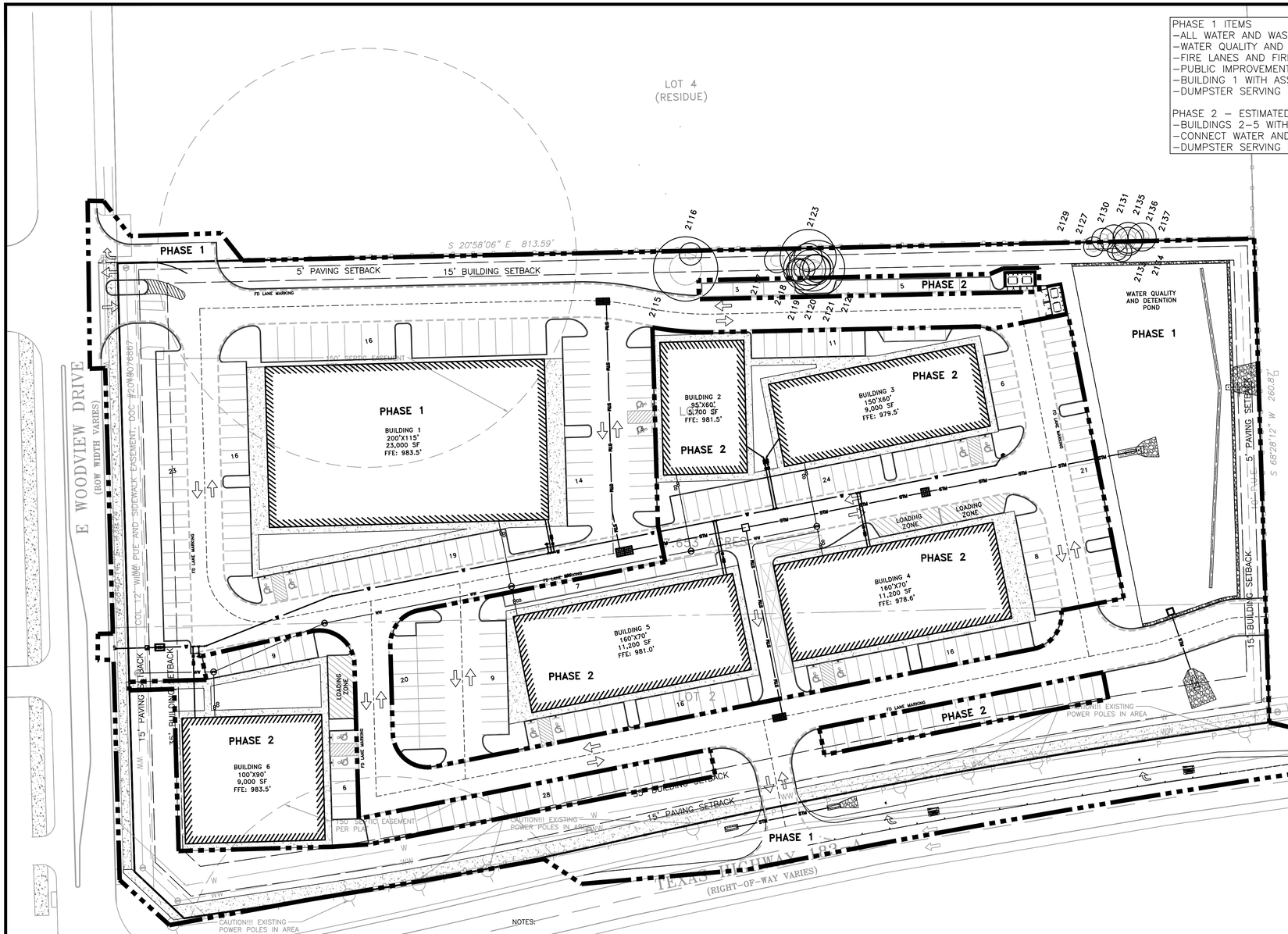
#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 10 OF 47

G:\shared drives\pendin services llc\pendin services projects\bond development division\01-2025-007 peak performance 183a\CAD\Reference\TITLE BLOCK 24x36.dwg-Model Plotted Oct 28, 2025 at 8:18am by Engineer | Last Saved by: Engineer

PHASE 1 ITEMS
-ALL WATER AND WASTEWATER STUBS, STORM LINES, DRY UTILITIES, STREET AS SHOWN
-WATER QUALITY AND DETENTION POND FOR MAXIMUM POTENTIAL BUILDOUT
-FIRE LANES AND FIRE HYDRANTS
-PUBLIC IMPROVEMENTS INCLUDING TURN LANES, DRIVEWAYS, AND DRAINAGE INFRASTRUCTURE
-BUILDING 1 WITH ASSOCIATED PARKING, SIDEWALKS, AND LANDSCAPING
-DUMPSTER SERVING PHASE 1

PHASE 2 – ESTIMATED WITHIN 2 YEARS
-BUILDINGS 2–5 WITH ASSOCIATED DRIVE AISLE, CONCRETE SIDEWALK, AND PARKING
-CONNECT WATER AND WASTEWATER STUBS TO BUILDINGS 2–5
-DUMPSTER SERVING PHASE 2



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STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

SITE PLAN AND PHASING LEGEND

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- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- WW CLEAN OUT
- BFP BACK FLOW PREVENTER
- EX. UTILITY POLE

PAVING NOTES:

1. ALL PAVING AND GRADING SHALL BE PER THE GEOTECHNICAL REPORT.

0 20' 40' 80'
SCALE: 1" = 40'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

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ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

PHASING PLAN

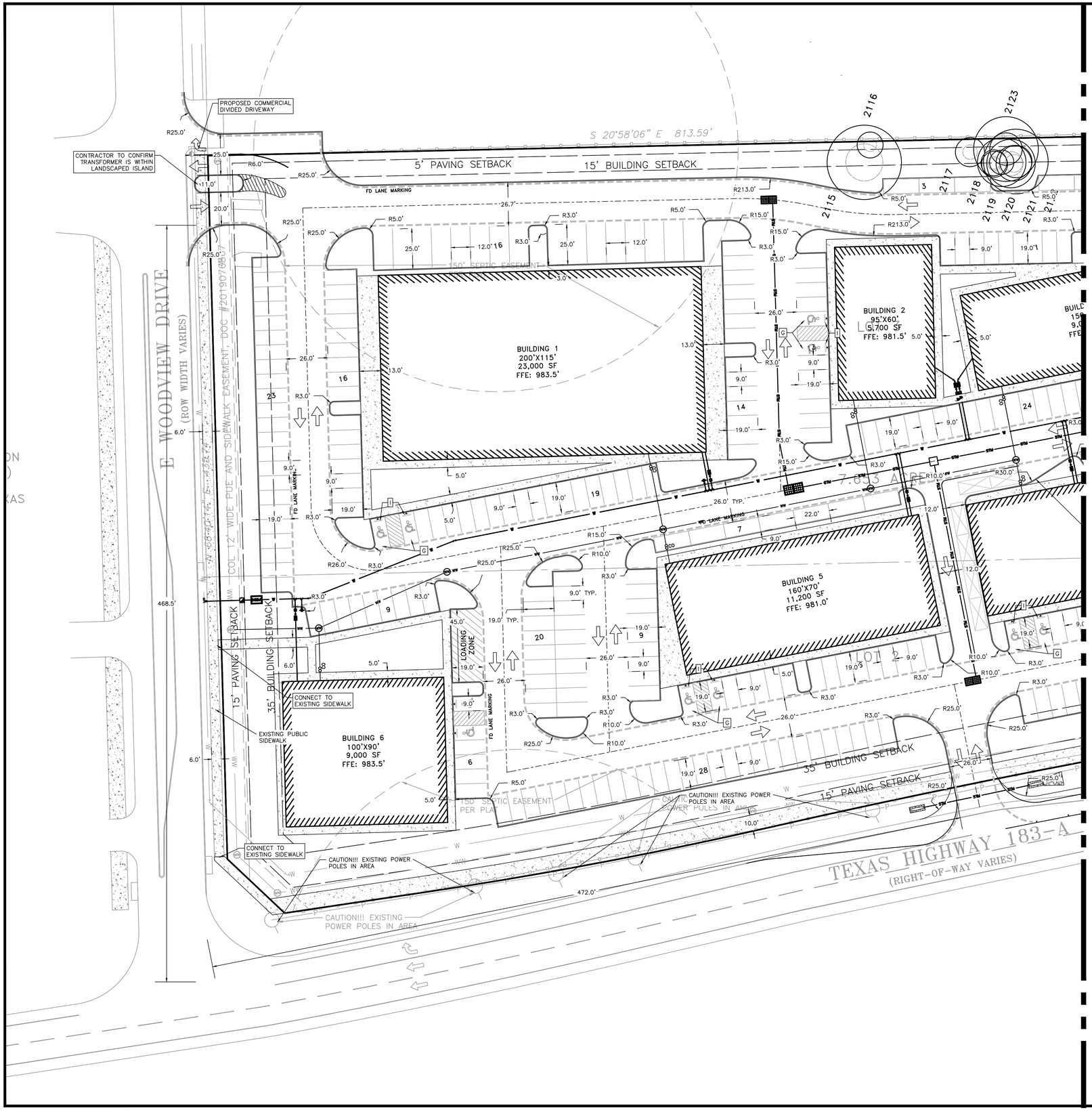
PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 17 OF 47

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\S PRR PHA.dwg-PHASING PLAN Plotted Oct 28, 2025 at 8:25am by Engineer | Last Saved by: Engineer



SCALE: 1" = 30'

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29. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS. IN THE EVENT THAT THE DRAINAGE FACILITY IS BELOW GRADE, STRUCTURAL STABILIZATION IS PERMITTED FOR THE FULL PERIMETER AND SCREENING REQUIREMENTS LISTED IN ARTICLE VI, SECTION 1 (D) OF THIS ORDINANCE SHALL APPLY.
30. ALL STRUCTURAL SITE WALLS ARE TO BE PER STRUCTURAL DESIGN SHEETS.
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32. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.

SITE DATA	
	PROPOSED
TOTAL SITE AREA	7.65 AC / 333,372 SF
ZONING SETBACKS	GC-2-C "GENERAL COMMERCIAL" STREET YARD – 35 FT MIN FRONT – 35 FT MIN SIDE – 15 FT MIN REAR – 50 FT MIN
IMPERVIOUS COVER	238,277 SF = 5.47 AC = 71.5%
BUILDING HEIGHT	1 STORY – SEE ARCH. PLANS BY OTHERS
FOUNDATION TYPE	CONCRETE SLAB

PARKING TABLE	
TOTAL BUILDING AREA	69,100 SF
PARKING RATIO – MIXED USE	1 SPACE: 225 SF
PARKING REQUIRED	69,100 SF / 225 = 308 SPACES
PARKING PROVIDED	311 SPACES INCLUDING 12 ADA (6 VAN)

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

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- PROPOSED CONCRETE SIDEWALK
- (R) PROPOSED PARKING SPACES
- (T) TRANSFORMER PAD
- SITE WALLS
- PHASING
- TAS ACCESSIBLE ROUTE

TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

- EX. WATER LINE / PR. WATER LINE
- EX. WASTEWATER / FIRE LINE
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- PR. STORM SEWER LINE
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- GATE VALVE AS NOTED
- WW CLEAN OUT / EX. UTILITY POLE
- BFP BACK FLOW PREVENTER

SITE LEGEND

- A 6" CURB & GUTTER. SEE DETAIL SHEET.
- B RIBBON CURB. SEE DETAIL SHEET.
- C CASTELLATED CURB. SEE DETAIL SHEET.
- D STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET
- E CONCRETE SIDEWALK. SEE DETAIL SHEET.
- F PEDESTRIAN CROSSWALK.
- G HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
- H PEDESTRIAN ADA RAMP OR AT GRADE ADA DOME PAVERS. SEE DETAIL SHEET.
- I CONCRETE WHEEL STOP. SEE DETAIL SHEET.
- J STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
- K DUMPSTER ENCLOSURE WITH CONCRETE PAD PER GEOTECHNICAL REPORT AND CITY STANDARDS

TEXAS 811 DIAL 811 BEFORE YOU DIG

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THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

SITE PLAN (1 OF 2)

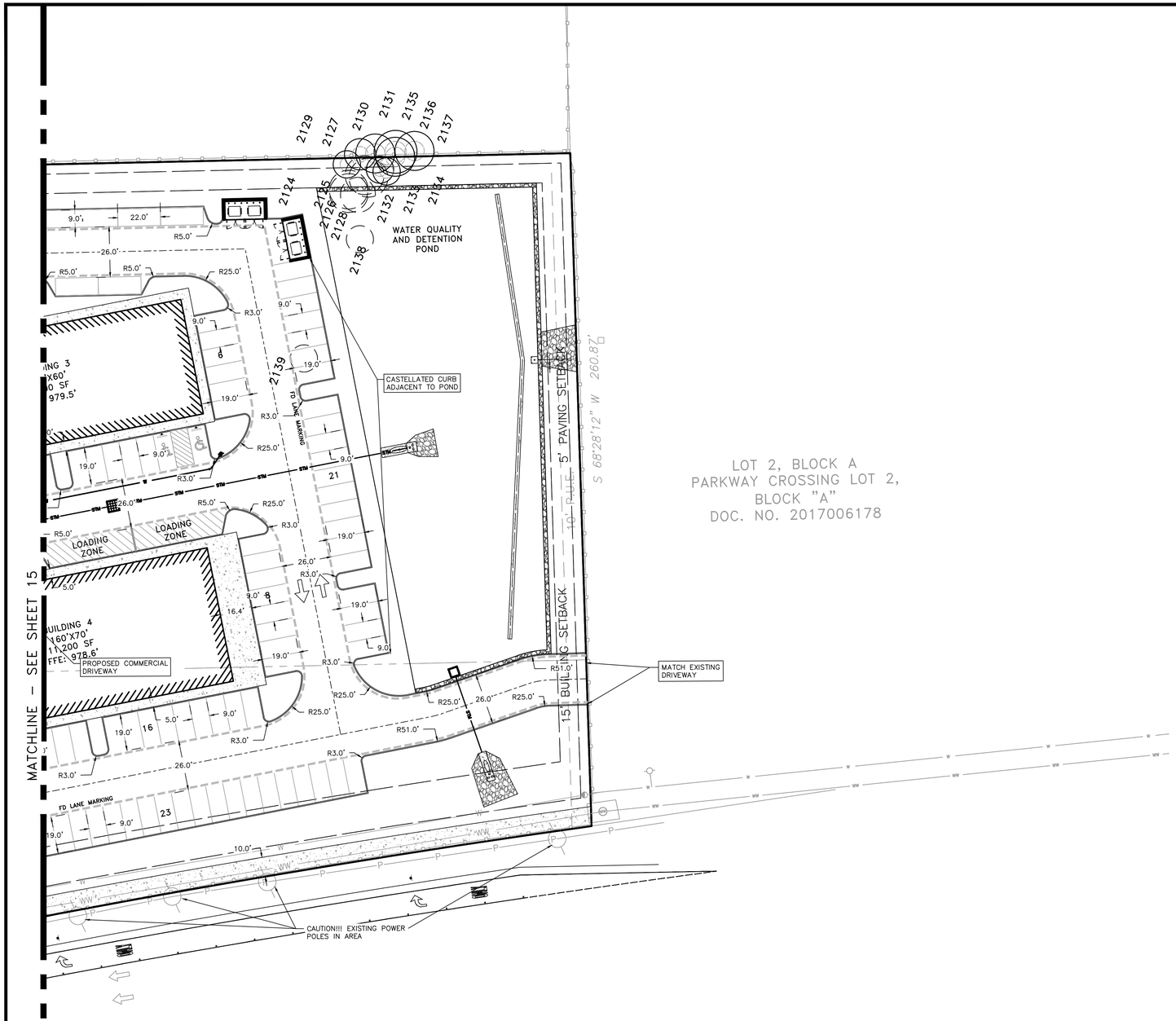
PROJECT CASE: XXXXXXX

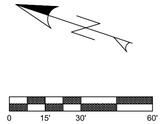
PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 18 OF 47

G:\shared drives\sandlin services llc\sandlin services projects\prod development division\01-0025-007 peak performance 183a\CAD\construction sheets\S PRR STE.dwg-SITE PLAN (1 OF 2) Plotted Oct 28, 2025 at 8:25am by Engineer | Last Saved by: Engineer





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27. ADA RAILS TO BE PLACED ALONG ANY DROPS 18" OR MORE.
28. ALL PAVING IS TO BE PER GEOTECHNICAL RECOMMENDATIONS' REPORT SHEET 3.
29. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS. IN THE EVENT THAT THE DRAINAGE FACILITY IS BELOW GRADE, STRUCTURAL STABILIZATION IS PERMITTED FOR THE FULL PERIMETER AND SCREENING REQUIREMENTS LISTED IN ARTICLE VI, SECTION 1 (D) OF THIS ORDINANCE SHALL APPLY.
30. ALL STRUCTURAL SITE WALLS ARE TO BE PER STRUCTURAL DESIGN SHEETS.
31. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
32. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.

SITE DATA	
	PROPOSED
TOTAL SITE AREA	7.65 AC / 333,372 SF
ZONING SETBACKS	GC-2-C "GENERAL COMMERCIAL" STREET YARD – 35 FT MIN FRONT – 35 FT MIN SIDE – 15 FT MIN REAR – 50 FT MIN
IMPERVIOUS COVER	238,277 SF = 5.47 AC = 71.5%
BUILDING HEIGHT	1 STORY – SEE ARCH. PLANS BY OTHERS
FOUNDATION TYPE	CONCRETE SLAB

PARKING TABLE	
TOTAL BUILDING AREA	69,100 SF
PARKING RATIO – MIXED USE	1 SPACE: 225 SF
PARKING REQUIRED	69,100 SF / 225 = 308 SPACES
PARKING PROVIDED	311 SPACES INCLUDING 12 ADA (6 VAN)

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

SITE PLAN LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- FENCE
- STRUCTURAL RETAINING WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- (R) PROPOSED PARKING SPACES
- (T) TRANSFORMER PAD
- SITE WALLS
- PHASING

TAS ACCESSIBLE ROUTE
TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM SEWER LINE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER MANHOLE
- PR. WATER LINE
- FIRE LINE
- PR. WASTEWATER
- PR. STORM SEWER LINE
- PR. FIRE HYDRANT
- PR. WATER METER
- PR. WASTEWATER MANHOLE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- WW CLEAN OUT
- BFP BACK FLOW PREVENTER
- FLOW ARROW
- EX. UTILITY POLE

SITE LEGEND

- A 6" CURB & GUTTER. SEE DETAIL SHEET.
- B RIBBON CURB. SEE DETAIL SHEET.
- C CASTELLATED CURB. SEE DETAIL SHEET.
- D STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET
- E CONCRETE SIDEWALK. SEE DETAIL SHEET.
- F PEDESTRIAN CROSSWALK.
- G HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
- H PEDESTRIAN ADA RAMP OR AT GRADE ADA DOME PAVERS. SEE DETAIL SHEET.
- I CONCRETE WHEEL STOP. SEE DETAIL SHEET.
- J STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
- K DUMPSTER ENCLOSURE WITH CONCRETE PAD PER GEOTECHNICAL REPORT AND CITY STANDARDS

TEXAS 811 BEFORE YOU DIG

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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SITE PLAN (2 OF 2)

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

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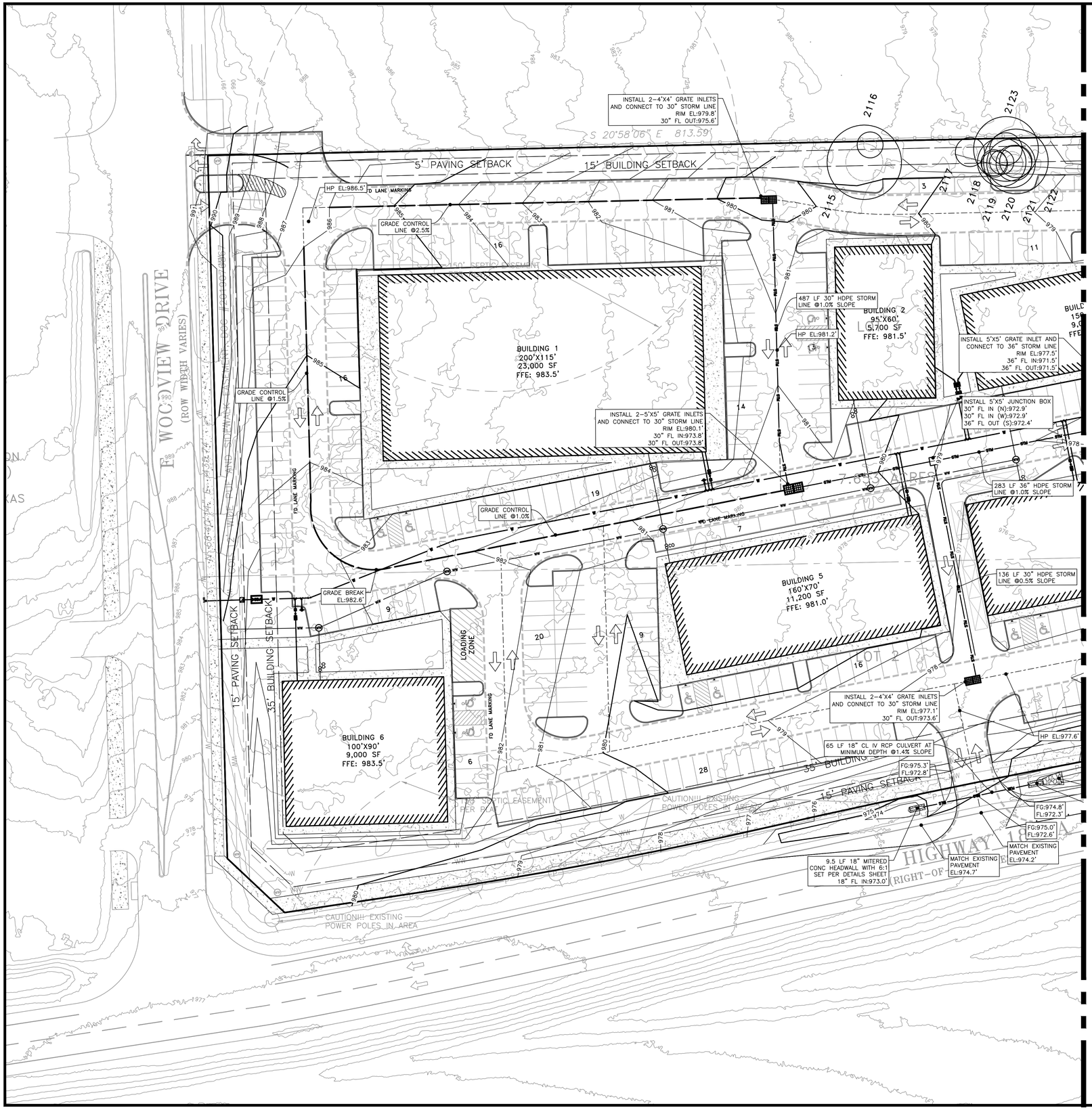

0 15' 30' 60'

SCALE: 1" = 30'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

GRADING LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- GRADE CONTROL LINE
- PROPOSED CURB & GUTTER
- EXISTING CONTOURS (750)
- PROPOSED CONTOURS (755)
- EX. WATER LINE / PR. WATER LINE
- EX. WASTEWATER / PR. WASTEWATER
- EX. STORM SEWER LINE / PR. STORM SEWER LINE
- EX. FIRE HYDRANT / PR. FIRE HYDRANT
- EX. WATER METER / PR. WATER METER
- EX. WASTEWATER MANHOLE / PR. WASTEWATER MANHOLE
- 100 EXISTING TREE (TO REMAIN)
- 100 EXISTING TREE (TO BE REMOVED)
- EL:800.0 EXISTING GROUND ELEVATION
- TC:800.0 / BC:800.0 PROPOSED CURB & GUTTER
- HP:800.0 HIGH POINT ELEVATION
- LP:800.0 LOW POINT ELEVATION
- TW:800.0 / BW:800.0 PROPOSED TOP AND BOTTOM OF WALL
- FL:800.0 PROPOSED FLOW LINE
- 1.00% PROPOSED SLOPE (SLOPE DOWN)

GRADING NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURE WITHIN THE SCOPE OF THIS CONTRACT WHERE NO SPECIFICALLY COVERED IN THE CONSTRUCTION DOCUMENTS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL CONDITION ANY DAMAGE DONE TO EXISTING IMPROVEMENTS OR UTILITIES.
3. EARTHWORK FOR THE BUILDING FOUNDATION, CONCRETE SLABS AND CONCRETE AND ASPHALT PAVEMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
4. ADJUST PAVEMENT, CURB ELEVATIONS, AND/OR SIDEWALK ELEVATIONS AS NECESSARY TO ENSURE A CONTINUOUS GRADE WITH EXISTING ELEVATIONS.
5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN ARE ONE FOOT (1').
6. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL.
7. REFER TO GEOTECHNICAL REPORT FOR PAVING SECTION RECOMMENDATIONS.

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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GRADING PLAN (1 OF 2)

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

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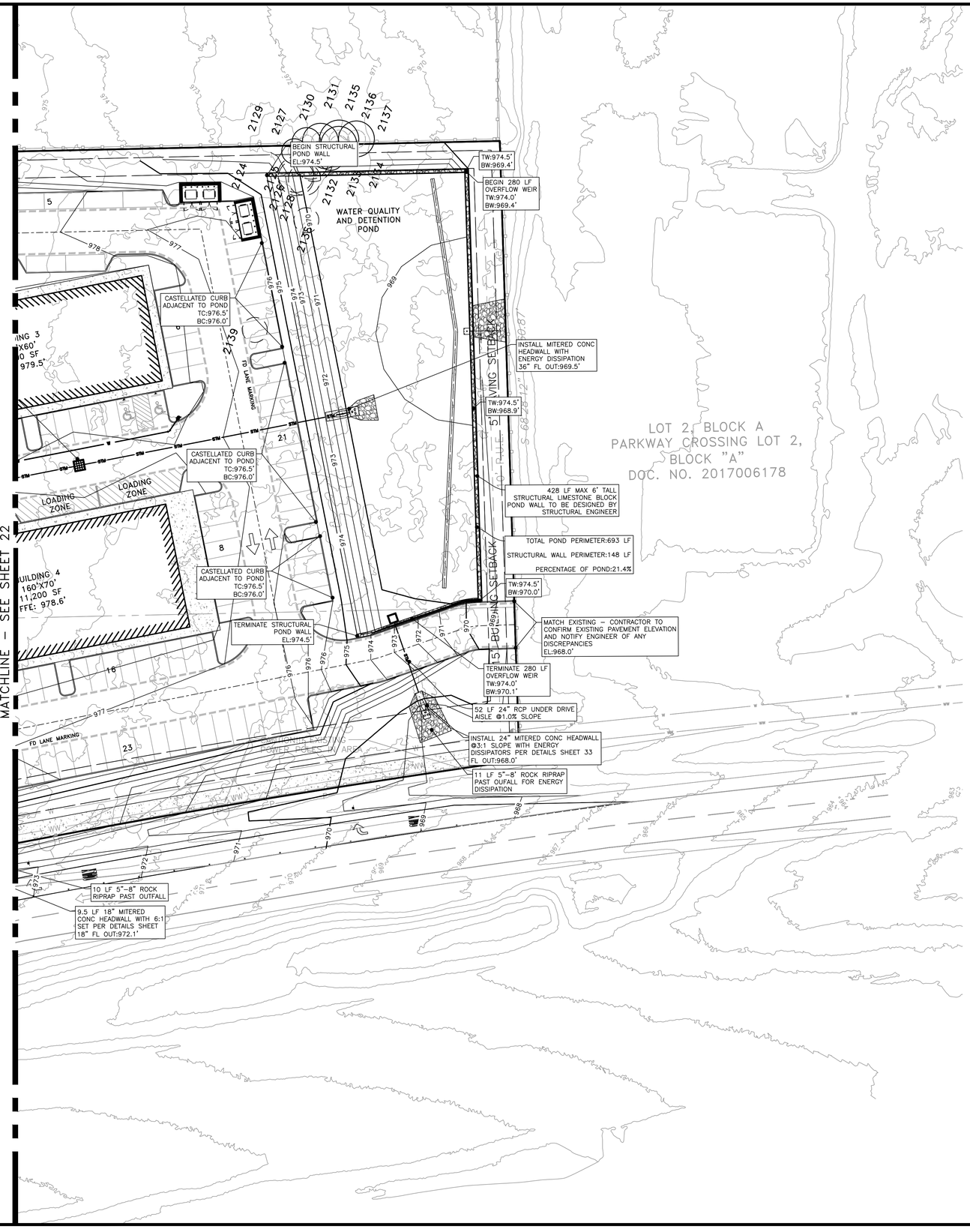

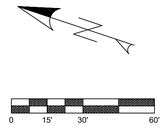

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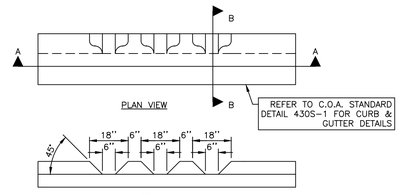
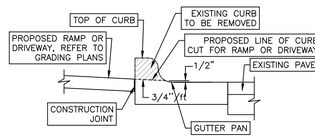
CASTELLATED CURB

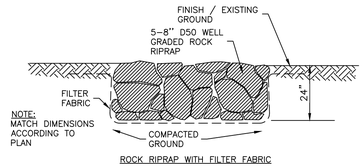
N.T.S.





NOTES:
1. THIS METHOD OF CURB CUT CANNOT BE USED IF THE EXISTING CURB AND GUTTER ARE CRACKED. REMOVAL OF THE ENTIRE CURB AND GUTTER IS REQUIRED IN THOSE CASES. IF REMOVAL IS REQUIRED, INSTALL NEW LAYDOWN CURB, REFER TO C.O.A. STANDARD DETAIL 430S–1.
2. IF CURB CUT IS FOUND NOT STANDARD, ENTIRE CURB AND GUTTER MUST BE REMOVED TO THE NEXT NEAREST JOINT.

ISOMETRIC VIEW



ROCK RIPRAP WITH FILTER FABRIC

NOTE:

1. ROCK RIPRAP SHALL BE SOUND MATERIAL AND GRADED PER REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 591S.
2. ROCK SIZE (D 50) AND GRADATION SHALL BE STABLE FOR THE DESIGN HYDRAULIC CONDITIONS AND IN ACCORDANCE WITH THE ECM 1.4.6.D PERMANENT STRUCTURAL PRACTICES, STONE RIPRAP OR OTHER ENGINEERING STANDARD OF PRACTICE FOR SIZING ROCK RIPRAP. ROCK RIPRAP D 50 AND FILTER TYPE SHALL BE NOTED ON PLANS.
3. GEOTEXTILE FILTER FABRIC SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 620S.
4. AGGREGATE FOR GRANULAR FILTER SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 403, AGGREGATE SIZE CLASSIFICATION/GRADE, NUMBER OF LAYERS AND LAYER THICKNESS SHOULD BE NOTED ON THE PLANS.

ROCK RIPRAP DETAIL

SCALE: NONE

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

GRADING LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- GRADE CONTROL LINE
- PROPOSED CURB & GUTTER
- 750 EXISTING CONTOURS
- 755 PROPOSED CONTOURS
- W EX. WATER LINE / W PR. WATER LINE
- WW EX. WASTEWATER / WW PR. WASTEWATER
- STM EX. STORM SEWER LINE / STM PR. STORM SEWER LINE
- EX. FIRE HYDRANT / PR. FIRE HYDRANT
- WM EX. WATER METER / PR. WATER METER
- WW EX. WASTEWATER MANHOLE / WW PR. WASTEWATER MANHOLE
- 100 EXISTING TREE (TO REMAIN)
- 100 EXISTING TREE (TO BE REMOVED)
- EL:800.0 EXISTING GROUND ELEVATION
- TC:800.0 BC:800.0 PROPOSED CURB & GUTTER
- HP:800.0 HIGH POINT ELEVATION
- LP:800.0 LOW POINT ELEVATION
- TW:800.0 BW:800.0 PROPOSED TOP AND BOTTOM OF WALL
- FL:800.0 PROPOSED FLOW LINE
- 1.00% PROPOSED SLOPE (SLOPE DOWN)

GRADING NOTES

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5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN ARE ONE FOOT (1').
6. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL.
7. REFER TO GEOTECHNICAL REPORT FOR PAVING SECTION RECOMMENDATIONS.

TEXAS 811 BEFORE YOU DIG

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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GRADING PLAN (2 OF 2)

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 23 OF 47

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CITY OF LEANDER ATLAS 14 RAINFALL DATA UTILIZED FOR DRAINAGE ANALYSIS

Table 1 - Atlas 14 DDF Data for Leander (Replaces Table 2-3 in the Austin DCM)

Depth-Duration-Frequency Table									
Depth of Precipitation (inches)									
Duration	Average recurrence interval (years)								
	1	2	5	10	25	50	100	200	500
5-min	0.422	0.511	0.646	0.766	0.943	1.09	1.25	1.41	1.64
10-min	0.672	0.814	1.03	1.23	1.51	1.75	2	2.26	2.6
15-min	0.848	1.02	1.29	1.53	1.88	2.17	2.48	2.8	3.25
30-min	1.2	1.44	1.81	2.14	2.62	3.01	3.44	3.89	4.54
60-min	1.55	1.88	2.37	2.82	3.47	4.01	4.59	5.24	6.17
2-hr	1.84	2.3	2.96	3.58	4.51	5.3	6.19	7.19	8.68
3-hr	2	2.54	3.31	4.05	5.18	6.15	7.27	8.55	10.5
6-hr	2.29	2.97	3.93	4.85	6.28	7.52	8.97	10.6	13.2
12-hr	2.65	3.43	4.53	5.6	7.23	8.65	10.3	12.2	15.2
24-hr	3.05	3.92	5.17	6.36	8.16	9.72	11.5	13.6	16.9

561/133

Time of Concentration Calculations				Sheet Flow				Shallow Conc. Flow				Channel Flow			Total
Existing Flows		Area	Area	L	n	S	T_t	L	Surface Type	S	T_t	L	Vavg	T_t	T_c
From	To	(Ac)	(sf)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(min)	(ft)	(ft/s)	(min)	(min)
EX DA-1	Analysis Point 1	2.20	95,832	100	0.130	0.038	6.54	726	Unpaved	0.026	4.66	-	-	0.00	**11.20**
EX DA-2	Analysis Point 2	5.45	237,402	100	0.130	0.046	6.03	767	Unpaved	0.024	5.10	-	-	0.00	**11.13**

EXISTING			IMPERVIOUS			GRASS		
Drainage Area	Total Area (Ac)	Total Area (sf)	Area Impervious (sf)	Area Impervious (Ac)	Area Impervious (%)	Area Grass (sf)	Area Grass (Ac)	Area Grass (%)
EX DA-1	2.2	95,832	0	0.00	0.0%	95,832	2.20	100.0%
EX DA-2	5.45	237,402	0	0.00	0.0%	237,402	5.45	100.0%

Drainage Basin Characteristics - Existing Conditions								
Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
EX DA-1	2.20	0.00%	82.0	11.20	14.63	26.99	35.49	49.92
EX DA-2	5.45	0.00%	82.0	11.13	5.90	10.88	14.31	20.13

STATE OF TEXAS
NICHOLAS R SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

EXISTING DRAINAGE LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- EX. DA-X XX.XX AC — DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW
- TIME OF CONCENTRATION LINE (SHEET FLOW)
- TIME OF CONCENTRATION LINE (SHALLOW CONCENTRATED FLOW)
- 750 EXISTING CONTOURS
- 750 PROPOSED CONTOURS

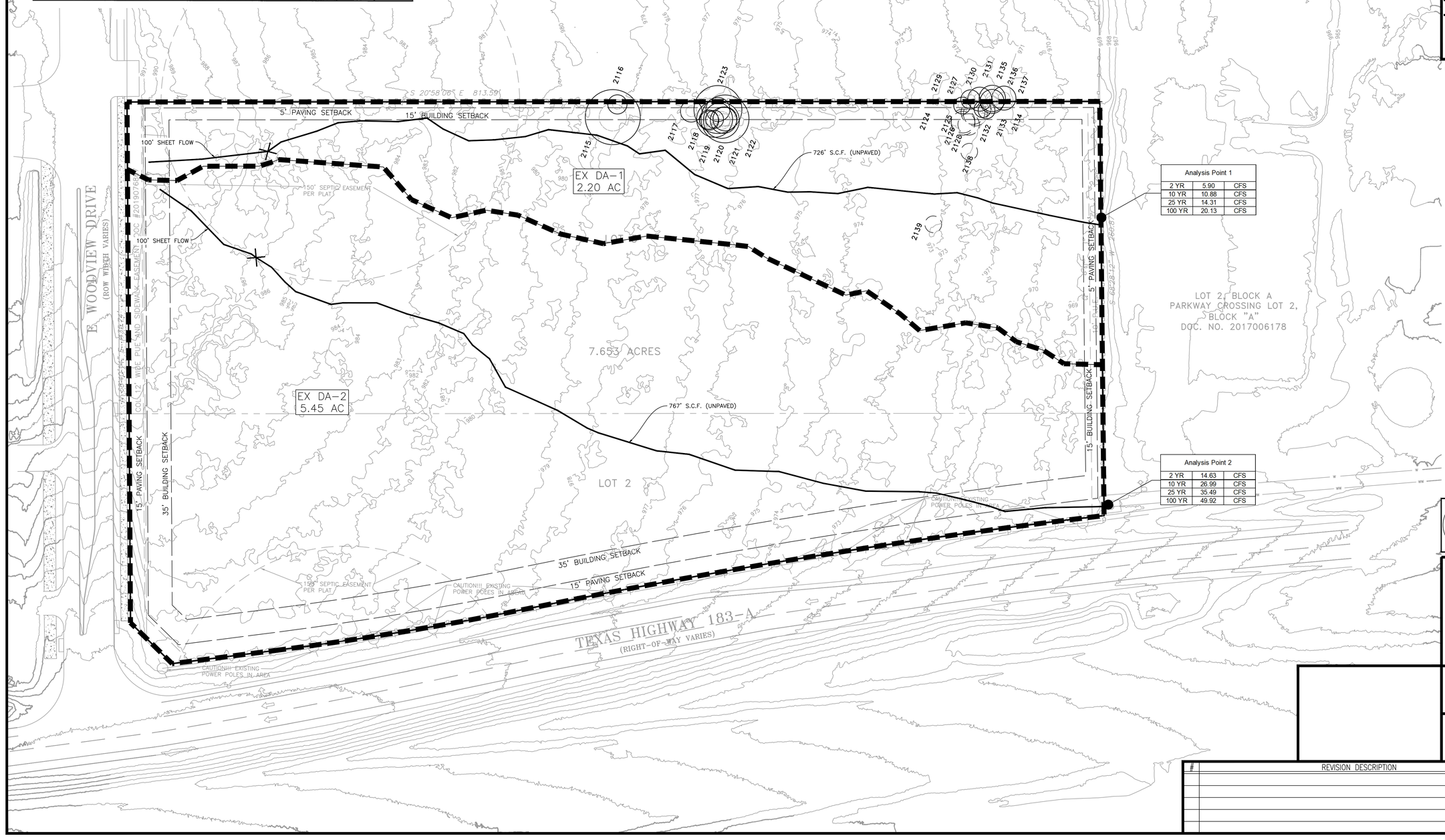
NOTES:

1. CITY OF LEANDER ATLAS 14 RAINFALL DATA UTILIZED FOR THESE CALCULATIONS.
2. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS. ALL EXPOSED CONCRETE IS TREATED IN ACCORDANCE WITH THE COMPOSITE ZONING ORDINANCE (CZO ART VI, SEC 7).

EXISTING DRAINAGE PATTERNS

EX DA-1 → ANALYSIS POINT 1

EX DA-2 → ANALYSIS POINT 2



Analysis Point 1		
2 YR	5.90	CFS
10 YR	10.88	CFS
25 YR	14.31	CFS
100 YR	20.13	CFS

Analysis Point 2		
2 YR	14.63	CFS
10 YR	26.99	CFS
25 YR	35.49	CFS
100 YR	49.92	CFS

0 20' 40' 80'

SCALE: 1" = 40'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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EXISTING DRAINAGE AREA MAP

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

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561/133

CITY OF LEANDER ATLAS 14 RAINFALL DATA UTILIZED FOR DRAINAGE ANALYSIS

Table 1 - Atlas 14 DDF Data for Leander (Replaces Table 2-3 in the Austin DCM)

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30-min	1.2	1.44	1.81	2.14	2.62	3.01	3.44	3.89	4.54
60-min	1.55	1.88	2.37	2.82	3.47	4.01	4.59	5.24	6.17
2-hr	1.84	2.3	2.96	3.58	4.51	5.3	6.19	7.19	8.68
3-hr	2	2.54	3.31	4.05	5.18	6.15	7.27	8.55	10.5
6-hr	2.29	2.97	3.93	4.85	6.28	7.52	8.97	10.6	13.2
12-hr	2.65	3.43	4.53	5.6	7.23	8.65	10.3	12.2	15.2
24-hr	3.05	3.92	5.17	6.36	8.16	9.72	11.5	13.6	16.9

Time of Concentration Calculations				Sheet Flow				Shallow Conc. Flow				Channel Flow			Total
Proposed Flows		Area	Area	L	n	S	T_t	L	Surface Type	S	T_t	L	Vavg	T_t	T_c
From	To	(Ac)	(sf)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(min)	(ft)	(ft/s)	(min)	(min)
PR DA-1	Pond	7.65	333,234	1	0.011	0.010	0.04	1	Paved	8.000	0.00	-	-	0.00	**5.00**

PROPOSED			IMPERVIOUS			GRASS		
Drainage Area	Total Area	Total Area	Area Impervious*	Area Impervious	Area Impervious	Area Grass	Area Grass	Area Grass
	(Ac)	(sf)	(sf)	(Ac)	(%)	(sf)	(Ac)	(%)
PR DA-1	7.65	333,234	238,277	5.47	71.5%	94,957	2.18	28.5%

Drainage Basin Characteristics - Proposed Conditions								
Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
PR DA-1	7.65	71.50%	82.0	5.00	35.88	56.54	70.67	95.16
POND	-	-	-	-	4.16	6.96	9.07	12.70

Analysis Point 1					
	Existing Flows		Proposed Flows		Delta (CFS)
2 YR	5.90	CFS	4.16	CFS	**-1.74**
10 YR	10.88	CFS	6.96	CFS	**-3.92**
25 YR	14.31	CFS	9.07	CFS	**-5.24**
100 YR	20.13	CFS	12.70	CFS	**-7.43**

NOTE: PROPOSED FLOWS IN THE DEVELOPED CONDITION ARE LESS THAN EXISTING

Analysis Point 2					
	Existing Flows		Proposed Flows		Delta (CFS)
2 YR	14.63	CFS	14.38	CFS	**-0.25**
10 YR	26.99	CFS	24.04	CFS	**-2.95**
25 YR	35.49	CFS	31.34	CFS	**-4.15**
100 YR	49.92	CFS	43.87	CFS	**-6.05**

NOTE: PROPOSED FLOWS IN THE DEVELOPED CONDITION ARE LESS THAN EXISTING

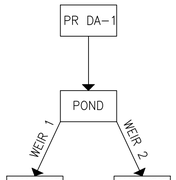
PROPOSED DRAINAGE LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- PR. DA-X XX.XX AC — DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW
- TIME OF CONCENTRATION LINE (SHEET FLOW)
- TIME OF CONCENTRATION LINE (SHALLOW CONCENTRATED FLOW)
- 750 — EXISTING CONTOURS
- 755 — PROPOSED CONTOURS

NOTES:

1. CITY OF LEANDER ATLAS 14 RAINFALL DATA UTILIZED FOR THESE CALCULATIONS.
2. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS. ALL EXPOSED CONCRETE IS TREATED IN ACCORDANCE WITH THE COMPOSITE ZONING ORDINANCE (CZO ART VI, SEC 7).

PROPOSED DRAINAGE PATTERNS



0 20' 40' 80'

SCALE: 1" = 40'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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PROPOSED DRAINAGE AREA MAP

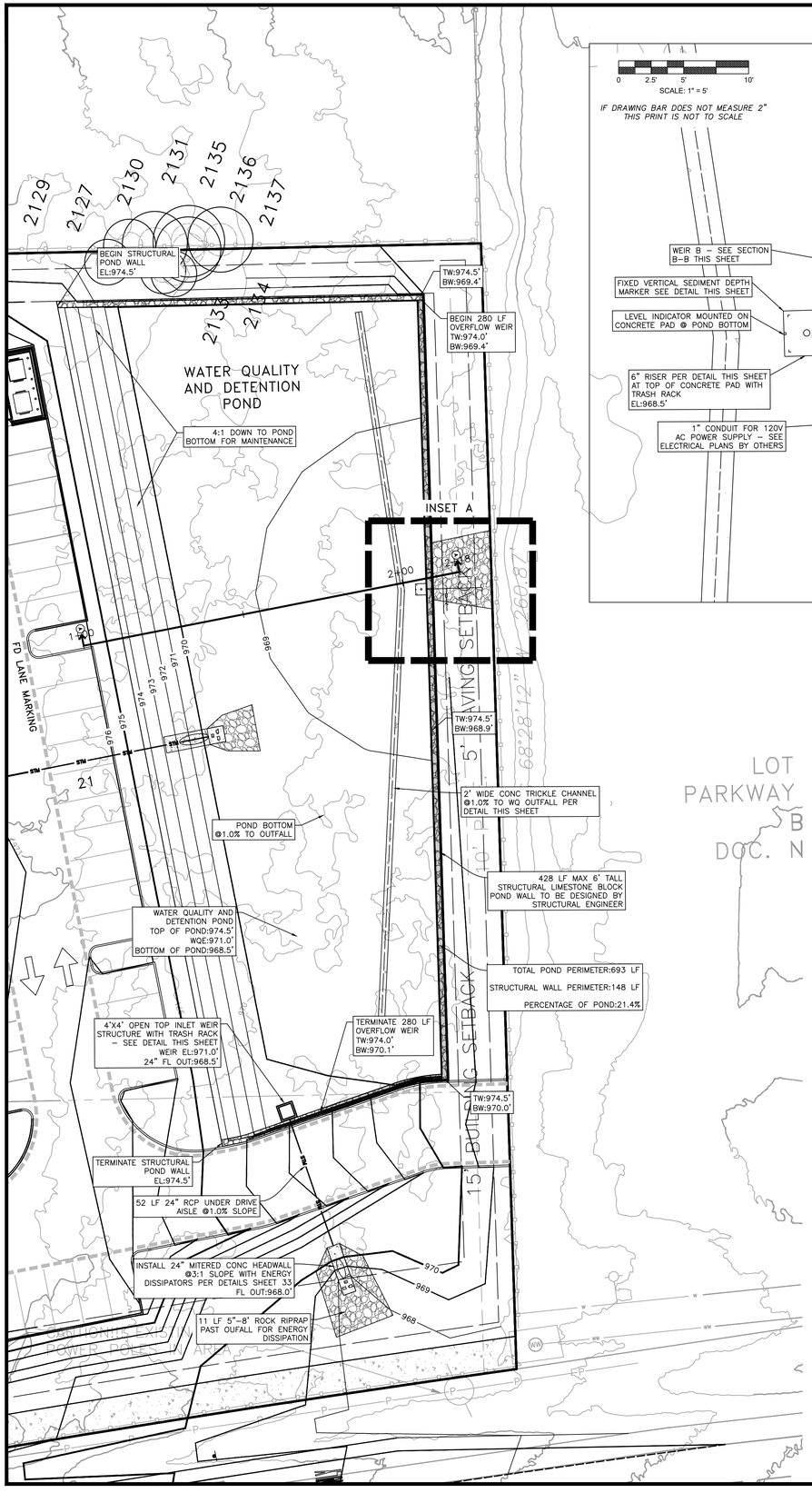
PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

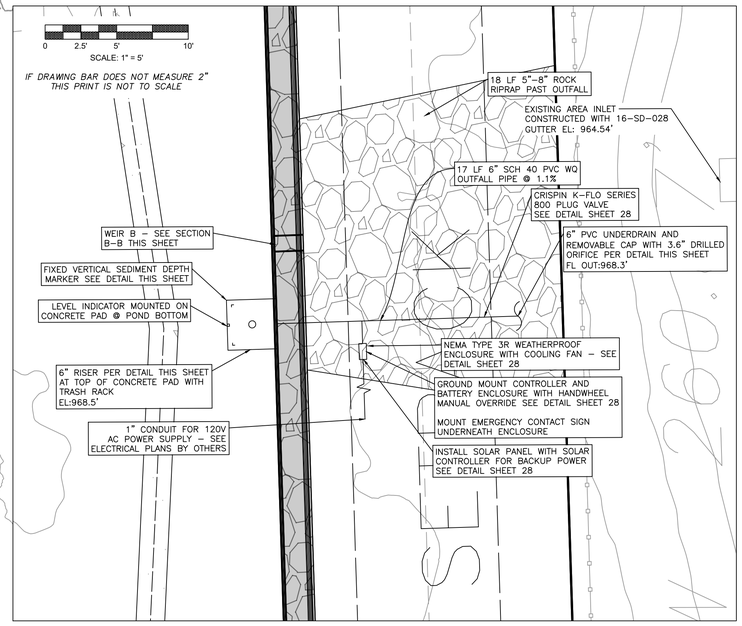
#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 25 OF 47

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\S PRR PDAM.dwg-PROPOSED DRAINAGE AREA MAP Plotted Oct 20, 2025 at 8:25am by Engineer | Last Saved by: Engineer



INSET A

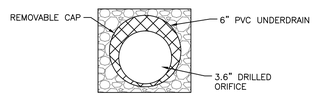


DETENTION POND STAGE-STORAGE						
	Stage (ft msl)	Area (sf)	Area (acres)	Storage Incremental (cf)	Storage Cumulative (cf)	Storage Cumulative (ac-ft)
	968.50	10	0.0002	0	0	0.0000
	969.00	4,345	0.0997	1,089	1,089	0.0250
	970.00	17,219	0.3953	10,782	11,871	0.2725
WQE	**971.00**	**18,628**	**0.4276**	**17,924**	**29,794**	**0.6840**
	972.00	19,676	0.4517	19,152	48,946	1.1237
	973.00	20,752	0.4764	20,214	69,160	1.5877
	974.00	21,826	0.5011	21,289	90,449	2.0764
	974.50	22,381	0.5138	11,052	101,501	2.3301

Detention Analysis Summary										
	Analysis Point #1			Analysis Point #2						
	Peak Pre-Dev Flows(cfs)	Peak Post-Dev Flows(cfs)	Peak Flow Leaving Pond (cfs)	Peak Pre-Dev Flows(cfs)	Peak Post-Dev Flows(cfs)	Peak Flow Leaving Pond (cfs)	Peak Flow Entering Pond (cfs)	Peak Elevation (m.s.l)	Freeboard (ft)	Peak Storage (ac-ft)
2-YR	5.90	4.16	4.16	14.63	14.38	14.38	18.54	972.17	2.33	0.52
10-YR	10.88	6.96	6.96	26.99	24.04	24.04	31.00	972.64	1.86	0.74
25-YR	14.31	9.07	9.07	35.49	31.34	31.34	40.41	972.96	1.54	0.89
100-YR	20.13	12.70	12.70	49.92	43.87	43.87	56.57	973.46	**1.04**	1.13

DRAWDOWN CALCULATIONS PER FALLING HEAD ORIFICE EQUATION

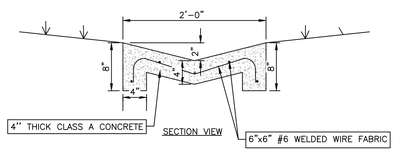
Surface Area (sq. ft.)	18628
Orifice coefficient (use 0.6 per DCM)	0.6
h_1 (ft)	2.5
h_2 (ft)	0
t (hrs.)	48
A_o orifice area (sq. ft.)	0.071
Orifice diameter (in.)	3.60

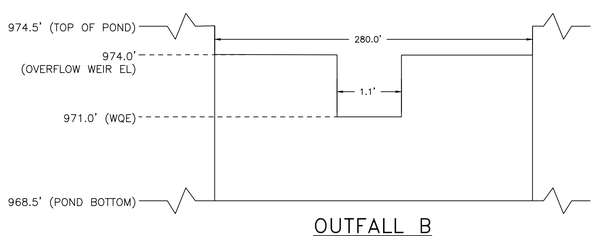


OUTFALL PIPE AND REMOVABLE CAP
SCALE: N.T.S.

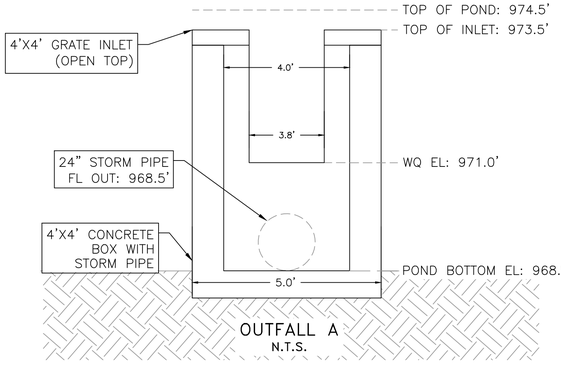
CONC. TRICKLE CHANNEL (2'WIDE)

N.T.S.

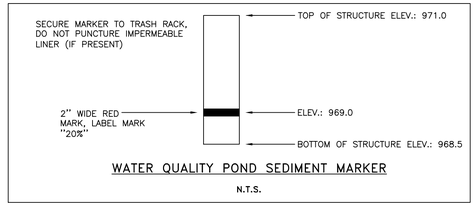




OUTFALL B
SCALE: N.T.S.



OUTFALL A
N.T.S.



WATER QUALITY POND SEDIMENT MARKER
N.T.S.

LENGTH OF RIP RAP CALCULATION FOR POND OUTFALL 1

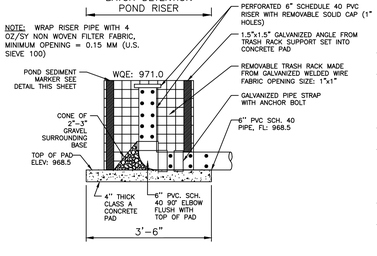
LA = LENGTH OF RIP RAP, FT
V = DISCHARGE VELOCITY, FT/S
D = DIAMETER OR HEIGHT OF CULVERT, FT
LA = 0.5 V*D
V = Q/A = 4.30/3.14 = 1.4 FT/S

LA = 0.5(1.4)(2.0) = 1.4 FT REQUIRED, 9 FT PROVIDED

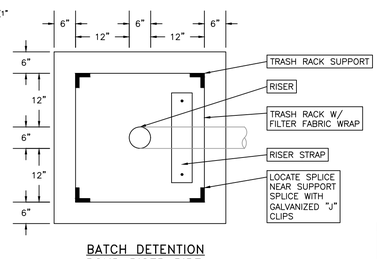
LENGTH OF RIP RAP CALCULATION FOR POND OUTFALL 2

LA = LENGTH OF RIP RAP, FT
V = DISCHARGE VELOCITY, FT/S
D = DIAMETER OR HEIGHT OF CULVERT, FT
LA = 0.5 V*D
V = Q/A = 4.30/3.14 = 1.4 FT/S

LA = 0.5(1.4)(2.0) = 1.4 FT REQUIRED, 9 FT PROVIDED



WATER QUALITY RISER PIPE SECTION
N.T.S.



BATCH DETENTION POND RISER PIPE
N.T.S.

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

POND LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- STRUCTURAL RETAINING WALL (BY OTHERS)
- SITE WALLS
- POND FENCE
- EXISTING CONTOURS (750)
- PROPOSED CONTOURS (750)
- EX. WATER LINE (W)
- PR. WATER LINE (W)
- EX. WASTEWATER (WW)
- PR. WASTEWATER (WW)
- EX. STORM SEWER LINE (STM)
- PR. STORM SEWER LINE (STM)
- EX. FIRE HYDRANT
- PR. FIRE HYDRANT
- EX. WATER METER (WM)
- PR. WATER METER
- EX. WASTEWATER MANHOLE (WW)
- PR. WASTEWATER MANHOLE (WW)
- DETAIL NUMBER (A) — SECTION A–A
- SECTION LABEL WITH DETAIL CALLOUT REFERENCE WITH BUBBLE

NOTES:

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

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

2. POND BOTTOM SHALL BE VEGETATED PER THE SEEDING SPECIFICATION ON THE EROSION CONTROL PLAN SHEET.
3. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS. ALL EXPOSED CONCRETE IS TREATED IN ACCORDANCE WITH THE COMPOSITE ZONING ORDINANCE (CZO ART VI, SEC 7).
4. ANY FENCING AROUND RESIDENTIAL, NON–RESIDENTIAL, AND MULTI–FAMILY DETENTION PONDS SHALL BE CONSTRUCTED OF WROUGHT IRON OR DECORATIVE TUBULAR METAL OR OTHER SIMILAR PRODUCT (CZO ART VI, SEC 7).

0 10' 20' 40'
SCALE: 1" = 20'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

TEXAS 811 BEFORE YOU DIG

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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WATER QUALITY AND DETENTION POND PLAN (1 OF 2)

PROJECT CASE: XXXXXXX

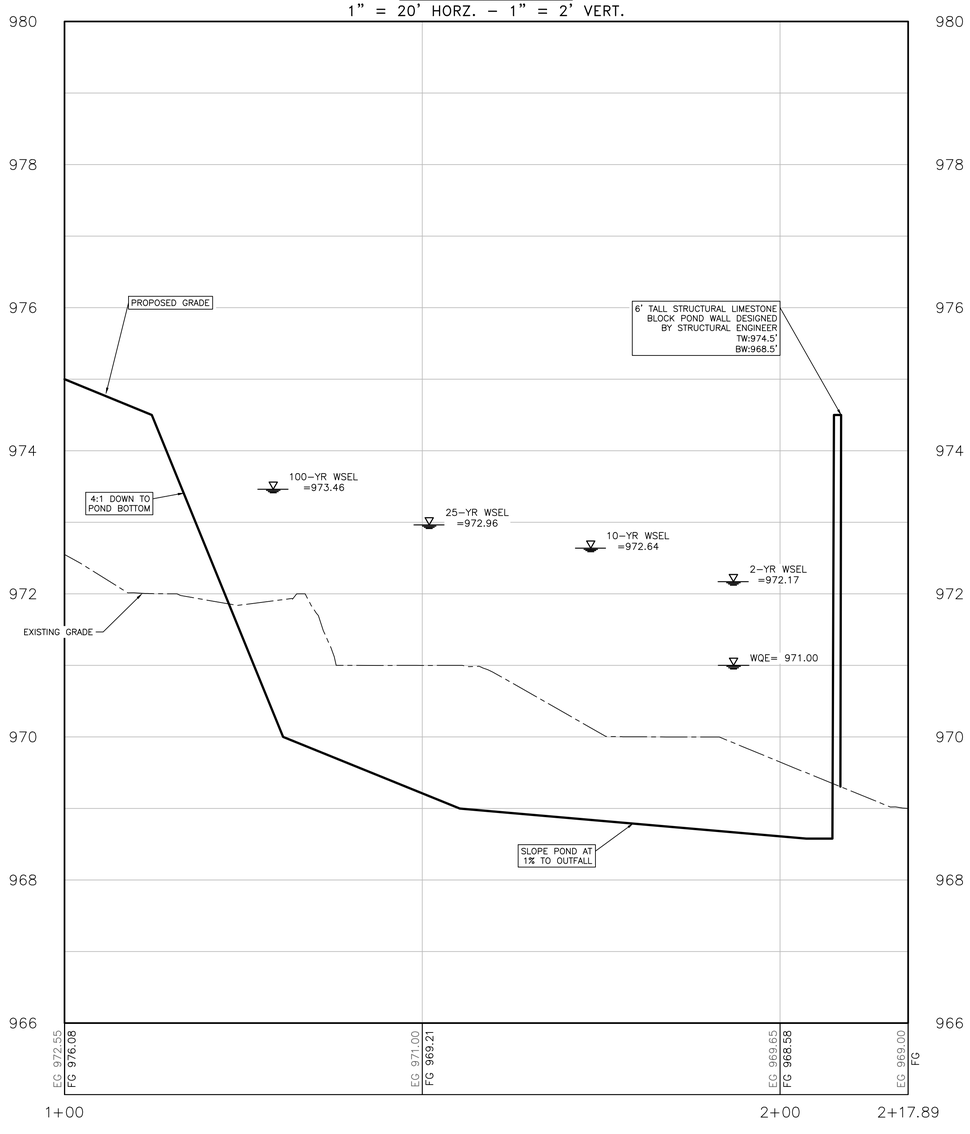
PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 26 OF 47

G:\shared drives\sandlin services llc\sandlin services projects\prod development division\01–0025–007 peak performance 183a\CAD\construction sheets\S PRR PND.dwg–WATER QUALITY POND DETAILS Plotted Oct 29, 2025 at 8:25am by Engineer | Last Saved by: Engineer

POND A–A PROFILE
1" = 20' HORZ. – 1" = 2' VERT.



Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Peak Performance
Date Prepared: 10/16/2025

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	7.65	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	5.47	acres
Total post-development impervious cover fraction * =	0.72	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	4761	lbs.

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

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

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

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

Total drainage basin/outfall area =	7.65	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	5.47	acres
Post-development impervious fraction within drainage basin/outfall area =	0.72	
$L_{M\ THIS\ BASIN}$ =	4761	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	7.65	acres
A_I =	5.47	acres
A_P =	2.18	acres
L_R =	5546	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 4761 lbs.

F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.52	
On-site Water Quality Volume =	19969	cubic feet
On-site Water Quality Volume x 1.2 (generated by our development) =	23963	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	3994	
Total Capture Volume (required water quality volume(s) x 1.20) =	23963	cubic feet

PROPOSED BATCH DETENTION POND

Contributing Drainage Area =	PR DA-2	
Total Drainage Area =	7.65	acre
Pre-Development I.C. =	0.00	acre
Post-Development I.C. =	5.47	acre
Post-Development I.C. Fraction =	0.72	
$L_{M\ TOTAL\ PROJECT}$ =	4761	lbs
A_C =	**7.65**	acre
A_I =	**5.47**	acre
A_P =	**2.18**	acre
L_R =	**5546**	lbs
Fraction of Annual Runoff (F) =	0.86	
Rainfall Depth =	1.38	inch
Post Development Runoff Coefficient =	0.52	
On-site Water Quality Volume =	19969	cubic ft
Off-site area draining to BMP =	0.00	acre
Off-site Impervious cover draining to BMP =	0.00	acre
Impervious fraction of off-site area =	0.00	
Off-site Runoff Coefficient =	-	
Off-site Water Quality Volume =	0	cubic ft
Storage for Sediment =	3994	cubic ft
Total Capture Volume Required =	23963	cubic ft
Total Capture Volume Provided =	**29794**	**cubic ft**

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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WATER QUALITY AND DETENTION POND PLAN (2 OF 2)

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

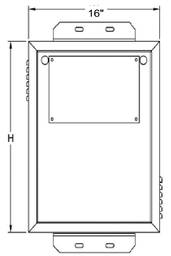
#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 27 OF 47

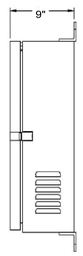
G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\S PPR POND.dwg-WATER QUALITY POND DETAILS Plotted Oct 29, 2025 at 8:25am by Engineer | Last Saved by: Engineer

G:\shared drives\pondlin services llc\pondlin services projects\pond development division\01-0025-007 peak performance 183a\CAD\construction sheets\S PRR POND.dwg-WATER QUALITY POND DETAILS Plotted Oct 29, 2025 at 8:25am by Engineer | Last Saved by: Engineer

Ground Mount Controller and Battery Enclosure



FRONT VIEW
DOOR REMOVED

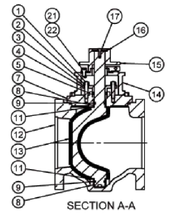


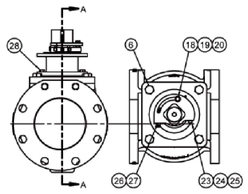
RIGHT SIDE VIEW

- Standard boxes are fabricated from .125" thick 5052--H32 aluminum
- Heavy--duty stainless steel continuous
- Heavy--duty stainless steel continuous hinge
- Seams are continuously welded and then sanded smooth
- Adjustable tension stainless steel padlock hasp
- Removable component mounting plate
- Standard finish is a bright white polyester powder--coat inside and out
- Two 7/8" diameter wire holes
- Built to NEMA 3R specifications
- Filtered or screened ventilation louvers
- Hinged front door with PORON door gasket
- Supplied with u--bolts (when pole specified)

800 SERIES MATERIAL LIST

2.5" to 12", 212F Max Temp., 175 psi Max Press, Bi-Directional





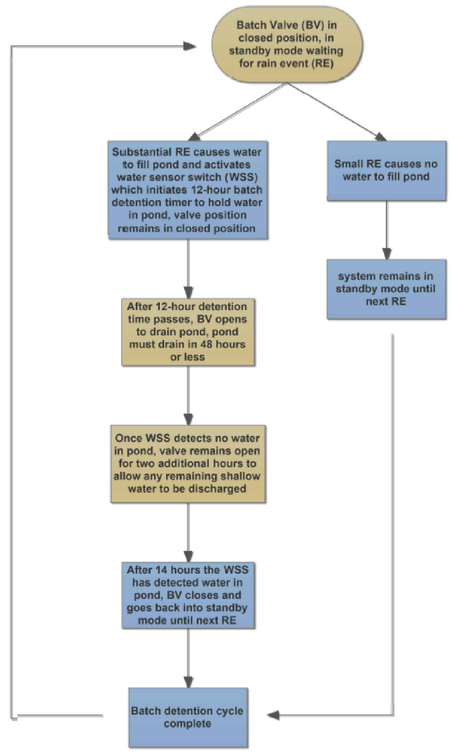
Item	Description	Material	Item	Description	Material
1	Gland Stud	Stainless Steel	15	Torque Collar	A536 GR 65-45-12
2	Hex Nut	Stainless Steel	16	Flat Washer	Q235-A Zinc Plated
3	Flat Washer	Stainless Steel	17	Socket Head Capscrew	Stainless Steel
4	Gland	ASTM A126 CL B	18	Hex Head Capscrew	Stainless Steel
5	V-Ring Set	NBR	19	Hex Nut	Stainless Steel
6	Hex Head Capscrew	Stainless Steel	20	Flat Washer	Stainless Steel
7	Cover	ASTM A126 CL B	21	Socket Head Capscrew	Stainless Steel
8	Bearing	SST, Sintered	22	Lock Washer	Stainless Steel
9	O-Ring	NBR	23	Socket Head Capscrew	Stainless Steel
10	O-Ring	NBR	24	Hex Nut	Stainless Steel
11	Thrust Washer	PTFE	25	Flat Washer	Stainless Steel
12	Body	ASTM A126 CL B	26	Hex Head Capscrew	Stainless Steel
13	Plug Molded	A536 GR 65-45-12 +NBR	27	Hex Nut	Stainless Steel
14	Torque Collar Adapter (Buried)	ASTM A126 CL B	28	Hex Head Capscrew	Stainless Steel

800 SERIES Cv Data (GPM@1PSI)

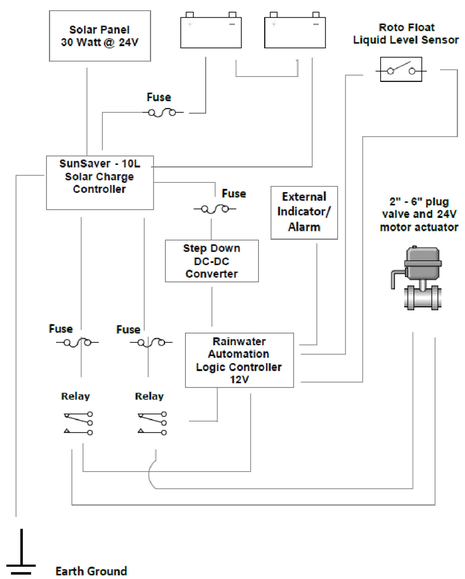
Size	2.5	3	4	5	6	8	10	12
Cv	425	680	1190	2000	2400	4600	5800	9100

Crispin/K-Flo Valves, 600 Fowler Ave., Berwick PA 18603 T: 800-247-VALV W: www.kflovalves.com

Batch Valve Programmable Logic Flow Chart



Circuit Block Diagram



PROMATION ENGINEERING
Precision Actuation for Industry

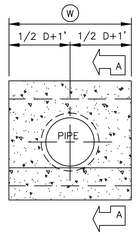
Actuator Specifications	P4		P5		P6	
Torque "lb/Nm	3500"lbs/400Nm		4400"lbs/500Nm		5750"lbs/650Nm	
Supply Voltage	12vac/vdc	24vac/vdc	12vac/vdc	24vac/vdc	12vac/vdc	24vac/vdc
Max Inrush Current	16.1A	9.2A	13.5A	9.0A	12.5A	8.5A
Running Current	16.1A	8.5A	14.1A	7.5A	12.3A	7.0A
Motor	DC Brush Type					
Runtime (90°@60Hz/vdc)	16 sec		22 sec		28 sec	
Runtime (90°@50Hz)	16 sec		22 sec		28 sec	
Duty Cycle	75%					
Motor Starts	1200 per hour					
Weight	47lbs/22kg					
Mechanical Connections	ISO5211 F10 8pt 35mm					
Electrical Entry	(2) 3/4" NPT					
Electrical Terminations	12-16ga					
Environmental Rating	NEMA 4/4X					
Manual Override	7.6" Handwheel					
Control	On/Off-Jog, Proportional					
Actuator Case material	Aluminum Alloy, Powder coated					
Motor Protection	230°F/110°C Thermal F* Class *Totally Enclosed Non-Ventilated Motors					
Ambient Temperature Operating Range	-22°F to +125°F -30°C to +52°C					

POND LINER TO FOLLOW RG-348 SEC. 3.4.2. TABLE 3-7: GEOTEXTILE FABRIC SPECIFICATIONS OR APPROVED EQUAL

Property	Test Method	Unit	Specification (min)
Unit Weight	ASTM D-5261	oz/yd^2	8
Filtration Rate	ASTM D-4491	cm/sec	0.20
Puncture Strength	ASTM D-4833	lb	125
Mullen Burst Strength	ASTM D-3786	psi	400
Tensile Strength	ASTM D-4632	lb	200
Equiv. Opening Size	US Standard Sieve	No.	80

LINER NOTES:

1. GEOMEMBRANE LINER SHALL BE ULTRAVIOLET RESISTANT AND POSSESS MIN. THICKNESS OF 30 MILS.
2. FABRIC SHALL BE PLACED ON TOP AND BOTTOM OF MEMBRANE FOR PUNCTURE PROTECTION AND COVERED WITH MIN. 6" COMPACTED TOPSOIL.
3. GEOTEXTILE FABRIC SHALL BE STABILIZED WITH APPROPRIATE VEGATATION, AND NONWOVEN PER TABLE 3-7 SPECIFICATIONS.

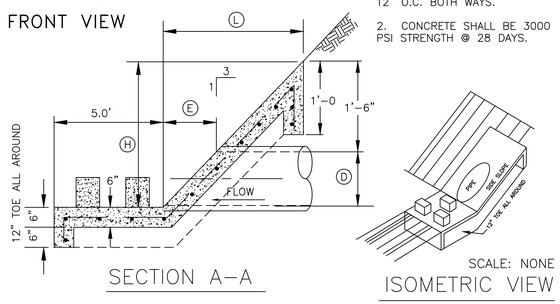


FRONT VIEW

HEADWALL TABLE

PIPE SIZE (D)	3:1 SIDE SLOPE W (FT.)	Ww (FT.)	H (FT.)	L (FT.)	E (FT.)	C (FT.)
18"	3.5'	6.59	3.0'	9.0'	4.5'	1.59
24"	4.0'	7.92	3.5'	10.5'	6.0'	1.92
30"	4.5'	9.25	4.0'	12.0'	7.5'	2.25
36"	5.0'	10.83	4.5'	13.5'	9.0'	2.83
42"	5.5'	12.18	5.0'	15.0'	10.5'	3.18

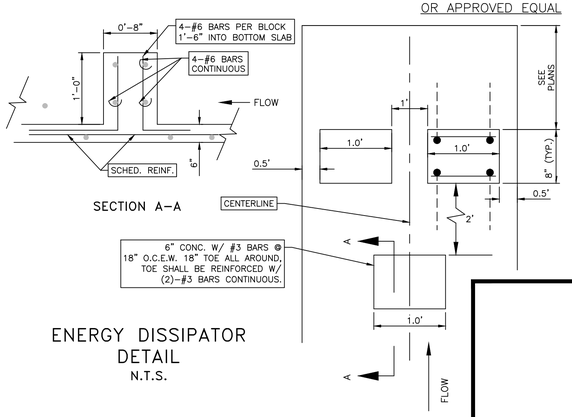
NOTES:
1. ALL REINFORCEMENT SHALL BE GRADE 60 STEEL #3 BAR @ 12" O.C. BOTH WAYS.
2. CONCRETE SHALL BE 3000 PSI STRENGTH @ 28 DAYS.



SECTION A-A

SCALE: NONE
ISOMETRIC VIEW

HEADWALL FOR MITERED PIPE END @ 3:1
SCALE: NTS



ENERGY DISSIPATOR DETAIL
N.T.S.

MORNINGSTAR PROFESSIONAL SERIES
World's Leading Solar Controllers & Inverters

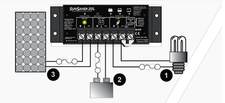
+1-215-321-4457
sales@morningstarcorp.com

Technical Specifications

Versions	SS-10L-24V, SS-10U-12V, SS-6-12V, SS-6L-12V, SS-20U-12V, SS-10-12V, SS-20L-24V	
Electrical		
Max. PV and load ratings	Shown to the right	
System voltage	12V or 24V	
Min. battery voltage	6V*	
Regulation voltage	12 volt	24 volt
Sealed battery	14.1 V	28.2 V
Flooded battery	14.6 V	29.2 V
Load disconnect	11.5 V	23.0 V
LVD reconnect	12.6 V	25.2 V
Max. solar voltage		
12V battery	30 volts	
24V battery	60 volts	
Load in-rush capability		
SunSaver-6	45 amps	
SunSaver-10	65 amps	
SunSaver-20	140 amps	
Self-consumption	< 8 mA	
Voltage accuracy	12V: +/- 25 mV (typical) 24V: +/- 48 mV (typical)	
Transient surge protection	1500W per connection	
Mechanical		
Wire size	5 mm^2 / #10 AWG	
Weight (unpacked)	0.23kg / 8 oz.	
Dimensions	15.2 x 5.5 x 3.2 cm 6.0 x 2.2 x 1.3 inch	
Environmental		
Ambient temperature	-40°C to +60°C	
Storage temperature	-55°C to +80°C	
Humidity	100% non-condensing	
Tropicalization	Epoxy encapsulation Marine rated terminals Anodized aluminum case	

WARRANTY: Five year warranty period.
Contact Morningstar or your authorized distributor for complete terms.

*In periods following excessive battery drain, provided the controller is not power cycled, the controller can self-recover from a battery voltage of 1V and provide intermittent charging operation up to 6V at which normal operation will resume.



SunSaver shown with included wire terminal cover.

Specification Summary

Ratings	SS-6/6L	SS-10/10L	SS-20L
System voltage	12V	12V or 24V	12V or 24V
Min. battery voltage	6V*	6V*	6V*
Max. solar voltage	30V	30V or 60V	30V or 60V
Max. solar current	6.5A	10A	20A
Max. load current	6A	10A	20A

Battery Charging
- Charging method: 4 stage series PWM
- Charging stages: Bulk, absorption, float, equalize
- Temperature compensation
  - » Coefficient: 12V: -30mV/°C; 24V: -60mV/°C
  - » Range: -30°C to +60°C
  - » Set points: Absorption, float, equalize

LED Indications
- Status LED (1): Charging or not charging; Solar error conditions
- Battery LED's (3): Battery level; Charging stage

Certifications
- Hazardous Locations:
  - » UL 121201/CSA C22.2 #213 Class I, Div. 2 Groups A-D T5
  - » ATEX II 3G Ex ec IIC T4...T5 Gc
  - » IECEx Ex ec IIC T4...T5 Gc
- CE, RoHS and REACH Compliant
- IEC/EN 62109-1 Ed.1 2010
- UL 1604/ANSI/ISA 12.12.01-2000 (USA) and CSA C22.2 No. 213-M1987 (Reaffirmed 2004) (CANADA) Listed
- ETL Listed: UL 1741 (terminal cover required for compliance)
- FCC Title 47 (CFR), Part 15 Subpart B for Class B Device
- Manufactured in a Certified ISO 9001 Facility

Electronic Protections
- Solar: Overload, short-circuit, high voltage
- Load: Overload, short-circuit, high voltage
- Battery: High voltage
- All: Reverse polarity, high temperature, lightning and transient surges
- Reverse current at night

8 Pheasant Run, Newtown, PA 18940 USA | Control # MS-002634 REV B/2022.EN | www.morningstarcorp.com

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NOTE: CONTRACTOR TO USE 30W @ 24V SOLAR PANEL WITH THIS CONTROLLER OR APPROVED EQUAL

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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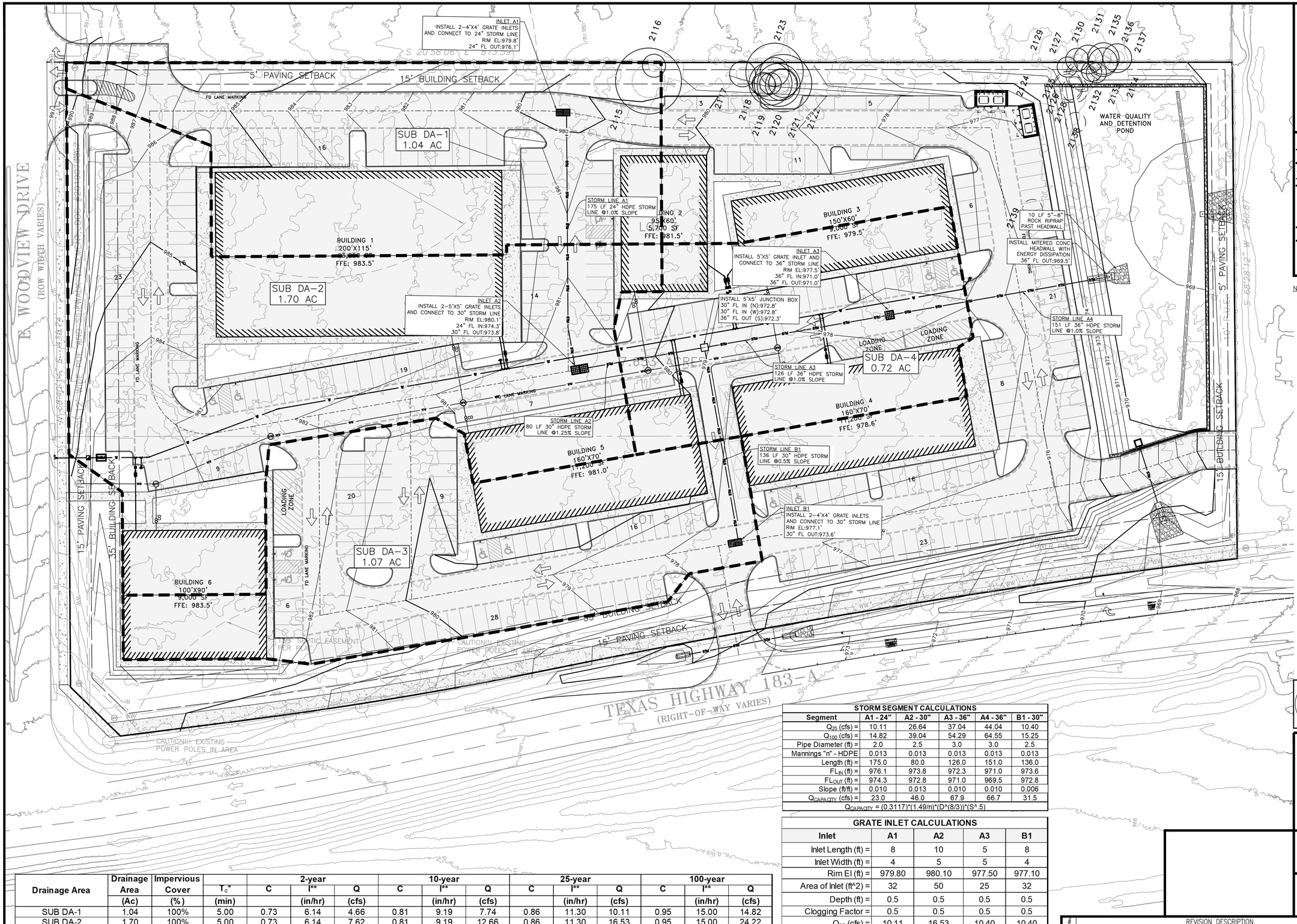
WATER QUALITY POND DETAILS

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 28 OF 47



STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

STORM LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- SUB DA-X XX.XX AC — DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW
- TIME OF CONCENTRATION LINE (SHEET FLOW)
- TIME OF CONCENTRATION LINE (SHALLOW CONCENTRATED FLOW)
- EXISTING CONTOURS (750)
- PROPOSED CONTOURS (750)

NOTES:

1. PIPES TO BE CONSTRUCTED AS SPECIFIED BY THE OWNER AND/OR ENGINEER. ALL JOINTS, BENDS, AND STRUCTURES ARE TO BE SUITABLE TO THE PIPE USED AND BEDDING SHALL BE AS PER MANUFACTURER'S SPECIFICATIONS.
2. ALL STORMWATER WYES, BENDS, AND PIPE SIZE TRANSITIONS SHALL BE PREFABRICATED.
3. RATIONAL METHOD WITH COMPOSITE RUNOFF COEFFICIENT UTILIZED FOR SUB DRAINAGE AREA CALCULATIONS.

0 20' 40' 80'
SCALE: 1" = 40'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

Drainage Area	Drainage Area	Impervious Cover	T_c*	2-year			10-year			25-year			100-year		
	(Ac)	(%)	(min)	C	I** (in/hr)	Q (cfs)	C	I** (in/hr)	Q (cfs)	C	I** (in/hr)	Q (cfs)	C	I** (in/hr)	Q (cfs)
SUB DA-1	1.04	100%	5.00	0.73	6.14	4.66	0.81	9.19	7.74	0.86	11.30	10.11	0.95	15.00	14.82
SUB DA-2	1.70	100%	5.00	0.73	6.14	7.62	0.81	9.19	12.66	0.86	11.30	16.53	0.95	15.00	24.22
SUB DA-3	1.07	100%	5.00	0.73	6.14	4.80	0.81	9.19	7.97	0.86	11.30	10.40	0.95	15.00	15.25
SUB DA-4	0.72	100%	5.00	0.73	6.14	3.23	0.81	9.19	5.36	0.86	11.30	7.00	0.95	15.00	10.26

*Most conservative Tc value of 5.0 minutes and impervious cover of 100% was assumed for each drainage area
**City of Leander Atlas 14 Rainfall Data utilized for rainfall intensities

STORM SEGMENT CALCULATIONS					
Segment	A1 - 24"	A2 - 30"	A3 - 36"	A4 - 36"	B1 - 30"
Q_{25} (cfs) =	10.11	26.64	37.04	44.04	10.40
Q_{100} (cfs) =	14.82	39.04	54.29	64.55	15.25
Pipe Diameter (ft) =	2.0	2.5	3.0	3.0	2.5
Mannings "n" - HDPE	0.013	0.013	0.013	0.013	0.013
Length (ft) =	175.0	80.0	126.0	151.0	136.0
FL_{IN} (ft) =	976.1	973.8	972.3	971.0	973.6
FL_{OUT} (ft) =	974.3	972.8	971.0	969.5	972.8
Slope (ft/ft) =	0.010	0.013	0.010	0.010	0.006
$Q_{CAPACITY}$ (cfs) =	23.0	46.0	67.9	66.7	31.5
$Q_{CAPACITY} = (0.3117)*(1.49/n)*(D^{(8/3)})*(S^{.5})$					

GRATE INLET CALCULATIONS				
Inlet	A1	A2	A3	B1
Inlet Length (ft) =	8	10	5	8
Inlet Width (ft) =	4	5	5	4
Rim El (ft) =	979.80	980.10	977.50	977.10
Area of Inlet (ft^2) =	32	50	25	32
Depth (ft) =	0.5	0.5	0.5	0.5
Clogging Factor =	0.5	0.5	0.5	0.5
Q_{25} (cfs) =	10.11	16.53	10.40	10.40
Q_{100} (cfs) =	14.82	24.22	7.00	15.25
$Q_{CAPACITY}$ (cfs) =	**54.53**	**85.21**	**42.60**	**54.53**
Q=Cf*4.82*A*h^0.5				

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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SUB DRAINAGE AREA MAP

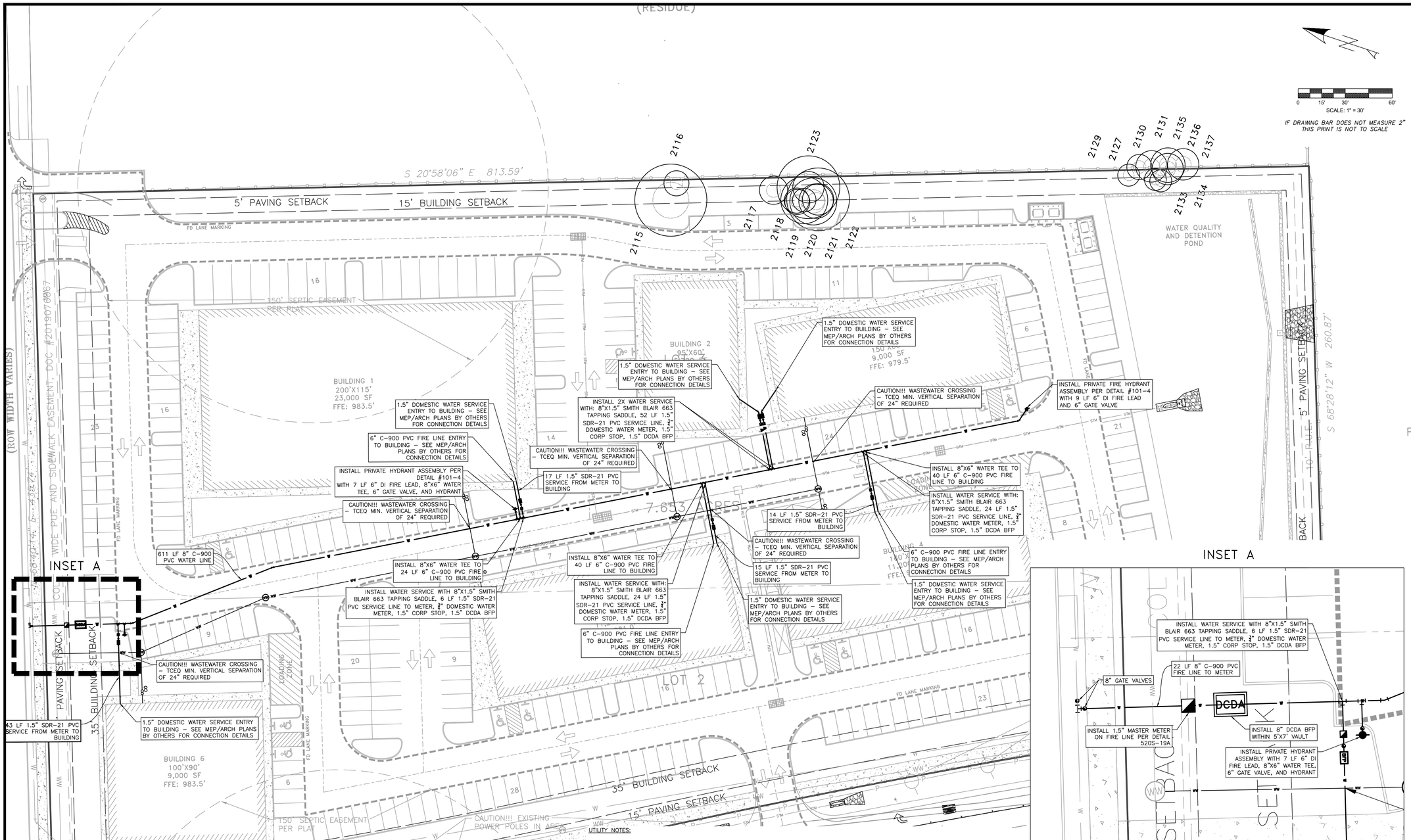
PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

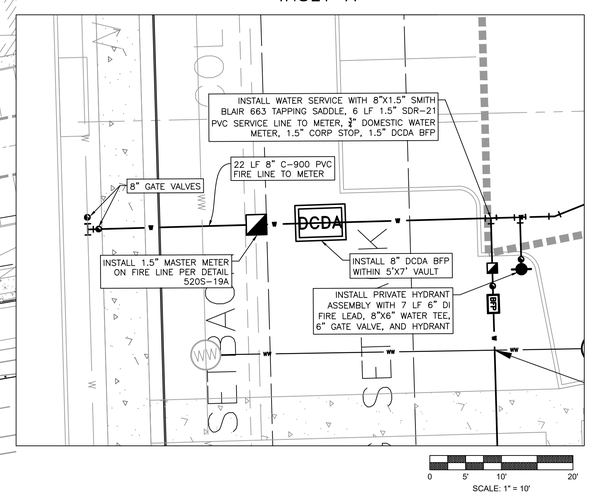
#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 29 OF 47

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\S PPR SDAM.dwg - SUB DRAINAGE AREA MAP Plotted Oct 28, 2025 at 8:26am by Engineer | Last Saved by: Engineer



INSET A



UTILITY NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
3. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
4. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS AS CALLED OUT IN SPECIFICATIONS.
6. ALL WATER AND SANITARY INSTALLATION SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.)
7. CONTRACTOR SHALL INSTALL BOOT TYPE CONNECTIONS AT ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES TO ASSURE CONNECTION IS WATER TIGHT.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT AND GRADES.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
19. COL STANDARD FOR PIPES 2" AND BELOW IS SDR9 POLYETHYLENE (250 PSI).
20. METER CONNECTION FOR UNITS WILL REQUIRE BUILDING SHUTOFF, BACKFLOW PREVENTER, CHECK VALVE, AND PRV AT 80 PSI PER COL CODE.

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

UTILITY LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING CONTOURS (750)
- PROPOSED CONTOURS (750)
- EX. WATER LINE / PR. WATER LINE
- EX. WASTEWATER / PR. WASTEWATER
- EX. STORM SEWER LINE / PR. STORM SEWER LINE
- EX. FIRE HYDRANT / PR. FIRE HYDRANT
- EX. WATER METER / PR. WATER METER
- EX. WASTEWATER MANHOLE / PR. WASTEWATER MANHOLE
- FITTINGS AS NOTED
- FLOW ARROW
- GATE VALVE AS NOTED
- ELECTRIC TRANSFORMER
- WW CLEAN OUT
- UTILITY POLE
- BFP BACK FLOW PREVENTER
- FIRE LINE
- EXISTING TREE (TO REMAIN) (100)
- EXISTING TREE (TO BE REMOVED) (100)

NOTES:

1. WARNING:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

2. IMPORTANT:
A MINIMUM 24" SEPARATION DISTANCE IS REQUIRED AT ALL WATER AND WASTEWATER CROSSINGS. CENTER ONE JOINT OF WATER PIPE AT EACH CROSSING IN ACCORDANCE WITH TAC 290.44(e)(4)(B)(i). NOTIFY ENGINEER IMMEDIATELY IF NOT ABLE TO MAINTAIN.

3. IMPORTANT:
WHERE A NINE FOOT SEPARATION DISTANCE BETWEEN WATER AND WASTEWATER CANNOT BE ACHIEVED, PVC WITH MINIMUM PRESSURE RATING OF 150 PSI SHALL BE USED, A MINIMUM SEPARATION DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETERS OF PIPES SHALL BE ACHIEVED, WASTEWATER SHALL BE BELOW WATER, AND JOINTS SHALL BE LOCATED AS FAR AS POSSIBLE FROM THE INTERSECTION, IN ACCORDANCE WITH TAC TITLE 30 217.53(d).

4. ALL NON-CITY INFRASTRUCTURE INCLUDING GAS, ELECTRICAL, CABLE AND TELECOMMUNICATIONS, SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE. THIS INCLUDES, BUT IS NOT LIMITED TO WATER LINES, WASTEWATER LINES AND STORM SEWER, WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18"

5. DRY UTILITIES ARE NOT PROPOSED OR DEPICTED WITHIN THIS PLAN SET.

TEXAS 811 DIG RIGHT BEFORE YOU DIG

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

WATER DISTRIBUTION PLAN

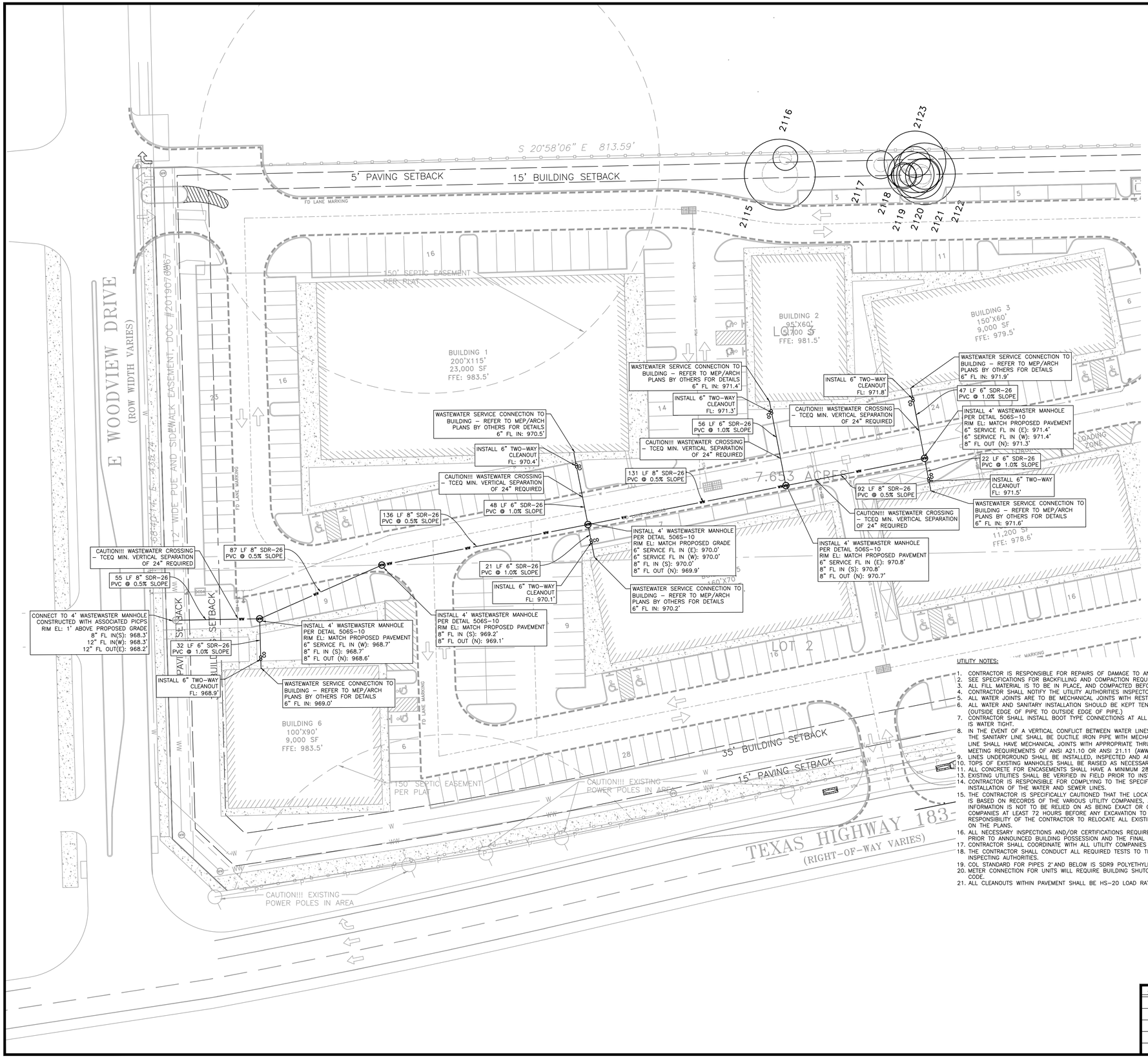
PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 30 OF 47

G:\shared drives\sandlin services llc\sandlin services projects\prod development division\01-0025-007 peak performance 183x\CAD\construction sheets\S PPR WTR.dwg-WATER DISTRIBUTION PLAN Plotted Oct 28, 2025 at 8:26am by Engineer | Last Saved by: Engineer



SCALE: 1" = 30'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

UTILITY LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING CONTOURS (750)
- PROPOSED CONTOURS (750)
- EX. WATER LINE / PR. WATER LINE
- EX. WASTEWATER / PR. WASTEWATER
- EX. STORM SEWER LINE / PR. STORM SEWER LINE
- EX. FIRE HYDRANT / PR. FIRE HYDRANT
- EX. WATER METER / PR. WATER METER
- EX. WASTEWATER MANHOLE / PR. WASTEWATER MANHOLE
- FITTINGS AS NOTED
- FLOW ARROW
- GATE VALVE AS NOTED
- ELECTRIC TRANSFORMER
- WW CLEAN OUT
- UTILITY POLE
- BACK FLOW PREVENTER (BFP)
- FIRE LINE
- EXISTING TREE (TO REMAIN) (100)
- EXISTING TREE (TO BE REMOVED) (100)

NOTES:

1. WARNING:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

2. IMPORTANT:
A MINIMUM 24" SEPARATION DISTANCE IS REQUIRED AT ALL WATER AND WASTEWATER CROSSINGS. CENTER ONE JOINT OF WATER PIPE AT EACH CROSSING IN ACCORDANCE WITH TAC 290.44(e)(4)(B)(i). NOTIFY ENGINEER IMMEDIATELY IF NOT ABLE TO MAINTAIN.

3. IMPORTANT:
WHERE A NINE FOOT SEPARATION DISTANCE BETWEEN WATER AND WASTEWATER CANNOT BE ACHIEVED, PVC WITH MINIMUM PRESSURE RATING OF 150 PSI SHALL BE USED, A MINIMUM SEPARATION DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETERS OF PIPES SHALL BE ACHIEVED, WASTEWATER SHALL BE BELOW WATER, AND JOINTS SHALL BE LOCATED AS FAR AS POSSIBLE FROM THE INTERSECTION, IN ACCORDANCE WITH TAC TITLE 30 217.53(d).

4. ALL NON-CITY INFRASTRUCTURE INCLUDING GAS, ELECTRICAL, CABLE AND TELECOMMUNICATIONS, SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE. THIS INCLUDES, BUT IS NOT LIMITED TO WATER LINES, WASTEWATER LINES AND STORM SEWER, WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18"

5. DRY UTILITIES ARE NOT PROPOSED OR DEPICTED WITHIN THIS PLAN SET.

UTILITY NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
3. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
4. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS AS CALLED OUT IN SPECIFICATIONS.
6. ALL WATER AND SANITARY INSTALLATION SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.)
7. CONTRACTOR SHALL INSTALL BOOT TYPE CONNECTIONS AT ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES TO ASSURE CONNECTION IS WATER TIGHT.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT AND GRADES.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
19. COL STANDARD FOR PIPES 2" AND BELOW IS SDR9 POLYETHYLENE (250 PSI).
20. METER CONNECTION FOR UNITS WILL REQUIRE BUILDING SHUTOFF, BACKFLOW PREVENTER, CHECK VALVE, AND PRV AT 80 PSI PER COL CODE.
21. ALL CLEANOUTS WITHIN PAVEMENT SHALL BE HS-20 LOAD RATED.

TEXAS 811 DIG ALERT — BEFORE YOU DIG

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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ENGINEERING | CONSULTING
SANDLIN SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

WASTEWATER COLLECTION PLAN

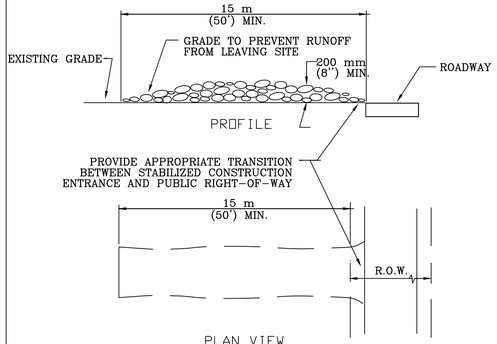
PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 31 OF 47

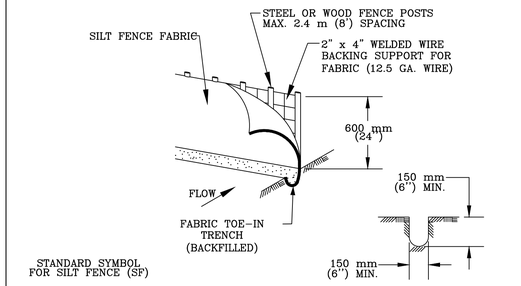
G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\5 PPR WWP.dwg-WASTEWATER COLLECTION PLAN Plotted Oct 28, 2025 at 8:26am by Engineer | Last Saved by: Engineer



NOTES:

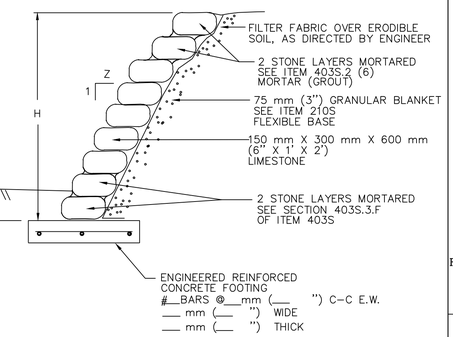
1. STONE SIZE: 75–125 mm (3–5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO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

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE 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 AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
RECORD COPY SIGNED BY MORGAN BYARS 09/01/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1



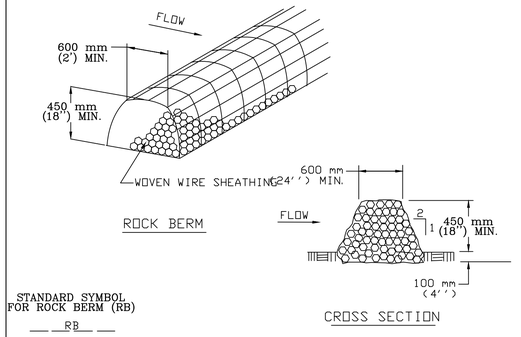
THIS STANDARD APPLIES ONLY UNDER THE FOLLOWING CONDITIONS:

A. H AND Z ARE SPECIFIED ON THE DRAWING.
B. GROUNDWATER IS NO HIGHER THAN THE BOTTOM OF THE FOOTING.
C. THE MATERIAL BELOW THE FOOTING IS FIRM AND STABLE.
D. THE MATERIAL BEHIND THE WALL HAS A LEVEL SURFACE.
E. THE MATERIAL IN FRONT OF THE WALL HAS A SLOPE NO STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL.
F. THE FACE OF THE WALL IS NO STEEPER THAN 1 HORIZONTAL TO 2 VERTICAL.
G. SURCHARGE LOADS BEHIND THE WALL ARE NO CLOSER THAN DISTANCE H FROM THE TOP OF WALL.

NOTES:

1. DESIGN AND CONSTRUCTION OF ROCK WALL SHALL CONFORM TO THE REQUIREMENTS OF CITY CODE 16-7-2, PLACEMENT OF FENCES IN STREET CORNER AREAS, AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL FOR MINIMIM SIGHT DISTANCE.
2. CONCRETE SHALL CONFORM TO ITEM 403S, "CONCRETE FOR STRUCTURES".

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DRY STACK ROCK WALL FOR SLOPE PROTECTION	
RECORD COPY SIGNED BY BILL GARDNER 03/13/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 623S-1



STANDARD SYMBOL
FOR ROCK BERM (RB)
___RB___

NOTES:

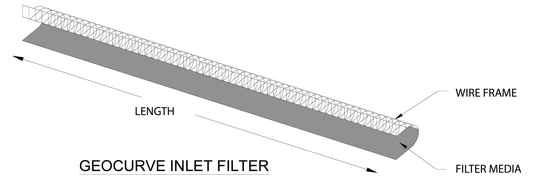
1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE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

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
RECORD COPY SIGNED BY MORGAN BYARS 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1

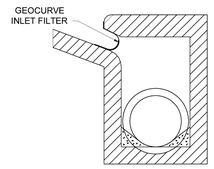
GeoCurve Product Data Sheet

GEOCURVE
STORMWATER CURB INLET FILTER

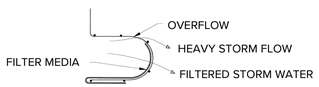
The GeoCurve Stormwater Curb Inlet Filter prevents sediment and debris from entering the storm sewer system, while complying to stormwater management requirements (SWPPP). The GeoCurve's compression fit technology allows the product to fit snug within the mouth of the inlet, hidden from oncoming traffic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



GEOCURVE INLET FILTER



CROSS-SECTION SHOWING PLACEMENT OF GEOCURVE IN CURB INLET



GEOCURVE INLET FILTER
CROSS-SECTION

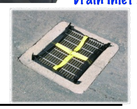
GeoSolutions, Inc. | 13812 Aston Street, Houston, TX 77040
(713) 714-8243 | www.geocurve.net

YellowJacket Drain Inlet Filter

Finally, a drain inlet filter that is affordable and simple to install and maintain. The yellow webbing secures the filter to the grate and doubles as lifting straps to quickly and easily remove the filter, grate and all, for simple cleaning.

YellowJackets are designed to accommodate rectangular inlets as well as square and round drains.

Easily removable 2" Foam Backer Rod is now included with each YellowJacket Drain Inlet Filter.



4 Sizes To Choose From
2'x2' • 2'x3' • 2'x4' • 3'x4'
Custom Sizing Available

Quick Look

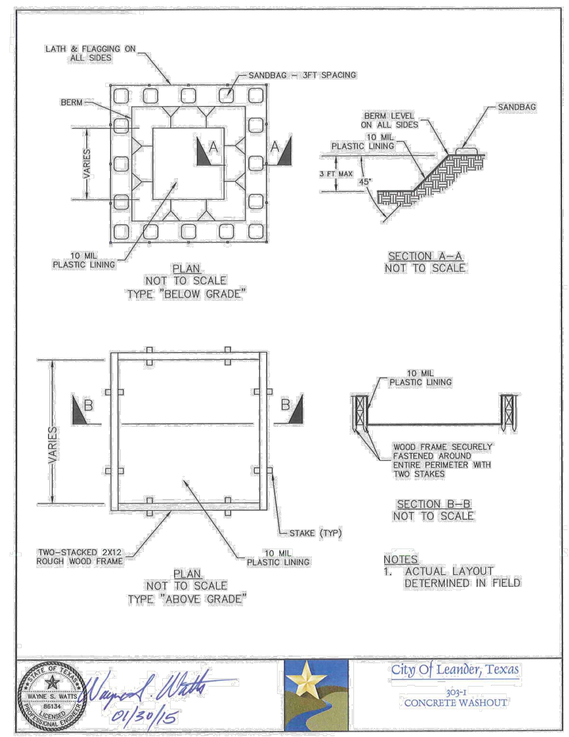
• Filter Bag	High strength woven geotextile
• Strapping	Weather resistant 2" polypropylene webbing
• Overflow	4 overflow portals built into each unit
• Flow Rate	200 gpm (gallons per minute)
• Dimensions	4 sizes available to fit many storm drains **(custom sizing available)**
• Maintenance	Remove with built-in lifting straps, clean filter and replace

YellowJacket Drain Inlet Filter Material Specifications

PROPERTY	TEST METHOD	ENGLISH	METRIC
ORIGIN OF MATERIALS			
% U.S. Manufactured Inputs		100%	100%
% U.S. Manufactured		100%	100%
MECHANICAL			
Tensile Strength (Grab)	ASTM D-4632	350 x 280 lbs	1557 x 1246 N
Elongation	ASTM D-4632	20 x 15%	20 x 15%
Trapezoidal Tear	ASTM D-4533	110 x 95 lbs	489 x 423 N
CBR Puncture	ASTM D-4833	885 lbs	3937 N
ENDURANCE			
UV Resistance % Retained at 500 hrs	ASTM D-4355	80%	80%
HYDRAULIC			
Apparent Opening Size (AOS)	ASTM D-4751	30 US Std. Sieve / .023 in	0.600 mm
Permittivity	ASTM D-4491	1.50 sec^{-1}	1.50 sec^{-1}
Percent Open Area	CW-02215 Mod4	17%	17%
Water Flow Rate	ASTM D-4491	200 gm/ft²	8,149 lpm/m²

Dispose of unit in accordance with applicable Federal, state and local environmental laws and regulations.
The user is solely responsible for the compliance with maintenance and disposal laws and regulations.
The manufacturer or seller assumes no responsibility for proper or improper maintenance or disposal.

Proudly made in the USA by: Pollution Solution, Inc.
Phone (800) 808-1774
Fax (866) 990-1527
www.psibmp.com
info@psibmp.com



STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

EROSION CONTROL DETAILS

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 32 OF 47

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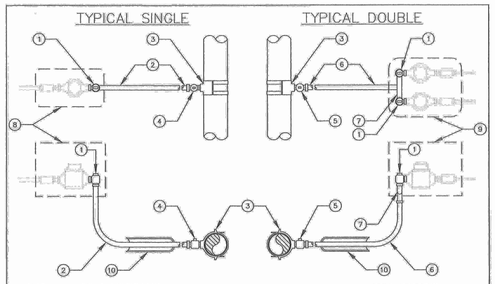
TYPICAL SINGLE / TYPICAL DOUBLE

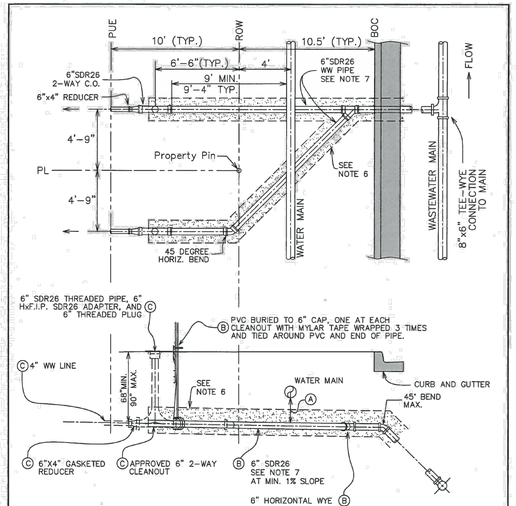


ITEM	SIZE & DESCRIPTION	SPEC. OR EQUAL
1	1" X 1" ANGLE METER STOP, LOCKING	AS APPROVED
2	1" SDR9 POLYETHYLENE TUBING	CLASS 250
3	EPOXY COATED DUCTILE IRON TAPPING SADDLE	AS APPROVED
4	1" CORPORATION STOP	AS APPROVED
5	1 1/2" CORPORATION STOP	AS APPROVED
6	1 1/2" SDR9 POLYETHYLENE TUBING	CLASS 250
7	BRASS U-BRANCH, 1 1/2" X 1"	FORD, OR EQUAL
8	METER BOX, SINGLE	DFW37F-12-1CA, OR EQUAL
9	METER BOX, DOUBLE	DFW39F-12-1CA, OR EQUAL
10	3" SCH. 40 PVC SLEEVE FOR LONG SIDE SERVICES (TYP.)	

NOTES:
1. SERVICE SADDLE SHALL BE WRAPPED COMPLETELY WITH 8 MIL POLYETHYLENE FILM.
2. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS.
3. BRANCH CONNECTION AND BOTH ANGLE METER STOPS SHALL BE INSTALLED PRIOR TO FIRST METER INSTALLATION.
4. SLEEVES FOR LONG-SIDE SERVICE TO BEGIN AND TERMINATE 6" BEHIND BACK OF CURB.
5. TOP OF METER BOXES SHOULD BE 1" ABOVE GROUND.
6. METER BOX SHALL BE BEHIND CURB AT ROW/PROPERTY LINE OR EASEMENT. METER BOX SHALL NOT BE INSTALLED IN SIDEWALK, DRIVEWAY OR VEHICULAR TRAVEL AREA.
7. 1" X 3/4" BRASS METER BUSHING REQUIRED FOR 5/8" AND 3/4" METERS.
8. AXIS OF METER ASSEMBLY (LINE THROUGH METER STOP, METER, CHECK VALVE, PIPING AND OWNER'S CUTOFF) SHALL BE 11" BELOW TOP OF BOX. METER BOXES ARE SIZED TO ACCOMMODATE METER STOP, WATER METER AND CHECK VALVE.

WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER — 10/22/15

City Of Leander, Texas
DETAIL #101-1
WATER SERVICE CONNECTIONS



NOTES:
- (A) WATER MAIN SHALL CROSS ABOVE 6" WASTEWATER SERVICE, TWO-FOOT (2') MINIMUM VERTICAL SEPARATION.
- (B) TO BE INSTALLED AND INSPECTED DURING SUBDIVISION CONSTRUCTION. UTILITY CONTRACTOR INSTALLS SERVICE STUB WITH PLUG OR CAP.
- (C) 2-WAY CLEANOUTS, 6" HxF.I.P. ADAPTER, REDUCER, AND 4" SERVICE LINE INSTALLED BY BLDG. PLUMBER. PERMITS DEPARTMENT SHALL INSPECT CUSTOMER'S WASTEWATER LINE AND ALL APPURTENANCES INSTALLED BY BUILDING PLUMBER.

WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER — 9/26/18

City Of Leander, Texas
DETAIL #101-2
1 OF 2
WASTEWATER SERVICE CONNECTIONS

NOTES

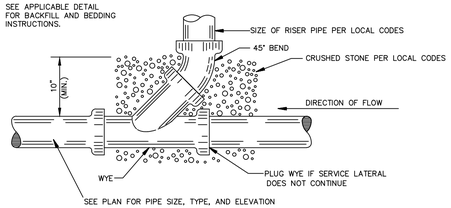
1. DURING SUBDIVISION CONSTRUCTION, UTILITY CONTRACTOR INSTALLS WASTEWATER CONNECTION TO MAIN, 6" HORIZONTAL WYE FOR DOUBLE SERVICES, 6" SERVICE BRANCH, AND PLUG(S) FOR 6" SERVICE BRANCH STUB. CONTRACTOR TIES MYLAR TAPE TO END OF 6" STUB, WRAPS 3 TIMES AROUND LENGTH OF PVC BURIED TO THE DEPTH OF THE 6" STUB AND TIES TO TOP OF PVC EXTENDING A MINIMUM OF 2 FEET ABOVE GROUND.

   ALL WASTEWATER PIPING SHALL HAVE ELASTOMERIC GASKET TYPE JOINTS AND SHALL SLOPE DOWNWARD TO MAIN 1% (1/8" PER FOOT) MINIMUM TO 45° MAXIMUM. DEPTH OF SERVICE STUB AT PROPERTY LINE WILL BE SHOWN ON PLANS BY ENGINEER. IF GREATER THAN 8', OTHERWISE THE INSTALLED DEPTH WILL TYPICALLY BE 6' TO 8'. IF WASTEWATER SERVICE LINE TO MAIN REQUIRES DEFLECTION EXCEEDING 45°, REFER TO DETAIL 520-6. ALL INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH INFORMATION SHOWN ON APPLICABLE STANDARD DRAWINGS AND WILL BE INSPECTED BY CITY OF LEANDER CONSTRUCTION INSPECTION PERSONNEL.
2. CUSTOMER REMOVES PLUG FROM 6" SERVICE LINE STUB, INSTALLS 6" 2-WAY CLEANOUT, 6" BY 4" REDUCER, RISER FOR CLEANOUT, 6" HxF.I.P. ADAPTER, 6" THREADED PLUG, AND 4" SERVICE LINE TO STRUCTURE. IF WASTEWATER WILL NOT SATISFACTORILY FLOW BY GRAVITY FROM STRUCTURE TO SEWER SERVICE STUB & WASTEWATER MAIN, PUMP EQUIPMENT MUST BE PROVIDED BY THE CUSTOMER AS PART OF CUSTOMER'S WASTEWATER SYSTEM.
3. CUSTOMER IS RESPONSIBLE FOR PUBLIC PIPING SYSTEM UNTIL WASTEWATER IS CONNECTED. ANY MISSING OR DAMAGED PARTS SHALL BE REINSTALLED BY CUSTOMER WHO SHALL GUARANTEE, FOR A PERIOD OF TWO (2) YEARS FROM DATE OF ACCEPTANCE, THAT CONNECTIONS TO CITY SYSTEMS ARE FREE FROM DEFECTS IN WORKMANSHIP OR MATERIAL. CUSTOMER ALSO HAS THE RESPONSIBILITY TO ASSURE THAT ALL 2-WAY-CLEANOUTS REMAIN CLEAR OF SIDEWALKS AND OTHER OBSTRUCTIONS.
4. CITY OF LEANDER ACTIVITY IS LIMITED TO INSPECTION OF CONNECTIONS TO THE CITY'S WASTEWATER SYSTEM. FOR MAINTENANCE PURPOSES, THE CITY'S RESPONSIBILITY ENDS AT THE CUSTOMER'S WASTEWATER CONNECTION TO THE 2-WAY-CLEANOUT.
5. PIPING AND TUBING IN STREET RIGHT-OF-WAY AND IN EASEMENT AREA SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY CITY OF AUSTIN STANDARD SPECIFICATION SECTION 510.3 (14) UNLESS OTHERWISE NOTED ON THIS DETAIL. MATERIALS SHALL BE AS SPECIFIED IN 510.2 (2)(A) AND (3)(B). BACKFILL ABOVE THE GRANULAR BEDDING SHALL BE AS REQUIRED BY SECTION 510.3 (25). SERVICE LINES IN THESE AREAS SHALL HAVE A MINIMUM COVER BELOW FINAL STREET GRADE OF 42". ANY EXCEPTION MUST BE SPECIFICALLY APPROVED BY THE ENGINEER.
6. ALL SANITARY SEWER PIPE WITHIN 9' OF WATER MAINS SHALL BE BEDDED IN CEMENT STABILIZED SAND PER TCEQ CHAPTER 217 & 290 REQUIREMENTS. BEDDING SHALL EXTEND A MINIMUM OF 12" ABOVE PIPE, 4" BELOW PIPE, AND 12" BEYOND JOINTS AT EACH END.
7. PIPE MATERIAL FOR WASTEWATER SERVICES SHALL BE 6" SDR-26 PVC D2241 160 PSI RATED.
8. NO METER BOX OR CLEAN OUT SHALL BE SET IN SIDEWALK OR DRIVEWAY AREA WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEERING DEPT.
9. NO JOINTS SHALL BE PERMITTED BETWEEN THE 6"x6" HORIZONTAL WYE AND THE 6" 2-WAY CLEANOUT EXCEPT FOR THE 6" 45-DEGREE BEND REQUIRED FOR DOUBLE SERVICES.

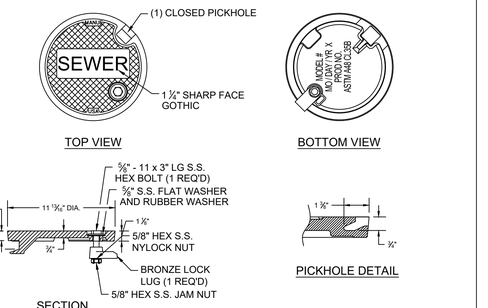
WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER — 9/26/18

City Of Leander, Texas
DETAIL #101-2
2 OF 2
WASTEWATER SERVICE CONNECTIONS

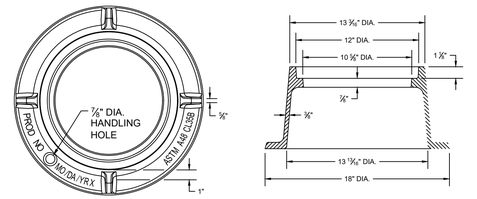
NOTE: SEE APPLICABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.



STATE OF TEXAS — NICHOLAS R. SANDLIN — 124404 — LICENSED PROFESSIONAL ENGINEER — 10/21/2025



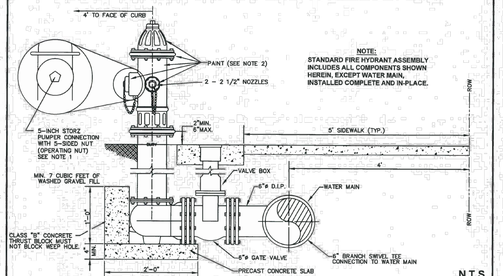
CLEAN-OUT LID



CLEAN-OUT FRAME

CITY OF AUSTIN AUSTIN WATER		WASTEWATER CLEAN-OUT FRAME AND LID
RECORD COPY SIGNED BY KATHI L FLOWERS	*05/18/2016* DATE	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-03

FIRE HYDRANTS LACKING INTEGRAL STORZ CONNECTOR SHALL BE REJECTED (NO STORZ ADAPTERS ALLOWED)

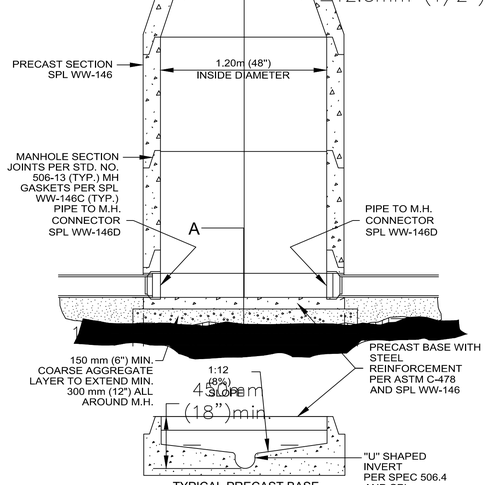


NOTES:
1. FIRE HYDRANT SHALL BE CLOW MEDALLION F2545, AMERICAN DARLING B-84-B-5, MUELLER SUPER CENTURION, EJ 5CD250 WATERMASTER, KENNEDY K81D GUARDIAN, AVK 2780, OR APPROVED EQUAL VIA SUBMITTAL PROCESS. THE PRIMARY FEATURES REQUIRED INCLUDE: FACTORY INSTALLED INTEGRAL 5-INCH STORZ PUMPER NOZZLE; 1.5-INCH PENT OPERATING NUT ON NOZZLE CAP; OPEN LEFT; FACTORY PAINTED.
2. HYDRANTS SHALL BE FACTORY PAINTED WITH FLYNT ALUMINUM SILVER PAINT OR SHERWIN WILLIAMS SILVER B59S11. HYDRANTS WILL NOT BE ACCEPTED IF PAINTED AFTER DELIVERY OR IF PAINT IS FLAT IN APPEARANCE.
3. ALL DUCTILE OR CAST IRON FITTINGS AND/OR PIPE SHALL BE POLYWRAPPED.
4. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL FITTINGS SHALL BE EQUIPPED WITH JOINT RESTRAINT "MEGALUG" OR APPROVED EQUAL. ALL ANCHOR FITTING TO BE CONCRETE THRUST BLOCKED.
5. BLUE, BI-DIRECTIONAL REFLECTIVE PAVEMENT MARKER, ULTIMATE WET NIGHT VISIBILITY SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AT THE CORRESPONDING ROADWAY STATION OFFSET 6" (SIX INCHES) FROM CENTER OF STREET TO THE SIDE HYDRANT IS LOCATED. AT INTERSECTIONS, MARKERS SHALL BE PLACED ON BOTH ROADWAYS ADJACENT TO HYDRANT.

LOCATION:
6. SET F.H. ON LOT LINE (EXTENDED WHEN POSSIBLE)
7. F.H. LOCATED AT STREET INTERSECTIONS SHALL BE PLACED A MINIMUM OF TEN FEET (10') FROM RADIUS TANGENT POINT
8. NO OBSTRUCTIONS SHALL BE PERMITTED WITHIN THREE FEET (3') IN ALL DIRECTIONS FROM F.H.
9. 5-INCH STORZ PUMPER NOZZLE SHALL FACE THE FIRE LANE OR TRAVEL WAY UNLESS OTHERWISE NOTED.

WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER — 02/05/19

City Of Leander, Texas
DETAIL #101-4
STANDARD FIRE HYDRANT ASSEMBLY

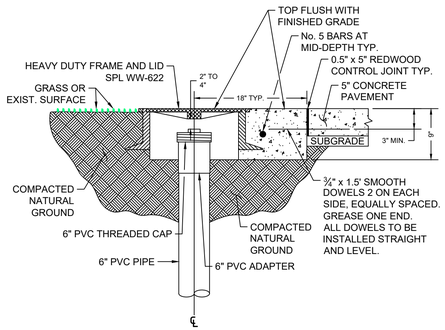


TYPICAL PRECAST BASE

NOTE:
1. THE MANHOLE BASE SHALL BE BEDDED ON 150 mm (6") COARSE AGGREGATE. THE CONTRACTOR SHALL LEVEL AND PLUMB THE BASE PRIOR TO SETTING THE PRECAST MANHOLE RISER SECTIONS ON THE PRECAST CONCRETE BASE.
2. MH FOUNDATION SHALL MEET OR EXCEED STD. SPEC. 506.5B.

WASTEWATER MANHOLE ON PRECAST BASE

UNPAVED / PAVED*



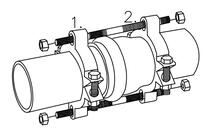
*** CLEAN-OUTS MAY NOT BE PLACED IN PAVED AREAS - I.E. SIDEWALKS, DRIVEWAYS, OR PARKING LOTS, AND MUST BE LOCATED A MINIMUM OF 6" FROM ALL PAVED AREAS.**

NOTES:
1. SUB-GRADE SHALL BE COMPACTED AS PER STD. SPEC. 201S, SUB-GRADE PREPARATION.
2. REINFORCING STEEL SHALL MEET ITEM 406S, REINFORCING STEEL.
3. CONCRETE SHALL MEET ITEM 403S CLASS "A".
4. ALL PVC SHALL BE SDR 26.

CLEAN-OUT FRAME AND LID

CITY OF AUSTIN AUSTIN WATER	WASTEWATER CLEAN-OUT FRAME AND LID
RECORD COPY SIGNED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

NOTE: SEE STANDARD DETAIL 503S-7W FOR CLEANOUT RING AND COVER



NOTES:
1. DUCTILE IRON PER ASTM A536 GRADE 65-45-12.
2. THREADED RODS - HIGH STRENGTH, LOW ALLOY STEEL.

PVC RESTRAINT PVC BELL JOINTS

TEXAS 811 — BEFORE YOU DIG

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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SANDLIN SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

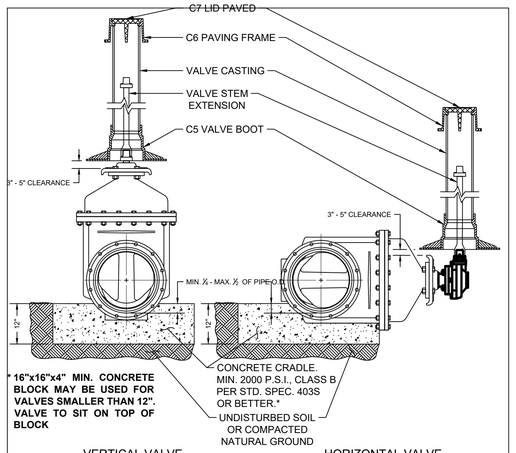
UTILITY DETAILS (1 OF 3)

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 33 OF 47



*** 16"x16"x4" MIN. CONCRETE BLOCK MAY BE USED FOR VALVES SMALLER THAN 12". VALVE TO SIT ON TOP OF BLOCK**

VERTICAL VALVE

HORIZONTAL VALVE

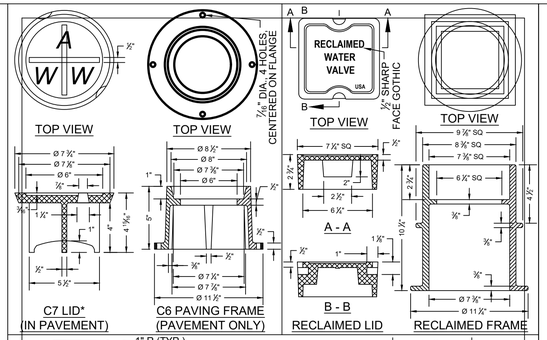
ONLY TO BE USED WHEN CALLED OUT ON THE DRAWINGS.

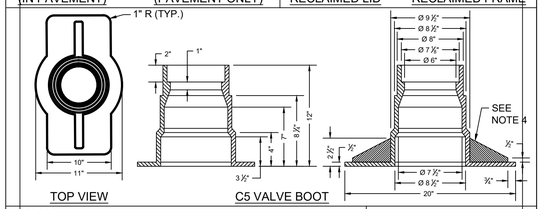
NOTES:

1. WELD SOCKET 2½" x 2" DEEP TO 1" SCH. 40 CARBON STEEL ROUND STEM EXTENSION, FITTED ON OPERATING NUT, [SCH. 80 FOR LENGTHS OVER 10'.]
2. VALVE CASTING SHALL BE 6" DI PIPE WITH BELL OR COLLAR CENTERED OVER VALVE BOOT.
3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.
4. VALVE STEM EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 12" AND 18" FROM FINISHED GRADE.

RECLAIMED WATER: ALL RECLAIMED PVC PIPE SHALL BE MANUFACTURED PURPLE PIPE. HDPE PIPE SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER PIPE AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL PIPE AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE **"RECLAIMED WATER"** CAST INTO THEM.

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016*	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 1 OF 4





NOTES:

1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. THE MANUFACTURER'S IDENTIFICATION AND CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID, FRAME, COLLAR AND BASE.
3. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE.
4. CASTING FINISH BY MANUFACTURER SHALL INCLUDE REMOVAL OF FINS AND FLASHING, AND PAINT WITH BLACK ASPHALT COATING.

WEIGHTS:

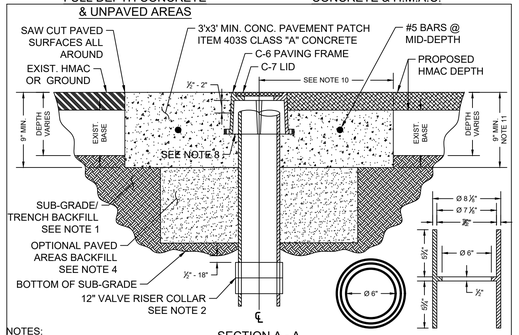
C7 LID: 13 LBS
RECLAIMED LID: 15 LBS
C6 FRAME: 23 LBS
RECLAIMED FRAME: 33 LBS
C5 BASE: 78 LBS

* LETTERING SHALL BE 1 ½" 2 PICK BAR SLOTS REQUIRED

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 2 OF 4

FULL DEPTH CONCRETE & UNPAVED AREAS

CONCRETE & H.M.A.C.



SECTION A - A

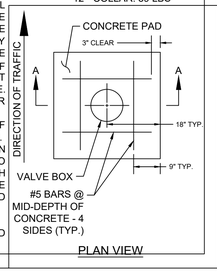
TOP VIEW COLLAR *

12" VALVE RISER COLLAR

* 12" COLLAR: 39 LBS

NOTES:

1. SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 201S, SUB-GRADE PREPARATION.
2. TO ADJUST VALVE CASTINGS TO FINAL GRADE, REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR MIN. 12" LENGTH APPROXIMATELY CENTERED ON THE JOINT WITH THE TOP OF SLEEVE LOCATED ½" - 18" BELOW SUB-GRADE. THE INSIDE "LIP" OF COLLAR TO BE PAINTED WITH FLUORESCENT WHITE PAINT OR COVERED WITH FLUORESCENT WHITE TAPE. ALTERNATE: FOR OPTIONAL SINGLE PIECE RISER INSTALLATION SEE SHEET 4 OF 4.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO THE NUT OF THE VALVE; NUT SHALL OPERATE WITH NO OBSTRUCTION.
4. WHERE CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL (SPEC. ITEM 402S) TO THE UNDERSIDE OF THE CONCRETE. PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
5. REINFORCING STEEL SHALL MEET SPEC. ITEM 406S.7.
6. NO MORE THAN 2 SECTIONS OF PIPE SHALL BE USED FROM VALVE TO FINAL GRADE.
7. BELL AND SPIGOT IS ACCEPTABLE FOR DEPTH OVER 18'.

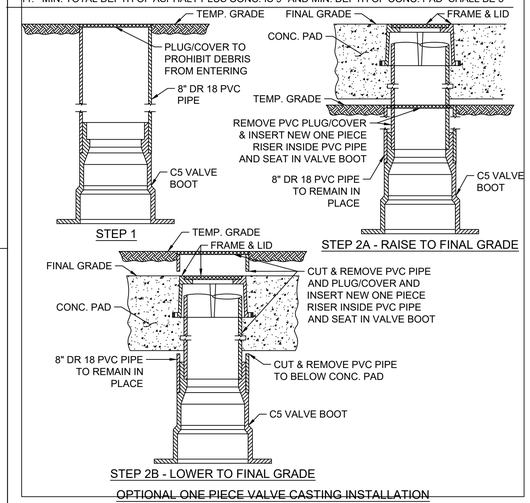


PLAN VIEW

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016*	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 3 OF 4

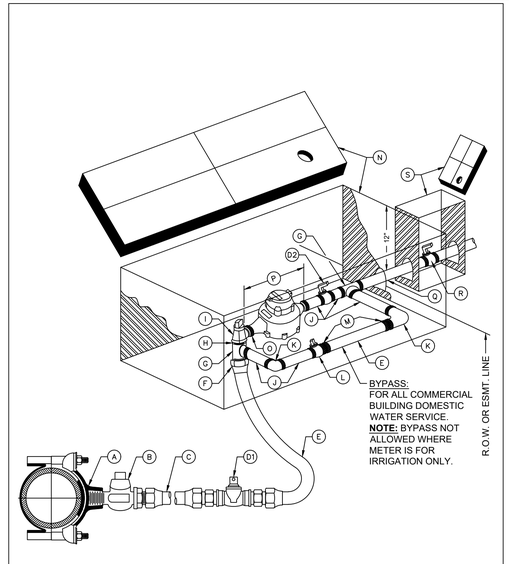
NOTES (CON'T):

8. PAVING FRAME SHALL BE FLUSH WITH THE CONC. PAD AND PLACED ½" - 2" ABOVE RISER PIPE (FRAME SHALL NOT REST ON RISER.)
9. IN UNPAVED AREAS, INSTALL ONE DELINEATOR STAKE IMMEDIATELY ADJACENT TO THE EDGE OF THE CONCRETE PAD. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES.
10. VALVE SHALL TYPICALLY BE CENTERED IN CONCRETE DIAMOND BUT MAY BE OFFSET WITH A MIN. OF 12" FROM CENTER OF VALVE LID TO EDGE OF CONCRETE IN ALL DIRECTIONS.
11. MIN. TOTAL DEPTH OF ASPHALT PLUS CONC. IS 9" AND MIN. DEPTH OF CONC. PAD SHALL BE 5"



OPTIONAL ONE PIECE VALVE CASTING INSTALLATION

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 4 OF 4



MATERIALS LIST:

A. 2" SERVICE CLAMP
B. 2" CORPORATION ~~STOP~~ MALE THREAD INLET BY COMPRESSION OUTLET
C. 2" ~~COPPER~~ WATER SERVICE TUBING EXTENDED BEYOND PAVEMENT ~~ADOPTED~~ — POLYETHYLENE TUBING ONLY
D1. 2" BALL VALVE, SPL WW-275
D2. 2" BALL VALVE, SPL WW-275
E. 2" COPPER SERVICE TUBING
F. 2" BRASS COUPLING - COMPRESSION TO MALE IPT
G. 2" BRASS TEE
H. 2" BRASS CLOSE-NIPPLE
I. 2" ANGLE METER STOP; SERVICE TUBING INLET x FLANGED OUTLET
J. 2" BRASS NIPPLE
K. 2" BRASS ELBOW
L. 2" LOCKABLE CURB STOP - FEMALE IPT INLET BY COMPRESSION OUTLET
M. 2" BRASS COUPLING - SERVICE TUBING TO MALE IPT
N. RECTANGULAR METER BOX AND COVER, SPL WW-145A
O. BRASS ADAPTER (2" x 1 ½") FOR 1 ½" METER ONLY
P. WATER METER, LENGTH 13", (PURCHASED FROM AUSTIN WATER)
Q. 2" COPPER SERVICE TUBING (PRIVATE PLUMBING PER CODE)
R. CUSTOMER CUT-OFF VALVE
S. CUSTOMER VALVE BOX AND LID

NOTES:

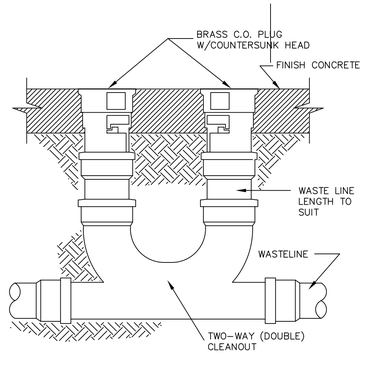
1. SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
2. BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
3. TOP OF BOXES SHOULD BE 1" ABOVE GROUND.
4. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS; BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
5. BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
6. BALL VALVE "D1" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 24" HORIZONTALLY FROM METER BOX OR 36" BELOW FINAL GRADE.
7. COPPER SERVICE SHALL BE COPPER TUBING SIZE ANNEALED SEAMLESS TYPE "K" MEETING ASTM B88 WITH NO SWEAT OR SOLDERED JOINTS.

RECLAIMED WATER:

FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED PURPLE TUBING. ALL OTHER TUBING AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL TUBING AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE **"RECLAIMED WATER"** CAST INTO THEM.

CITY OF AUSTIN AUSTIN WATER	1 ½" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS	
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-04 1 OF 2

CITY OF AUSTIN AUSTIN WATER	1 ½" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS	
RECORD COPY SIGNED BY KATHI L FLOWERS *05/18/2016* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-04 2 OF 2



DOUBLE WASTEWATER CLEAN-OUT

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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UTILITY DETAILS (2 OF 3)

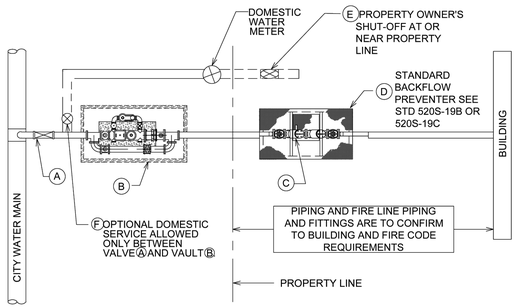
PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 34 OF 47

G:\shared drives\sandlin services llc\sandlin services projects\prod development division\01-0025-007 peak performance 183a\CAD\construction sheets\S PPR DTL.dwg-UTILITY DETAILS (2 OF 3) Plotted Oct 28, 2025 at 8:26am by Engineer | Last Saved by: Engineer



MATERIALS:

Ⓐ TAPPING, RESTRAINED OR FLANGED VALVE (GATE, IRON BODY WITH MJ OUTLET). SEE SPL WW-243, WW-27, WW-27A, AND/OR WW-27B.
Ⓑ FIRELINE OR MASTER METER, SEE STD. DETAIL 520S-17.
Ⓒ CUSTOMER'S BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY CROSS CONNECTION ORDINANCES. SEE SPL WW-293 OR APPROVEL EQUAL.
Ⓓ VAULT AND ACCESS DOOR SHALL BE PER SPL WW-298 OR SPL WW-614, RESPECTIVELY, OR APPROVED EQUAL. SEE STD. DETAIL 520S-19B OR 19C. VAULT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
Ⓔ CUSTOMER'S SHUT-OFF VALVE ON DOMESTIC WATER LINE.
Ⓕ DOMESTIC WATER SERVICE LINE VALVE.

NOTES:

1. FIRE LINE SHALL BE A MINIMUM OF 150 mm (6") & GREATER THAN OR EQUAL TO METER SIZE IN THE STREET RIGHT-OF-WAY. PLANS SHALL BE PREPARED BY A LICENSED ENGINEER.
2. ALL BURIED PIPE SHALL BE WRAPPED COMPLETELY WITH A MINIMUM OF 0.2 mm (8 MIL) POLYETHYLENE FILM.
3. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS: BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
4. FOR STD. DETAILS 520S-19A, 19B, AND 19C, MASTER METER MEANS METER FOR FIRE AND DOMESTIC SERVICE.
5. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD FIRE LINE INSTALLATION WITH OR WITHOUT MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-19A

ES-A-LF2000B-FP

Job Name _____ Contractor _____
Job Location _____ Approval _____
Engineer _____ Contractor's P.O. No. _____
Approval _____ Representative _____

LEAD FREE*

Series LF2000B-FP

Double Check Valve Assemblies

Sizes: 1" – 2"

Series LF2000B-FP Double Check Valve Assemblies shall be installed at referenced cross-connections to prevent the back-flow of polluted water into the potable water supply. Only those cross-connections identified by local inspection authorities as non-health hazard shall be allowed the use of an approved dou-ble check valve assembly.

Check with local authority having jurisdiction regarding vertical orientation, frequency of testing or other installation requirements.

These valves meet the requirements of ASSE Std. 1015 and AWWA Std. C510 and are approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California.

LF2000B-FP-GV
Model shown

Features

- Ease of maintenance with only one cover
- Top entry
- Replaceable seats and seat discs
- Modular construction
- Compact design
- Lead Free* cast copper silicon alloy body construction - 1" – 2"
- Low pressure drop
- No special tools required
- Lead Free Gear Operated, slow close shutoffs
- Pre-wired tamper switch (2) per shutoff
- Reversible Wiring Harness with Gear-Operated Ball Valves
- GOBV Can be wired Normally Open or Normally Closed
- Top mounted Lead Free* ball valve test cocks

Approvals – Standards

- Approved by the Foundation for Cross-Connection Control and Hydraulic Research at The University of Southern California (FCCCHR-USC)
- Horizontal and Vertical "Flow-Up" approved on all sizes
- ASSE 1048 Listed
- UL Classified (LIS & Canada)
- IAPMO/cUPC
- AWWA Standard C510 Compliant
- CSA B64.5
- NFPA 13, 14, 15, 16, 20, 22 & 24 Compliant
- End Connections Gear-Operated Ball Valves – National Pipe Thread Taper ANSI/ASME B1.20.1 - Grooved end Table 4 of AWWA C 606-11

1015 | 1" - 2" | B64.5

Available Models

No suffix - Female NPT Inlet/Outlet
GV - Grooved Inlet/Outlet

Pressure — Temperature

Temperature Range: 33°F – 140°F (0.5°C – 60°C)
Maximum Working Pressure: 175psi (12.1 bar)

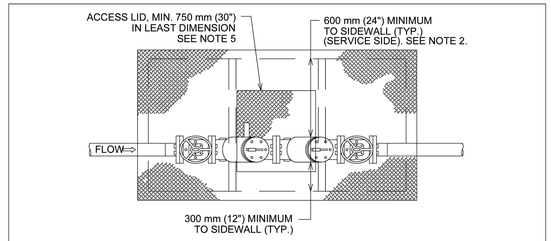
Specifications

A Lead Free* Double Check Valve Assembly shall be installed at each noted location. The assembly shall consist of two posi-tive sealing check modules with captured springs and rubber seat discs. The check module seats and seat discs shall be replaceable. Service of all internal components shall be through a single access cover secured with stainless steel bolts. The Double Check Valve Assemblies shall be constructed using Lead Free* cast copper silicon alloy. Lead Free* Double Check Valve Assemblies shall comply with state codes and standards, where applicable, requiring reduced lead content. The assembly shall also include two resilient seated gear operated slow close isola-tion valves and four resilient seated test cocks. The assembly shall meet the requirements of ASSE Std. 1015 and AWWA Std. C510. Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California. Assembly shall be an Ames Fire & Waterworks Series LF2000BM1-FP / LF2000BM2-FP.

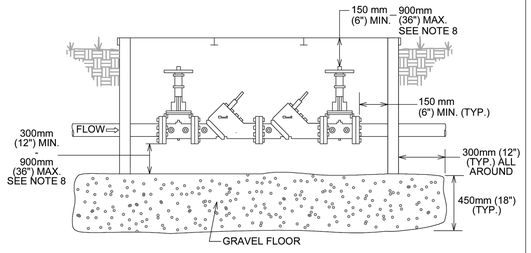
***The wetted surface of this product contacted by consumable water contains less than 0.25% of lead by weight.**

AMES FIRE & WATERWORKS
A WATTS Brand

Ames Fire & Waterworks product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measure-ments, please contact Ames Fire & Waterworks Technical Service. Ames Fire & Waterworks reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Ames Fire & Waterworks products previously or subsequently sold.



RESTRAINED DUCTILE IRON PIPE AND FITTINGS REQUIRED FROM BACKFLOW ASSEMBLY TO CITY MAIN. RESTRAIN EACH WAY AS DESIGNED AND REQUIRED BY AN ENGINEER LICENSED BY THE STATE OF TEXAS.



CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD BACKFLOW PREVENTER ON FIRE LINE WITH MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-19B 1 OF 2

ES-A-Deringer 30

Job Name _____ Contractor _____
Job Location _____ Approval _____
Engineer _____ Contractor's P.O. No. _____
Approval _____ Representative _____

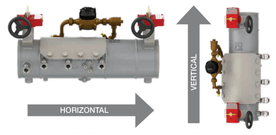
LEAD FREE*

Deringer™ 30

Double Check Detector Assembly

Sizes: 2" – 8"**

The Deringer™ 30 Double Check Detector Assembly (DCDA-II) prevents non-health hazard pollutants from entering a potable water supply system when backpressure and/or backsiphonage conditions occur. Used primarily on fire sprinkler systems when monitoring of unauthorized water use is required.



Approved for Fire Protection, Waterworks, Plumbing, and Irrigation Applications.

Features

- Integral shutoff valves indoor/outdoor application
- 100% stainless steel housing
- Tamper-resistant test cocks
- Patented Dual-action™ check modules
  - Poppet action at low flow
  - Swing action at high flow
- Lead Free* Bronze bypass components
- CuFt or gallons bypass meter
- DCDA-II single check bypass
- Silicone elastomer check discs
- Prewired supervisory switches
- Flange adapters available
- IPS grooved ends

Specifications

The Deringer 30 Double Check Detector Assembly shall utilize two independent Dual-action check modules and two integral resiliently seated shut-off valves all of which shall be contained within a single rigid valve housing constructed entirely of 304 stainless steel. Both integral shutoff valves shall include pre-wired supervisory tamper switches contained within a weatherproof actuator housing approved for both indoor and outdoor use. Dual-action check modules shall operate as a "poppet style" check under low flow conditions, operate as a "swing style" check under high flow conditions and utilize replaceable silicone elastomer sealing discs. Assembly test cocks shall be handle-less and operate via a tamper resistant actuator. Assembly shall have a single full access service port and cover with an "inline" replaceable elastomer seal. The bypass assembly shall include a meter registering either gallons or cubic feet, a single check valve and required test cocks. Assembly shall be serviceable without special tools and approved for both horizontal and vertical applications.

Materials

Valve Housing:	304 Stainless Steel
Valve Cover:	304 Stainless Steel
SOV Disks:	EPDM/304SS
SOV Shafts:	304 Stainless Steel
Bypass Spring	302 Stainless Steel
SOV Bearings:	Teflon® fluoropolymer/Bronze
Non-wetted Bolts:	Grade 8 Zinc Plated
Check Disks:	Silicone (NSF)
Wetted Fasteners:	18-8 Stainless Steel
Bypass Components:	Lead Free Bronze
Check Springs:	17-7 Stainless Steel
Check Pins:	17-7/18-8 Stainless Steel
Check Seats:	Noryl® Polymer (NSF)
O-rings:	Buna-N (NSF)
Bypass Internals:	ABS Polymer (NSF)

Pressure — Temperature

Temperature Range: 33°F – 140°F
Working Pressure: 10 – 175psi

***The wetted surface of this product contacted by consumable water contains less than 0.25% of lead by weight.**

Teflon® is a registered trademark of The Chemours Company.
Noryl® is a registered trademark of SABIC Global Technologies B.V.

NOTICE

The information contained herein is not intended to replace the full product installa-tion and safety information available or the experience of a trained product installer. You are required to thoroughly read all installation instructions and product safety information before beginning the installation of this product.

AMES FIRE & WATERWORKS
A WATTS Brand

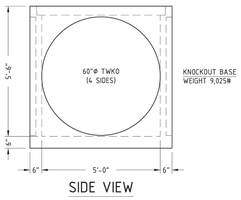
Ames Fire & Waterworks product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measure-ments, please contact Ames Fire & Waterworks Technical Service. Ames Fire & Waterworks reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Ames Fire & Waterworks products previously or subsequently sold.

NOTES:

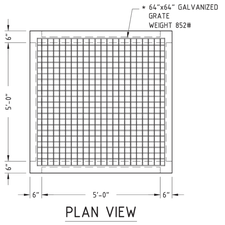
1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
2. ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
4. CLEARANCE SHALL BE AS INDICATED,AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.
5. ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.
6. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
7. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
8. VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.
9. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.
10. FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED).
11. FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED).
12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.
13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD BACKFLOW PREVENTER ON FIRE LINE WITH MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-19B 2 OF 2

RISER	
A	WEIGHT
1'-0"	1,675#
1'-6"	2,525#
2'-0"	3,375#
3'-0"	5,050#



SIDE VIEW



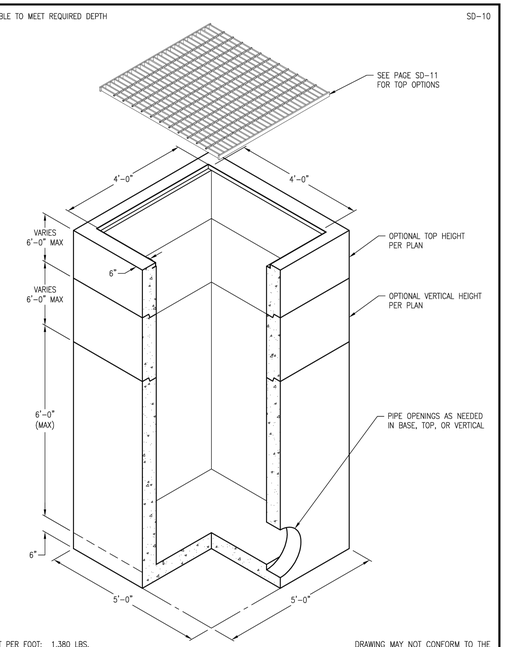
PLAN VIEW

NOTE:
-MAX. PIPE CONNECTION: 48"ø RCP AT 0° SKEW
-MADE IN ACCORDANCE WITH ASTM C913
-STEEL REINFORCEMENT: ASTM A615 GRADE 60 OR EQ. ASTM A1064 WWR
-MAX BURIAL DEPTH 25'-0" FROM INSIDE FLOOR TO FINISHED GRADE
-PER TxDOT PRECAST BASE DETAIL TYPE 'PB' JANUARY 2015.
-STEPS NOT AVAILABLE
-ADA GRATE AVAILABLE
-GRATE DROPS INTO JOINT AND IS NOT CAST IN

FORTERRA	REGION, STATE NORTH TX	
	DATE 2018	SECT.PAGE 1.4.15

GRATE INLET - GALVANIZED
5'-0" x 5'-0"

VERTICAL AVAILABLE TO MEET REQUIRED DEPTH — SD-10



VERTICAL WEIGHT PER FOOT: 1,380 LBS.
FLOOR WEIGHT: 1,910 LBS.

DRAWING MAY NOT CONFORM TO THE MOST CURRENT SPECIFICATION

Oldcastle Precast® Northern California Madera • Morgan Hill • Pleasanton • Santa Rosa • Stockton • Tulare Phone: 925-750-6650 Fax: 925-750-6660	DI-4848 FILE NAME: SD-10.DWG REVISED: MARCH 2016 www.oldcastleprecast.com	4'-0" X 4'-0" X VARIES (I.D.) DRAINAGE INLET STORM DRAIN Copyright © 2016 Oldcastle® Precast, Inc.

STATE OF TEXAS
NICHOLAS R SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

SANDLIN
ENGINEERING | CONSULTING
SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

UTILITY DETAILS (3 OF 3)

PROJECT CASE: XXXXXXX

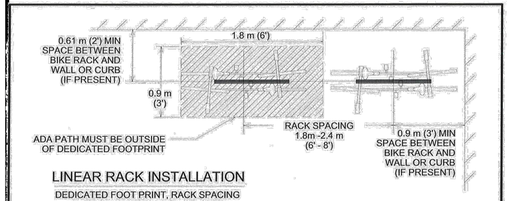
PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 35 OF 47

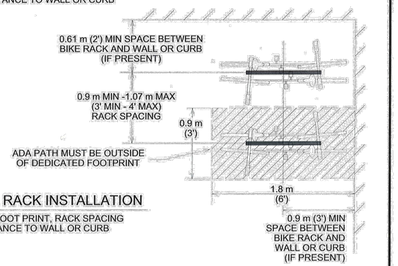
CONTRACTOR TO USE THESE DETAILS OR APPROVED EQUALS

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\S PRR DTL.dwg-UTILITY DETAILS (3 OF 3) Plotted Oct 28, 2025 at 8:26am by Engineer | Last Saved by: Engineer



LINEAR RACK INSTALLATION

DEDICATED FOOT PRINT, RACK SPACING AND DISTANCE TO WALL OR CURB



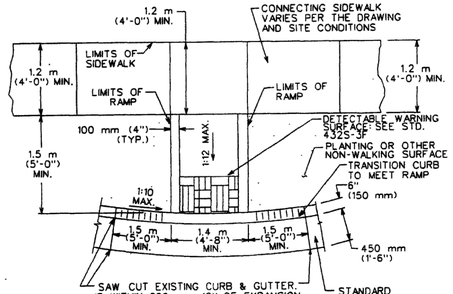
PARALELL RACK INSTALLATION

DEDICATED FOOT PRINT, RACK SPACING AND DISTANCE TO WALL OR CURB

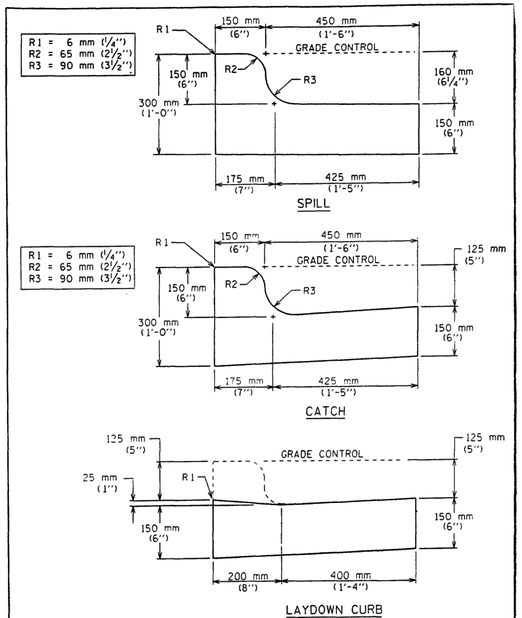
GENERAL NOTES:

1. RACK MUST COMPLY WITH CITY STANDARD DETAIL 710S-1 OR 710S-2.
2. RACK INSTALLATION MUST COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
3. BIKE RACKS MUST BE PLACED IN COMPLIANCE WITH CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
4. BIKE RACKS MUST BE LOCATED WITHIN 7.32m (24') OF EITHER THE MAIN BUILDING ENTRY OR THE ENTRY TO THE PRIMARY LOCAL USE.
5. BIKE RACKS MUST BE PLACED PERPENDICULAR TO THE CURB WITH THE CENTERLINE OF THE RACK IN LINE WITH ANY ADJACENT TREES OR LIGHT POLES.
6. THE MINIMUM CLEARANCE BETWEEN BICYCLE RACK AND ANY PUBLIC OR PRIVATE UTILITY APPURTENANCE MUST BE 0.9m (3').
7. BIKE RACKS MAY NOT BE MOUNTED ON TOP OF VAULTS OR STORM DRAIN INLETS.

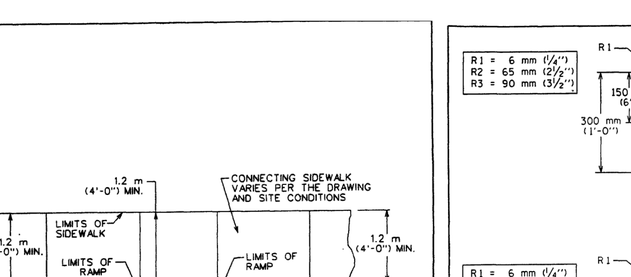
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	FURNISHING LOCATION IN 12' WIDE OR LESS SIDEWALKS - BICYCLE RACK SITTING	STANDARD NO.
9/25/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	710S-6C 1 OF 1



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1B SIDEWALK CURB RAMP	STANDARD NO.
Bill Gardner 9/14/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	432S-5B



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	CURB AND GUTTER SECTION	STANDARD NO.
Lina Rivera 9/29/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	430S-1



NOTE:

1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 3B.18 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.

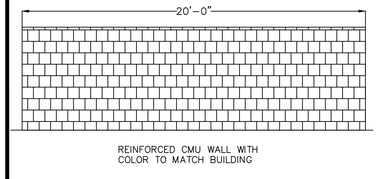
THESE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

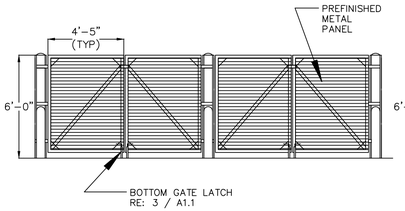
TYPICAL ACCESSIBLE STALL STRIPING

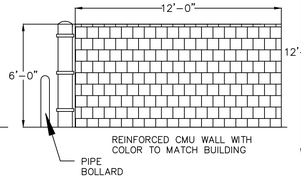
SIGN SET AT PROPER ADA HEIGHT
EITHER ON STANDARD POLE OR THROUGH TOP OF BOLLARD

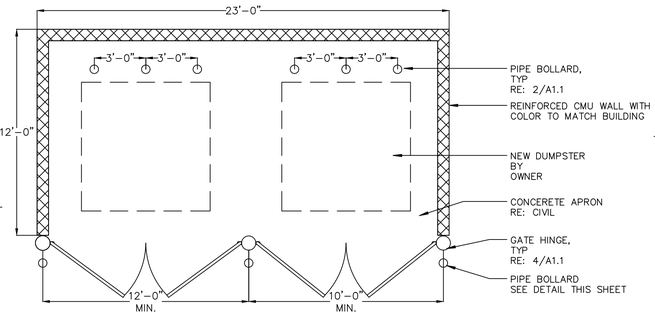
NOTES:

1. SEE SITE PLAN FOR TOTAL LAYOUT.
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO ℄ OF STRIPE UNLESS OTHERWISE INDICATED.
4. ALL COLORS AS SHOWN OR AS SPECIFIED BY LOCAL CODES.



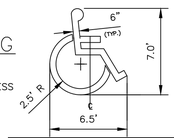






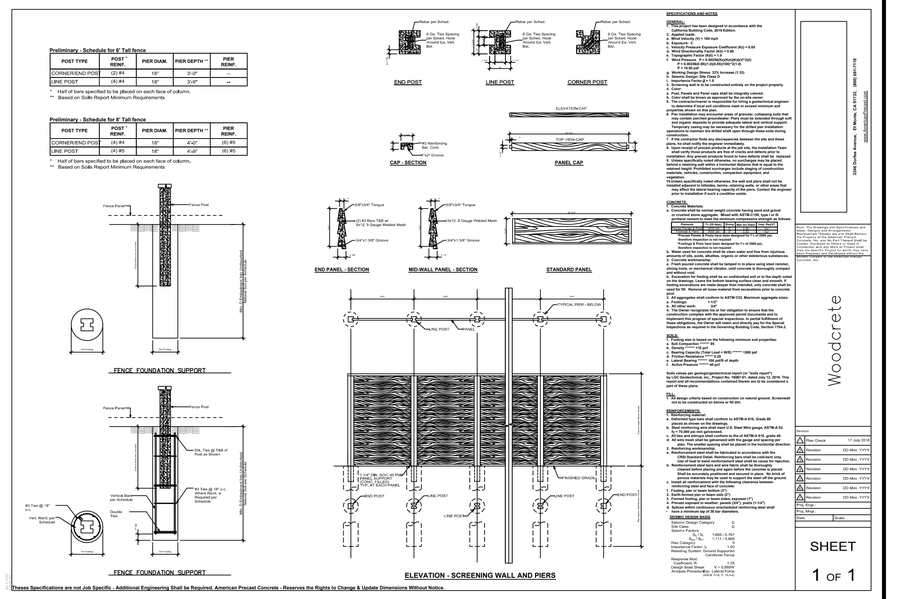
ACCESSIBLE PARKING SYMBOL

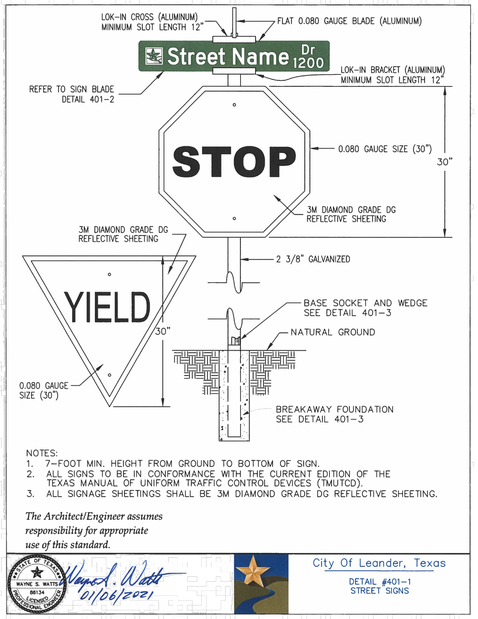
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



DUMPSTER ENCLOSURE

SCALE: NONE


Preliminary - Schedule for 6' Tall fence
POST TYPE | POST * REINF | PIER DIAM. | PIER DEPTH ** | PIER REINF
CORNER/END POST | (2) #4 | 10" | 3'-0" | --
LINE POST | (4) #4 | 10" | 3'-0" | --
* Half of bars specified to be placed on each face of column.
** Based on Soils Report Minimum Requirements
Preliminary - Schedule for 8' Tall fence
POST TYPE | POST * REINF | PIER DIAM. | PIER DEPTH ** | PIER REINF
CORNER/END POST | (4) #4 | 10" | 4'-0" | (6) #5
LINE POST | (4) #5 | 10" | 4'-0" | (6) #5
* Half of bars specified to be placed on each face of column.
** Based on Soils Report Minimum Requirements
#5 Tie @ 12" c.c. Where Rock is Encountered Below Schedule
#3 Ties @ 18" c.c. Where Rock is Encountered Below Schedule
Vertical Bars per Schedule
Double Tie
#3 Ties @ 12" c.c. Where Rock is Encountered Below Schedule
#3 Ties @ 18" c.c. Where Rock is Encountered Below Schedule
Vert. Reinf. per Schedule
FENCE FOUNDATION SUPPORT
FENCE FOUNDATION SUPPORT
Rebar per Sched.
6 Ga. Ties Spacing per Sched. Horiz. Rebar
6 Ga. Ties Spacing per Sched. Horiz. Rebar
6 Ga. Ties Spacing per Sched. Horiz. Rebar
END POST
LINE POST
CORNER POST
#3 Reinforcing Bar, Cont.
1/4"x3/4" Groove
ELEVATION CAP
TOP VIEW CAP
CAP - SECTION
PANEL CAP
1/8"X1/4" Tongue
(2) #3 Bars T&B w/ 5/16, 6 Gauge Welded Mesh
1/4"x1 3/8" Groove
1/8"X1/4" Tongue
(2) 6 Gauge Welded Mesh
1/4"x1 3/8" Groove
END PANEL - SECTION
MID-WALL PANEL - SECTION
STANDARD PANEL
PANEL
POST
PANEL
POST
PANEL
POST

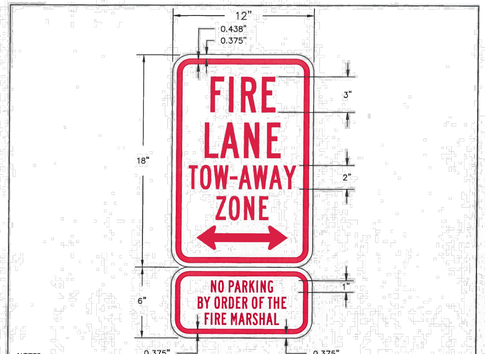


NOTES:
1. 7'-FOOT MIN. HEIGHT FROM GROUND TO BOTTOM OF SIGN.
2. ALL SIGNS TO BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
3. ALL SIGNAGE SHEETINGS SHALL BE 3M DIAMOND GRADE DG REFLECTIVE SHEETING.

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

WAYNE S. WATTS 88134 LICENSED PROFESSIONAL ENGINEER
Wayne S. Watts 01/06/2021

City Of Leander, Texas
DETAIL #401-1
STREET SIGNS

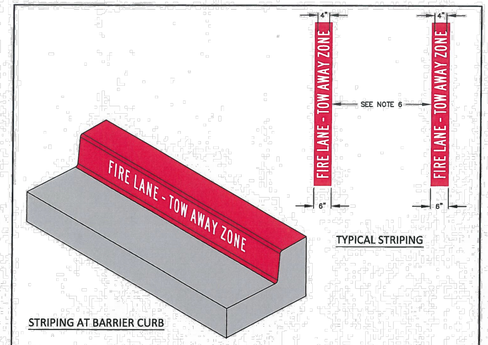


NOTES:
1. 12-INCH BY 18-INCH AND 12-INCH BY 6-INCH, 0.080 INCH THICK ALUMINUM BLANKS. COVERED WITH 3M DIAMOND GRADE, WHITE, REFLECTIVE SHEETING. BORDER AND LETTERING SHALL BE CUT FROM RED 3M ELECTRO CUT FILM
2. ALL FONTS SHALL BE TRAFFIC CAD SERIES B OR FHWA SERIES B
3. SIGNS SHALL BE PERMANENTLY AFFIXED TO A STATIONARY POST AND THE BOTTOM OF THE SIGN ASSEMBLY SHALL BE SIX FEET, SIX INCHES (6'-6") ABOVE FINISHED GRADE.
4. SIGNS SHALL BE SPACED NOT MORE THAN 35' APART.
5. SIGNS MAY BE INSTALLED ON PERMANENT BUILDINGS OR WALLS AS APPROVED BY THE FIRE CODE OFFICIAL.
6. IF THE SIGN IS AT THE END OF A FIRE ZONE, THE SIGN SHALL HAVE A SINGLE-HEADED ARROW POINTING IN THE DIRECTION OF THE ZONE. IF THE SIGN IS AT AN INTERMEDIATE POINT IN THE ZONE, THE SIGN SHALL HAVE A DOUBLE-HEADED ARROW POINTING IN BOTH DIRECTIONS.
7. FIRE LANE SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE APPARATUS ACCESS ROADS THAT ARE TWENTY FEET (20') TO TWENTY-SIX FEET (26') WIDE.
8. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN TWENTY-SIX FEET (26') WIDE AND LESS THAN THIRTY-TWO FEET (32') WIDE.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER
2017-09-28
FIRE MARSHAL

City Of Leander, Texas
DETAIL #501-1
FIRE LANE SIGN ASSEMBLY



TYPICAL STRIPING

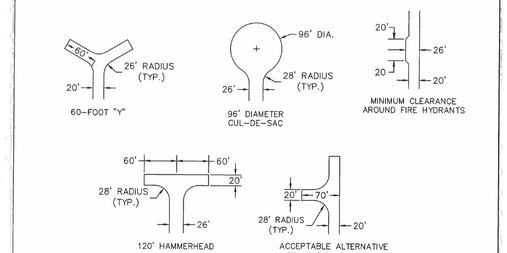
STRIPING AT BARRIER CURB

NOTES:
1. ALL FIRE LANE STRIPING SHALL COMPLY WITH THE CURRENT INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF LEANDER, AND CITY OF LEANDER CODE OF ORDINANCES.
2. FIRE LANES SHALL BE CONTINUOUSLY MARKED BY RED TRAFFIC PAINT THAT IS MINIMUM SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE.
3. "FIRE LANE - TOW AWAY ZONE" SHALL APPEAR IN FOUR INCH (4") TYPE D WHITE BLOCK LETTERS AT TWENTY-FIVE FOOT (25') INTERVALS, OR LESS, ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE.
4. WHERE A 6" BARRIER CURB EXISTS, THE FIRE LANE STRIPING SHALL BE ON BOTH THE VERTICAL FACE OF THE CURB AND TOP OF CURB. "FIRE LANE - TOW AWAY ZONE" SHALL BE MARKED IN 4" WHITE BLOCK LETTERS ON FACE OF CURB ONLY.
5. WHERE A FIRE LANE IS ADJACENT TO PARKING SPACES THE FIRE LANE STRIPING SHALL BE AN 8" RED STRIPE PAINTED ON THE DRIVE SURFACE WITH 4" WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE." FIRE LANE STRIPING SHALL EXTEND BEHIND ALL PARKING SPACES.
6. WHERE A FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, OR OTHER FIRE PROTECTION EQUIPMENT IS LOCATED ON A FIRE LANE, THE FIRE LANE SHALL BE A MINIMUM OF TWENTY-SIX FEET (26') IN WIDTH, EXCLUSIVE OF SHOULDERS.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER
2017-09-28
FIRE MARSHAL

City Of Leander, Texas
DETAIL #501-2
FIRE LANE STRIPING



FIRE APPARATUS ACCESS ROADS:
1. ALL FIRE APPARATUS ACCESS ROADS AND TEMPORARY TURNAROUNDS SHALL COMPLY WITH THE CURRENT INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF LEANDER, AND CITY OF LEANDER CODE OF ORDINANCES.
2. ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD CONSTRUCTED WITH AN ASPHALT OR CONCRETE DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
3. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED TEN-PERCENT (10%) IN GRADE WITHOUT THE APPROVAL OF THE FIRE MARSHAL.
4. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF ONE HUNDRED AND FIFTY FEET (150') IN LENGTH SHALL BE PROVIDED WITH WIDTH AND TURNAROUND PROVISIONS IN ACCORDANCE WITH THE TABLE BELOW.

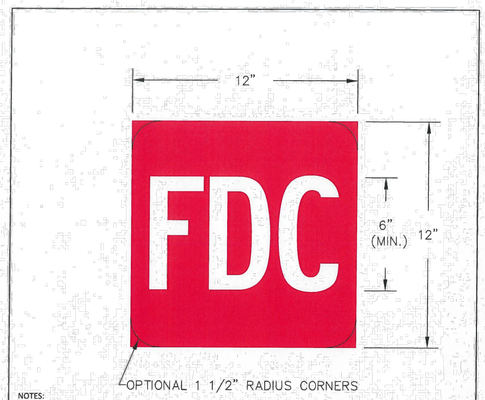
LENGTH (FEET)	WIDTH (FEET)	TURNAROUNDS REQUIRED
0-150	20	NONE REQUIRED
151-500	20	120-FOOT HAMMERHEAD, 60-FOOT "Y" OR 96-FOOT DIAMETER CUL-DE-SAC
501-750	26	120-FOOT HAMMERHEAD, 60-FOOT "Y" OR 96-FOOT DIAMETER CUL-DE-SAC
OVER 750	SPECIAL APPROVAL REQUIRED	

5. GATES SECURING FIRE APPARATUS ACCESS ROADS SHALL BE NOT LESS THAN TWENTY FEET (20') IN WIDTH WHERE A SINGLE GATE IS PROVIDED. WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL BE NOT LESS THAN TWELVE FEET (12').
6. ALL GATE LOCKS SHALL COMPLY WITH CITY OF LEANDER CODE OF ORDINANCES SECTION 506.1.1.
7. GATES SECURING FIRE APPARATUS ACCESS ROADS SHALL BE OF THE SWINGING OR SLIDING TYPE.
8. FIRE APPARATUS ACCESS ROADS SHALL BE TWENTY-SIX FEET (26') IN WIDTH FOR TWENTY-FEET (20') IN BOTH DIRECTIONS FROM FIRE HYDRANTS, AT MINIMUM, TO PROVIDE MINIMUM CLEARANCE FOR EMERGENCY OPERATIONS.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER
2016-08-15
FIRE MARSHAL

City Of Leander, Texas
DETAIL #501-3
FIRE APPARATUS ACCESS ROADS & TURNAROUNDS

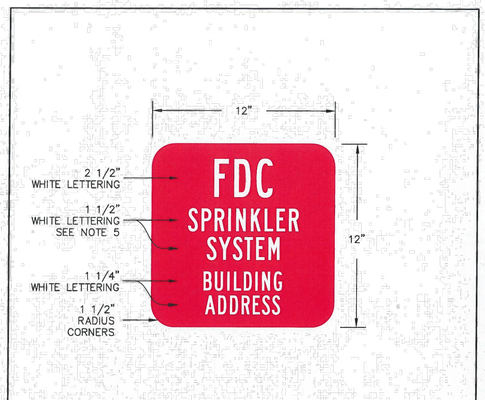


NOTES:
1. 12-INCH BY 12-INCH, 0.080 INCH THICK ALUMINUM BLANKS. COVERED WITH 3M DIAMOND GRADE, WHITE, REFLECTIVE SHEETING. LETTERING SHALL BE UPPER CASE, MINIMUM OF 6" IN HEIGHT WITH 1-1/4" LETTER STROKE, AND CUT FROM RED 3M ELECTRO CUT FILM.
2. ALL FONTS SHALL BE TRAFFIC CAD SERIES B OR FHWA SERIES B.
3. ON BUILDINGS, WHERE THE FIRE DEPARTMENT CONNECTION (FDC) IS NOT VISIBLE FROM THE FIRE LANE, THE FDC SHALL BE INDICATED BY AN APPROVED SIGN MOUNTED AS DIRECTED BY THE FIRE MARSHAL.
4. SIGN SHALL BE INSTALLED WITH ITS HORIZONTAL CENTERLINE A MINIMUM OF FOUR FEET (4') ABOVE THE FIRE DEPARTMENT CONNECTION AND PROVIDING AN UNOBSTRUCTED VIEW FROM THE FIRE DEPARTMENT ACCESS ROAD, TO INCLUDE CONSIDERATION FOR FUTURE VEGETATIVE GROWTH.
5. NO WATER-BASED ADHESIVES ARE PERMISSIBLE FOR USE IN ANY PART OF THE SIGN.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER
2017-09-28
FIRE MARSHAL

City Of Leander, Texas
DETAIL #501-4
FIRE DEPARTMENT CONNECTION SIGN

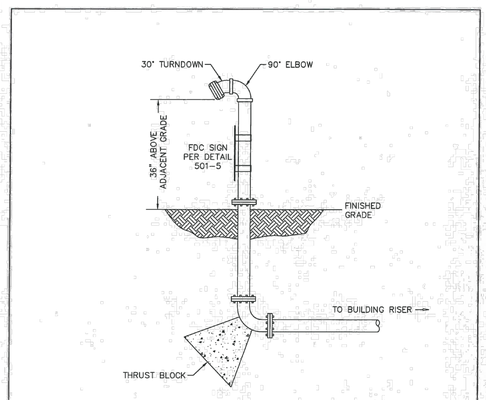


NOTES:
1. 12-INCH BY 12-INCH, 0.080 INCH THICK ALUMINUM BLANKS. COVERED WITH 3M DIAMOND GRADE, WHITE, REFLECTIVE SHEETING. LETTERING SHALL BE UPPER CASE AND CUT FROM RED 3M ELECTRO CUT FILM.
2. ALL FONTS SHALL BE TRAFFIC CAD SERIES B OR FHWA SERIES B.
3. SIGN SHALL BE MOUNTED TO THE REMOTE FIRE DEPARTMENT CONNECTION (FDC) WITH THE FACE OF THE SIGN PERPENDICULAR TO THE FIRE LANE USING TWO MOUNTING STRAPS WITH NUT AND BOLT FASTENERS. FASTENERS SHALL NOT OBSTRUCT TEXT ON THE REMOTE FDC SIGN.
4. NO WATER-BASED ADHESIVES ARE PERMISSIBLE FOR USE IN ANY PART OF THE SIGN.
5. "SPRINKLER SYSTEM" SHALL BE REPLACED WITH BUILDING NUMBER OR LETTER (E.G. BLDG A) WHEN THERE ARE MULTIPLE REMOTE FIRE DEPARTMENT CONNECTIONS WITHIN A DEVELOPMENT.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER
2017-09-28
FIRE MARSHAL

City Of Leander, Texas
DETAIL #501-5
REMOTE FDC SIGN

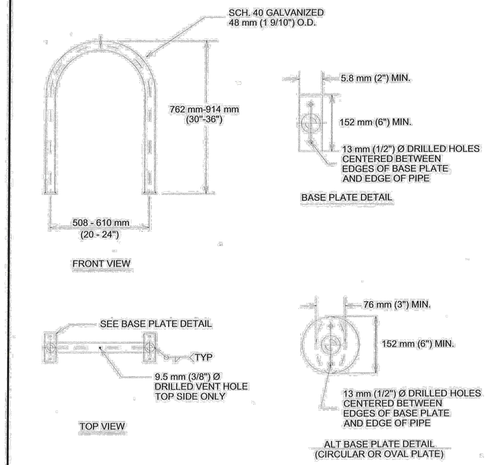


REMOTE FIRE DEPARTMENT CONNECTIONS:
1. REMOTE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED REMOTELY FROM THE STRUCTURE AND OUT OF THE COLLAPSE ZONE.
2. REMOTE FDC SHALL BE LOCATED WITHIN ONE HUNDRED FEET (100') OF A FIRE HYDRANT ASSEMBLY.
3. FDC'S SHALL HAVE A LOCKING KNOX CAP INSTALLED.
4. FDC'S SHALL BE A FIVE INCH (5") STORZ CONNECTION WITH THIRTY DEGREE (30°) ELBOW.
5. A SIGN SHALL BE PERMANENTLY AFFIXED TO THE FDC STATING THE ADDRESS IT SERVES PER STANDARD DETAIL #501-5.
6. PIPE SIZE SHALL BE DETERMINED BY HYDRAULIC CALCULATIONS, BUT SHALL BE A MINIMUM OF FOUR INCH (4") DIA .
7. A STROBE OPERATED BY THE FIRE SUPPRESSION SYSTEM'S WATER FLOW ALARM SHALL BE MOUNTED ABOVE THE REMOTE FDC WHEN THERE ARE MULTIPLE FDC'S ADJACENT TO ONE ANOTHER WITHIN A SITE OR DEVELOPMENT.

*THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. DRAWING NOT TO SCALE.

MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER
2017-09-28
FIRE MARSHAL

City Of Leander, Texas
DETAIL #501-6
REMOTE FIRE DEPARTMENT CONNECTION



GENERAL NOTES:
1. RACK INSTALLATION METHOD SHALL COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
3. BASE PLATES TO BE 6.35 mm (1/4") PLATES, ASTM A-36 1010-1018 LOW CARBON PRIME STEEL

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS
9/26/12 ADOPTED

CLASS III STYLE BICYCLE PARKING

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

STANDARD NO. 710S-1 1 OF 1

STATE OF TEXAS NICHOLAS R. SANDLIN 124404 LICENSED PROFESSIONAL ENGINEER
10/21/2025

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

ENGINEERING | CONSULTING
SANDLIN SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

SITE DETAILS (2 OF 6)

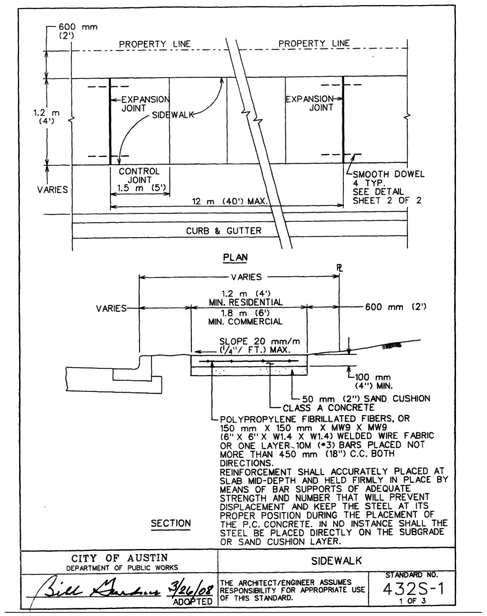
PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

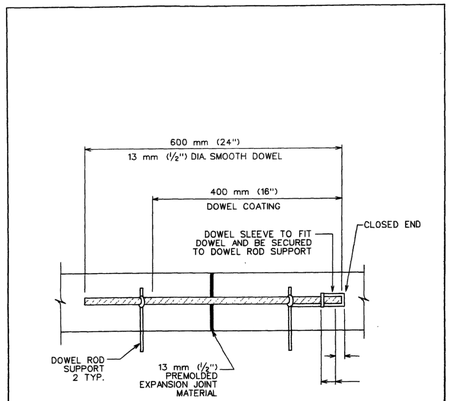
#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 37 OF 47

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\S PBR DTL.dwg-SITE DETAILS (2 OF 6) Plotted Oct 28, 2025 at 8:27am by Engineer | Last Saved by: Engineer

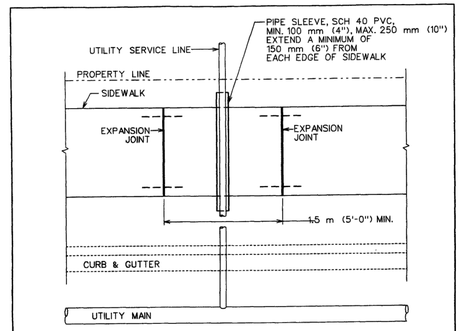


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3

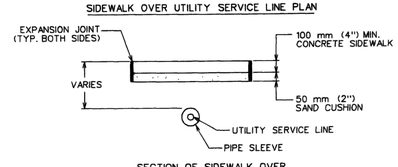


DOWEL DETAIL

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3



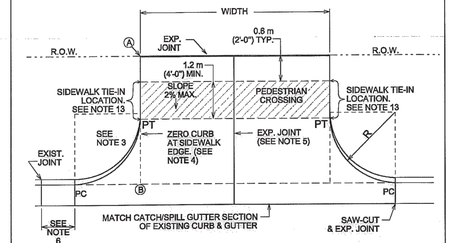
SIDEWALK OVER UTILITY SERVICE LINE PLAN



SECTION OF SIDEWALK OVER UTILITY SERVICE LINES

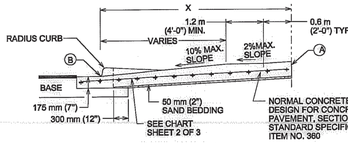
NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3



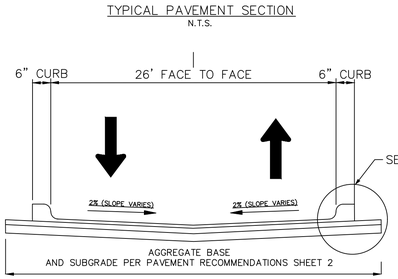
PLAN

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

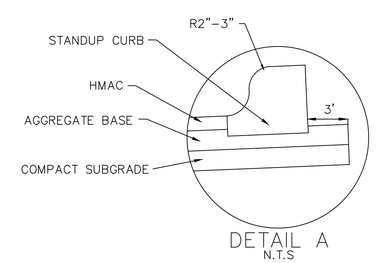


CROSS SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/29/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

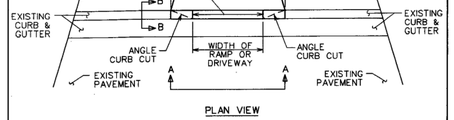


FOR RIGID PAVEMENT SECTION REFER TO GEOTECHNICAL REPORT SHEET 2

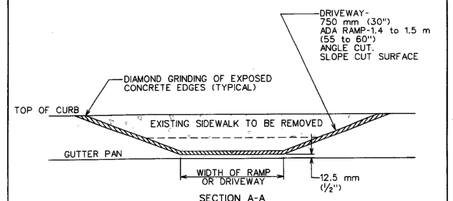


GENERAL NOTES:
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION WITHIN PRIVATE PROPERTY ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9" (23 mm), A NOMINAL HEIGHT OF 0.2" (5 mm) AND A NOMINAL CENTER TO CENTER SPACING OF 2.35" (60 mm) AND SHALL CONSTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. (Re: ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVER PATTERN SHALL BE BASKET WEAVE UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADIIARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO ¼" (6 mm) JOINT SIZE. GAPS LARGER THAN ¼" (6 mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 403S.3.5, MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (PRIVATE PROPERTY)	
Bill Gardner 6/26/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2B 2 OF 2

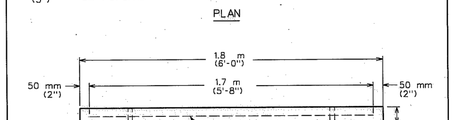


PLAN VIEW

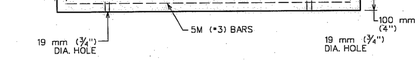


SECTION A-A

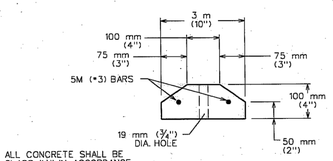
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CURB CUT FOR RAMP OR DRIVEWAY (OPTIONAL)	
Bill Gardner 3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 470S-1 1 OF 2



PLAN



LONGITUDINAL SECTION

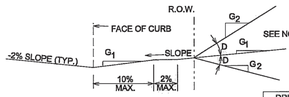


ALL CONCRETE SHALL BE CLASS "A" IN ACCORDANCE WITH ITEM 403S.

CROSS SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PARKING LOT BUMPER CURB	
Bill Gardner 3/15/05 APPROVED ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 439S-1

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS



ALLOWABLE GRADES

DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE STD.	MAX
>1500	0%	3%
500-1500	3%	6%
<500	6%	15%

NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 80% OF PARCEL FRONTAGE AT 30 METERS (100 FEET): WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND %2 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2

STATE OF TEXAS
NICHOLAS R SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

SITE DETAILS (3 OF 6)

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

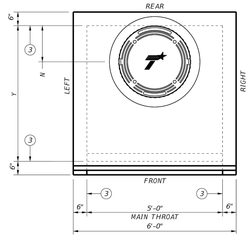
SHEET 38 OF 47

G:\shared drives\pondlin services llc\pondlin services projects\land development division\01-2025-007 peak performance 183a\CAD\construction sheets\S PRR DTL.dwg-SITE DETAILS (3 OF 6) Posted Oct 28, 2025 at 8:27am by Engineer | Last Saved by: Engineer

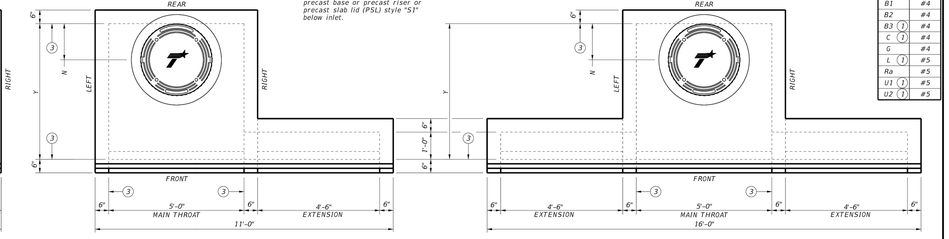
Size (Y)	N	MH Dia (2)
3'	9"	18"
4'	16"	32"
5'	16"	32"
6'	16"	32"

BAR TABLE	
BAR	SIZE
A1	#3
A2	#3
A3 (1)	#3
A4 (1)	#3
B1	#4
B2	#4
B3 (1)	#4
C (1)	#4
G	#4
L (1)	#5
Ra	#5
U1 (1)	#5
U2 (1)	#5

1. Reinforcing bar used only with extension(s).
2. Nominal ring and cover size.
3. Matches inside face of wall of precast base or precast riser or precast slab lid (PSL) style "S1" below inlet.

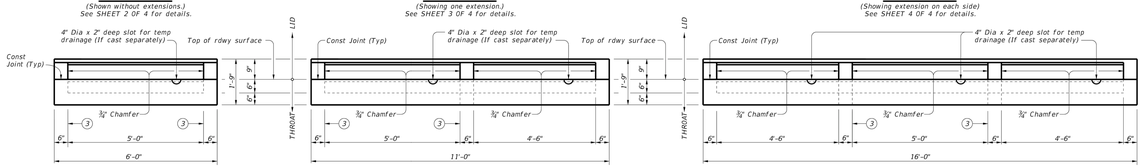


PLAN VIEW
(Shown without extensions.)
See SHEET 2 OF 4 for details.



PLAN VIEW
(Showing one extension.)
See SHEET 3 OF 4 for details.

PLAN VIEW
(Showing extension on each side)
See SHEET 4 OF 4 for details.



FRONT VIEW
(Shown without extensions.)
See SHEET 2 OF 4 for details.

FRONT VIEW
(Showing one extension.)
See SHEET 3 OF 4 for details.

FRONT VIEW
(Showing extension on each side.)
See SHEET 4 OF 4 for details.

CONSTRUCTION NOTES:
Chamfer all vertical edges of inlet lid ¾" as shown in Front View, Sheet 1 of 4.
Maintain 1 ½" clear cover to ends of all vertical reinforcing bars, unless otherwise noted.

MATERIAL NOTES:
Provide Class "S" concrete (f'c = 4,000 psi).
Provide Grade 60 reinforcing steel or equivalent area of WWR.
Provide cast iron solid cover, unless noted otherwise elsewhere in the plans.

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
The intent of this standard is to provide a cast-in-place lid to be used with precast base, precast riser or precast slab lid style "S1".
Inlet throat and lid are not intended for direct traffic. Do not place in roadway.
Lid and throat may be cast monolithically or separately.
See Precast Base (PB) standard for details and notes not shown.
See Precast Slab Lid (PSL) standard for details and notes not shown.
See Curb & Gutter Transitions Details (CGT-PCO) standard for transition examples.
Extensions may be right, left, both, or none. Provide extensions as specified elsewhere in the plans.
Shop drawings for approval are not required.
Payment for inlet is per Item 465, "Junction Boxes, Manholes, and Inlets" by type, size, and extension placement. Extensions are subsidiary to inlet.
Open area of main throat = 360 sq in.
Open area of one extension throat = 324 sq in.

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

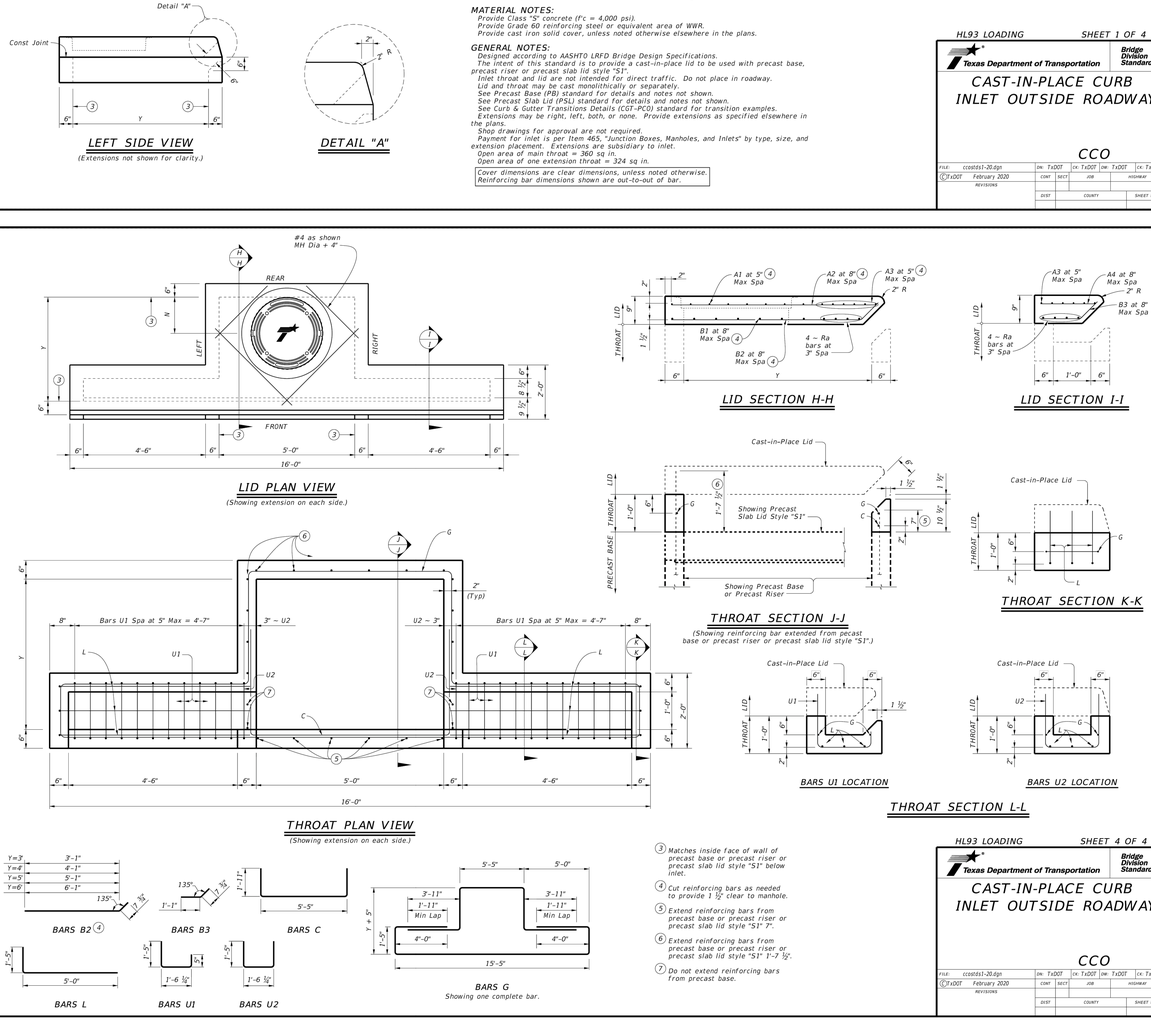
HL93 LOADING — SHEET 1 OF 4

Texas Department of Transportation — Bridge Division Standard

CAST-IN-PLACE CURB INLET OUTSIDE ROADWAY

CCO

FILE:	ccods1-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT	February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS		DIST	COUNTY		SHEET NO.



LID PLAN VIEW
(Showing extension on each side.)

LID SECTION H-H

LID SECTION I-I

THROAT SECTION J-J
(Showing reinforcing bar extended from pecast base or precast riser or precast slab lid style "S1".)

THROAT SECTION K-K

THROAT PLAN VIEW
(Showing extension on each side.)

BARS U1 LOCATION

BARS U2 LOCATION

THROAT SECTION L-L

3. Matches inside face of wall of precast base or precast riser or precast slab lid style "S1" below inlet.
4. Cut reinforcing bars as needed to provide 1 ½" clear to manhole.
5. Extend reinforcing bars from precast base or precast riser or precast slab lid style "S1" 7".
6. Extend reinforcing bars from precast base or precast riser or precast slab lid style "S1" 1'-7 ½".
7. Do not extend reinforcing bars from precast base.

HL93 LOADING — SHEET 4 OF 4

Texas Department of Transportation — Bridge Division Standard

CAST-IN-PLACE CURB INLET OUTSIDE ROADWAY

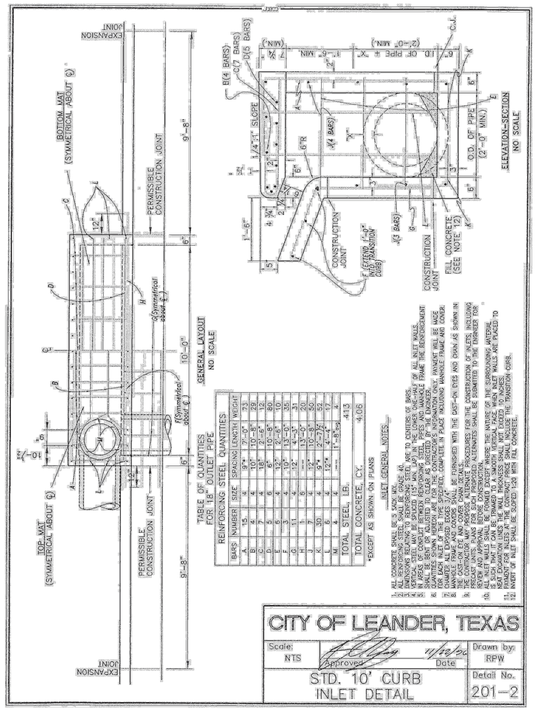
CCO

FILE:	ccods1-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT	February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS		DIST	COUNTY		SHEET NO.

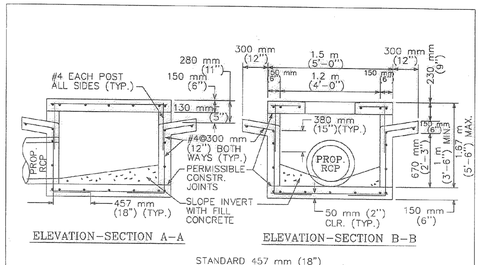
DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:

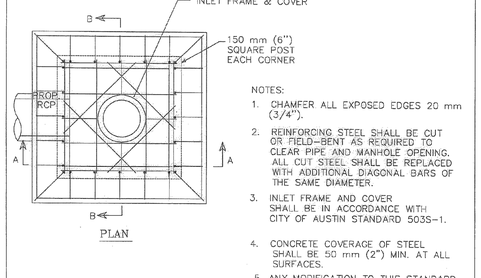
G:\phored drives\pondlin. services llc\pondlin. services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\S PPR 01.dwg-SITE DETAILS (4 OF 6) Plotted: Oct 28, 2025 at 8:27am by Engineer | Last Saved by: Engineer



CITY OF LEANDER, TEXAS			
Scale: NTS	Approved:	Date: 11/16/06	Drawn by: RPW
STD. 10' CURB INLET DETAIL			Detail No. 201-2



ELEVATION–SECTION A–A — ELEVATION–SECTION B–B



NOTES:
1. CHAMFER ALL EXPOSED EDGES 20 mm (3/4").
2. REINFORCING STEEL SHALL BE CUT OR FIELD-BENT AS REQUIRED TO CLEAR PIPE AND MANHOLE OPENING. ALL CUT STEEL SHALL BE REPLACED WITH ADDITIONAL DIAGONAL BARS OF THE SAME DIAMETER.
3. INLET FRAME AND COVER SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD 5035–1.
4. CONCRETE COVERAGE OF STEEL SHALL BE 50 mm (2") MIN. AT ALL SURFACES.
5. ANY MODIFICATION TO THIS STANDARD SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER.

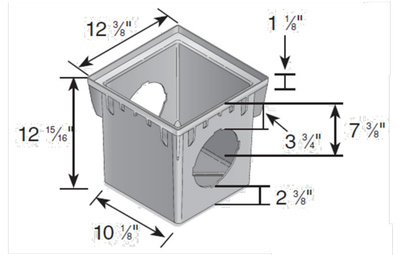
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	4-SIDED AREA INLET	
ADOPTED 2010	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD	STANDARD NO. 508S-9

STATE OF TEXAS
NICHOLAS R SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

NDS™ WE PUT WATER IN ITS PLACE

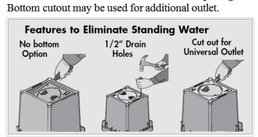
TECHNICAL SPECIFICATIONS

12" x 12" CATCH BASIN



1200BLKIT- Catch basin with 2 openings
1200- Catch basin with two openings
1203- Catch basin with 3 openings
1204- Catch basin with 4 openings

Material: Polypropylene
Colors: Black (1200BLKIT, 1200, 1203,1204)
Fits: Requires either part # 1206, #1242, # 1243, #1245, #1266, or # 1889 Universal Outlet for each opening.
Bottom cutout may be used for additional outlet.



851 N. Harvard Avenue
Lindsay, CA 93247
800-726-1994

Visit ndspro.com for specs, detail drawings, and case studies

NDS WE PUT WATER IN ITS PLACE

CONTRACTOR TO USE THIS DETAIL OR APPROVED EQUAL

TEXAS 811 DIAL 811 BEFORE YOU DIG

WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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ENGINEERING | CONSULTING
SANDLIN SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

SITE DETAILS (4 OF 6)

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 39 OF 47

PEAK BUSINESS PARK

PUBLIC IMPROVEMENT CONSTRUCTION PLANS

ADDRESS:

7962 183A, LEANDER, TX 78641

PICP #: PICP-XX-XXXX

THIS PROPOSED DEVELOPMENT WILL NOT RESULT IN ANY IDENTIFIABLE ADVERSE IMPACT TO OTHER PROPERTIES. SEE DRAINAGE AREA MAPS AND CALCULATIONS FOR DETAILED ANALYSIS.

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

PROJECT CONTACTS

OWNER:

EAST WOODVIEW DEVELOPMENT, LLC
3901 SIMON RIDGE CT
CEDAR PARK, TX 78613
GPSREDEVELOPMENT@GMAIL.COM
CONTACT: GARY SCHILL

ENGINEER:

SANDLIN SERVICES, LLC
9111 JOLLYVILLE RD, SUITE 212
AUSTIN, TEXAS 78759
806-679-7303
CONTACT: NICHOLAS SANDLIN, P.E.

LAND SURVEYOR:

GBI PARTNERS
7696 183-A, BUILDING 2, STE. A
LEANDER, TX 78641
281-499-4539
WWW.GBISURVEY.COM
CONTACT: ALAN HORTON, RPLS

SURVEY AND BENCHMARK

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARKS AND INFORMATION.

CONTACT SURVEYOR – INFORMATION THIS SHEET

BEARINGS ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE (NAD 83)

LEGAL DESCRIPTION

S5954 – DUNKLEY SUBD, LOT 2 (PT), ACRES 2.7652
S5954 – DUNKLEY SUBD, LOT 3 (PT), ACRES 4.8852
SEE PLAT SHEET

ZONING AND USE

JURISDICTION:	CITY OF LEANDER
ZONING:	SINGLE-FAMILY SUBURBAN/RURAL (SFS/SFR)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	COMMERCIAL

WATERSHED

WATERSHED:	TURKEY CREEK – BRUSHY CREEK

EDWARDS AQUIFER

THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AS DEFINED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

FLOODPLAIN NOTE

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL #48491C0455F, AND INCORPORATED AREAS EFFECTIVE DATE 12/20/2019 FOR WILLIAMSON COUNTY, TEXAS.

UTILITIES

WATER:	CITY OF LEANDER
WASTEWATER:	CITY OF LEANDER

NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF LEANDER MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. THIS SITE IS LOCATED WITHIN THE CITY OF LEANDER IN WILLIAMSON COUNTY AND SHALL CONFORM TO THE CURRENT STANDARDS, SPECIFICATIONS AND GENERAL CONDITIONS OF THE CITY.
3. 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.
4. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 48491C0455F, DATED 12/20/2019, NO PORTION OF THIS TRACT LIES WITHIN FEMA FLOODPLAIN
5. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. A TCEQ CZP PERMIT IS REQUIRED.
6. CZP #: XXX
7. SEE TREE LIST FOR TREES LOCATED ONSITE.
8. ANY PROTECTED TREE REMOVED MUST BE MITIGATED ON AN INCH PER INCH BASIS.
9. ANY STREET CLOSURE REQUIRES PRIOR APPROVAL FROM CITY OF LEANDER TRANSPORTATION DEPARTMENT.

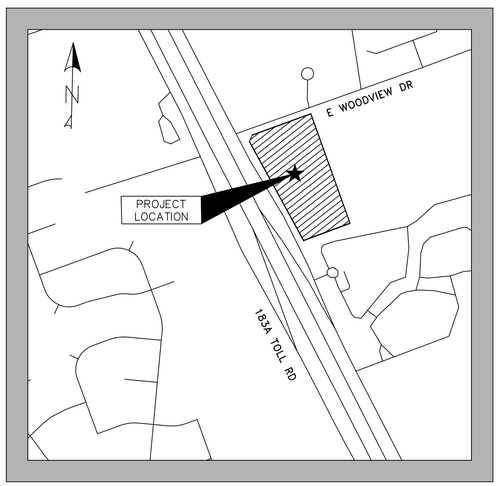
LEANDER NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. THIS SITE IS LOCATED WITHIN THE CITY OF LEANDER (FULL PURPOSE).
3. THIS SITE LIES OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE. TCEQ PERMIT #XXXXXX.
4. 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.
5. ALL POTABLE WATER SYSTEM COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP, AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE, FITTINGS AND BACKFLOW PREVENTERS. FIRE HYDRANTS, TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENT OR ON THE PACKAGING SHALL NOT BE INSTALLED.
6. THE CONTRACTOR OR SURVEYOR WILL OBTAIN A DIGITAL COPY OF THE CAD FILES THAT REPRESENT THESE IMPROVEMENTS; SANDLIN SERVICES, LLC AND IT'S ASSOCIATES TAKE NO RESPONSIBILITY FOR THE LOCATION OF THESE IMPROVEMENTS IN ANY COORDINATE SYSTEM. DIGITAL FILES USED TO PRODUCE THESE PLANS WERE PARTIALLY CREATED BY PARTIES OTHER THAN SANDLIN SERVICES, LLC AND ARE NOT INTENDED FOR USE IN CONSTRUCTION STAKING. VERTICAL AND HORIZONTAL DATA SHALL BE INDEPENDENTLY VERIFIED BY CONTRACTOR'S R.P.L.S.
7. SANDLIN SERVICES, LLC HAS ENDEAVORED TO DESIGN THESE PLANS COMPLIANT WITH ADA/TDLR AND OTHER ACCESSIBILITY REQUIREMENTS. HOWEVER, THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY RESPONSIBILITY FOR CONSTRUCTING THESE IMPROVEMENTS COMPLIANT WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. IF THE CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND ACCESSIBILITY LAWS/RULES, HE IS TO STOP WORK IN THE AREA OF CONFLICT AND NOTIFY THE ENGINEER IMMEDIATELY FOR A RESOLUTION AND/OR REVISION TO THESE PLANS. SANDLIN SERVICES, LLC SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTING THIS SITE COMPLIANT WITH ACCESSIBILITY LAWS/RULES REGARDLESS OF WHAT IS SHOWN IN THESE PLANS.

APPROVAL OF THESE PLANS BY THE CITY OF LEANDER INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

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

THE ENGINEER-OF-RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, REGULATORY COMPLIANCE, AND ADEQUACY OF THESE PLANS AND/OR SPECIFICATIONS WHETHER THE PLANS AND/OR SPECIFICATIONS WERE REVIEWED BY THE CITY ENGINEER(S)



PROJECT LOCATION MAP
1" = 500'

SHEET LIST	
NUMBER	TITLE
1	COVER PAGE
2	GENERAL NOTES (1 OF 2)
3	GENERAL NOTES (2 OF 2)
4	FINAL PLAT
5	EXISTING CONDITIONS & DEMOLITION PLAN
6	EROSION & SEDIMENTATION CONTROL PLAN (1 OF 3)
7	EROSION & SEDIMENTATION CONTROL PLAN (2 OF 3)
8	EROSION & SEDIMENTATION CONTROL PLAN (3 OF 3)
9	WATER DISTRIBUTION PLAN
10	WATER LINE A (1+00 TO 5+00)
11	WATER LINE A (5+00 TO 9+00)
12	WATER LINE A (9+00 TO END)
13	WASTEWATER COLLECTION PLAN
14	WASTEWATER A (1+00 TO 5+00)
15	WASTEWATER A (5+00 TO 9+00)
16	WASTEWATER A (9+00 TO END)
17	EROSION CONTROL DETAILS
18	UTILITY DETAILS (1 OF 2)
19	UTILITY DETAILS (2 OF 2)

CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM THE COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN. AN INSPECTION FEE, AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.
2. BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE, HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
3. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM 1-800-245-4545, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.
4. ENVIRONMENTAL INSPECTION HAS THE AUTHORITY TO MODIFY/CHANGE EROSION AND SEDIMENTATION CONTROLS TO KEEP THE PROJECT IN COMPLIANCE.
5. THE CONTRACTOR OR SURVEYOR WILL OBTAIN A DIGITAL COPY OF THE CAD FILES THAT REPRESENT THESE IMPROVEMENTS; SANDLIN SERVICES, LLC AND IT'S ASSOCIATES TAKE NO RESPONSIBILITY FOR THE LOCATION OF THESE IMPROVEMENTS IN ANY COORDINATE SYSTEM. DIGITAL FILES USED TO PRODUCE THESE PLANS WERE PARTIALLY CREATED BY PARTIES OTHER THAN SANDLIN SERVICES, LLC AND ARE NOT INTENDED FOR USE IN CONSTRUCTION STAKING. VERTICAL AND HORIZONTAL DATA SHALL BE INDEPENDENTLY VERIFIED BY CONTRACTOR'S R.P.L.S.
6. SANDLIN SERVICES, LLC HAS ENDEAVORED TO DESIGN THESE PLANS COMPLIANT WITH ADA/TDLR AND OTHER ACCESSIBILITY REQUIREMENTS. HOWEVER, THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY RESPONSIBILITY FOR CONSTRUCTING THESE IMPROVEMENTS COMPLIANT WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. IF THE CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND ACCESSIBILITY LAWS/RULES, HE IS TO STOP WORK IN THE AREA OF CONFLICT AND NOTIFY THE ENGINEER IMMEDIATELY FOR A RESOLUTION AND/OR REVISION TO THESE PLANS. SANDLIN SERVICES, LLC SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTING THIS SITE COMPLIANT WITH ACCESSIBILITY LAWS/RULES REGARDLESS OF WHAT IS SHOWN IN THESE PLANS.

LAND USE SUMMARY	
DEVELOPER INFORMATION	EAST WOODVIEW DEVELOPMENT, LLC 3901 SIMON RIDGE CT CEDAR PARK, TX 78613 GPSREDEVELOPMENT@GMAIL.COM CONTACT: GARY SCHILL
SUBMITTAL/FILING DATE	10/24/2025
PROPOSED USE	COMMERCIAL – OFFICE WAREHOUSE BUILDINGS
FUTURE LAND USE CATEGORY	MULTI-USE CORRIDOR
ASSOCIATED PROJECT NUMBERS	

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC

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COVER PAGE

PEAK BUSINESS PARK
PICP-25-XXXX

CORRECTIONS RECORD

NO.	DESCRIPTION	REVISE (R) ADD (D) VOID (V) SHEET NO.'s	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq.ft.)	TOTAL SITE IMP. COVER (sq.ft.)/%	APPROVAL/ DATE	DATE IMAGED

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 1 OF 19

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\picp construction plans\TITLE BLOCK 24x36 PICP.dwg-Model Plotted Oct 28, 2025 at 8:33am by $(++) | Last Saved by: Engineer

ABBREVIATIONS AND DEFINITIONS	
A	AREA
ADA	AMERICANS WITH DISABILITIES ACT
AWWA	AMERICAN WATER WORKS ASSOCIATION
B-B	BACK TO BACK
BC	BEGIN CURVE
BC	BACK OF CURB
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CFS	CUBIC FEET PER SECOND
CITY	CITY, TOWN, OR OTHER LOCAL APPLICABLE JURISDICTION
CL	CENTERLINE
CONC	CONCRETE
CY	CUBIC YARD
DEMO	DEMOLITION
DG	DECOMPOSED GRANITE
EA	EACH
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GROUND/GRADE
EL	ELEVATION
ELEC	ELECTRICAL/ELECTRICITY
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
F-F	FACE TO FACE
FG	FINISHED GRADE/GROUND
FH	FIRE HYDRANT
FL	FLOWLINE
FC	FACE OF CURB
FT	FEET
HGL	HYDRAULIC GRADE LINE
LF	LINEAR FEET
LT	LEFT
MH	MANHOLE
MN	MINUTE/MINIMUM
NOI	NOTICE OF INTENT, REF. TCEQ GENERAL PERMIT
NOT	NOTICE OF TERMINATION, REF. TCEQ GENERAL PERMIT
NTS	NOT TO SCALE
OC	ON CENTER
OFF	OFFSET
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE/POINT OF COMPOUND CURVATURE
PG	PROPOSED GRADE
PI	POINT OF INFLECTION
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RT	RIGHT
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SY	SQUARE YARD
TAS	ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS
TC	TOP OF CURB
TCEQ	TEXAS COMMISSION OF ENVIRONMENTAL QUALITY
TEMP	TEMPORARY
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
TXMUTCD	TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
TW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURVE
WTR	WATER
WW	WASTEWATER

NOTICE: ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE ENGINEER OF RECORD IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICES ACT

TRENCH EXCAVATION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA, FOR ALL TRENCHES. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
2. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS, AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
3. BRACING OF UTILITY POLES MAY BE REQUIRED WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.

STORM WATER DISCHARGE AUTHORIZATION

THE CONTRACTOR AND WHERE APPLICABLE SUBCONTRACTORS ARE RESPONSIBLE FOR:

1. COMPLIANCE WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. ENSURING THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST 7 DAYS PRIOR CONSTRUCTION. AND THEY PROVIDE A COPY OF ALL SIGNED NOI'S TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.
3. IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), IF IT APPLIES, IE. POST SITE NOTICE, INSPECTIONS, DOCUMENTATION AND SUBMISSION OF ANY INFORMATION, SUCH AS NOI, REQUIRED BY TCEQ AND EPA.
4. SIGNING THE REQUIRED CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS STATED IN THE SWPPP IF PROVIDING SERVICES RELATED TO SWPPP.
5. SUBMITTING TO THE CITY, AND RETAINING ON SITE DURING CONSTRUCTION, A COPY OF THE SWPPP INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATION, AND ANY REVISIONS.
6. PRIMARY OPERATOR IS RESPONSIBLE FOR SUBMITTING A NOTICE OF TERMINATION (NOT) TO TCEQ WITH 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND A VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREA AND ALL AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS AN ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

CONSTRUCTION MEANS, METHODS, & SAFETY PROTECTION NOTES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, INCLUDING OSHA STANDARDS AND WITH ANY OTHER APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEVICES, AND PROTECTIVE EQUIPMENT AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE PERFORMANCE OF THEIR WORK AND SHALL TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS AND EQUIPMENT ARE SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 108.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS".

INDEMNIFICATION

THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE CITY, AND SANDLIN SERVICES, LLC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR SANDLIN SERVICES, LLC. BY ANY EMPLOYEE OF THE CONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION, OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

SAFETY

1. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL, AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
2. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET.
3. WARNING ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
4. ALL FDC'S TO BE TWO 2 ½ INCH SIAMESE CONNECTIONS.
5. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS. TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.

ACCESSIBLE PARKING NOTE:

1. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER ADA) EXIST TO AND FROM DESIGNATED DOORS. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
2. ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE CITY REQUIREMENTS.
3. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS. CURB RAMPS COMPLYING WITH TAS SHALL BE PROVIDED AT ALL PASSENGER LOADING ZONES.
4. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS. SPACES COMPLYING WITH TAS SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY WHEN REQUIRED.
   (A) CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 60" MINIMUM ABOVE THE GROUND, FLOOR, OR PAVING SURFACE SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
   (B) SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS.
   (C) CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS.
5. SLOPES OF CURB RAMPS SHALL COMPLY WITH TAS. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPE OF ADJOINING GUTTER OR ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
6. SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS.
   (A) TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
   (B) FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
7. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC AND ANSI.
8. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
9. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
10. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:30.
11. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.

TRAFFIC CONTROL NOTES:

1. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
3. ALL PARKING SPACES SHALL HAVE A MINIMUM 7'-0" VERTICAL CLEARANCE.
4. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM.
5. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6' CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM.
6. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".
7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY/STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY/STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, OR CONSTRUCTION ADJACENT TO PAVEMENT, SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

EARTHWORK NOTES AND REQUIREMENTS:

1. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
2. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
4. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
5. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS.
6. A RETAINING WALL OVER 4 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT.
7. CONTRACTOR SHALL REMOVE EARTHEN MATERIAL, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
8. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY MAXIMUM DRY DENSITY WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.

GENERAL NOTES AND REQUIREMENTS:

1. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN, AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS,TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC... TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
4. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY, GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
5. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
6. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
7. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
8. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
9. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
10. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
11. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
12. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
13. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
14. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
15. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
16. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS.
19. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITION AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF A DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS, AND/OR DETAILS. THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.
20. THE CONTRACTOR SHALL COMPLY WITH JURISDICTIONAL "GENERAL NOTES" FOR CONSTRUCTION, JURISDICTIONAL NOTES SHALL SUPERCEDE ANY CONFLICT WITH THE SANDLIN SERVICES, LLC. NOTES.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITH OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
22. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION.
23. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
24. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS THAT MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
25. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND PROTECTION OF CONTRACTOR, PRIOR TO AND DURING CONSTRUCTION, AND DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVE GROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
26. THE CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
27. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NOT LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES.
21. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
22. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
23. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
24. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEE.
25. ALL SYMBOLS SHOWN ON THESE PLANS ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
26. COMPLIANCE WITH COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES.
27. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
28. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS FOR UTILITIES AND DETENTION AREAS TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
30. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL OF MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
31. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED

PAVING RECOMMENDATIONS:

PAVING RECOMMENDATIONS BELOW PREPARED BY XXX REPORT #XXXXX DATED X.

GENERAL NOTES FOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS
REVISED July 22, 2024

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

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

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

CONSTRUCTION SEQUENCE NOTES
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.
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.
NOTE: SEE CONSTRUCTION SEQUENCING ON THE EROSION CONTROL SHEET.

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

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

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

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

WATER
1. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTORS' REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LEANDER NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY.
2. CITY PERSONNEL WILL OPERATE OR AUTHORIZE THE CONTRACTOR TO OPERATE ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY BE FINED $500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.
3. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 AM AND 6 AM AFTER COORDINATING WITH CITY CONSTRUCTION INSPECTORS AND INFORMING AFFECTED PROPERTIES.
4. PRESSURE TAPS OR HOT TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. A CITY OF LEANDER INSPECTOR MUST BE PRESENT WHEN THE CONTRACTOR MAKES A TAP, AND/OR ASSOCIATED TESTS. A MINIMUM OF TWO (2) WORKING DAYS NOTICE IS REQUIRED. "SIZE ON SIZE" TAPS SHALL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE THRUST BLOCKS SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. THRUST BLOCKS SHALL BE INSPECTED PRIOR TO BACKFILL.
5. FIRE HYDRANTS ON MAINS UNDER CONSTRUCTION SHALL BE SECURELY WRAPPED WITH A BLACK POLY WRAP BAG AND TAPED INTO PLACE. THE POLY WRAP SHALL BE REMOVED WHEN THE MAINS ARE ACCEPTED AND PLACED INTO SERVICE.
6. THRUST BLOCKS OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURER'S RECOMMENDATION. ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKS AND RESTRAINTS.
7. ALL DEAD END WATER MAINS SHALL HAVE "FIRE HYDRANT ASSEMBLY" OR "BLOW-OFF VALVE AND THRUST BLOCK" OR "BLOW-OFF VALVE AND THRUST RESTRAINTS". THRUST RESTRAINTS SHALL BE INSTALLED ON THE MINIMUM LAST THREE PIPE LENGTHS (STANDARD 20' LAYING LENGTH). ADDITIONALL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURERS RECOMMENDATION AND/OR ENGINEER'S DESIGN.
8. PIPE MATERIAL FOR PUBLIC WATER MAINS SHALL BE PVC (AWWA C900-DR14 MIN. 305 PSI PRESSURE RATING). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, AND SDR-(9)). COPPER PIPES AND FITTINGS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF 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 DFW173OF-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 ACCESSIBILITY 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 ¼" 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.
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 ENGINEER.
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 THE HOURS OF 6 AM TO 9 AM OR 4 PM TO 8 PM WILL BE SUBJECT TO A FINE AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
15. 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 OF 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.
18. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE PUBLIC RIGHT OF WAY UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
19. 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 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 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 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 THE 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 DISTURBED.

BENCHMARK NOTES

CONTACT SURVEYOR FOR SITE BENCHMARK INFORMATION

CONSTRUCTION SEQUENCE NOTES

INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, AND OTHER BMP'S AS SHOWN ON THE PLANS. CONTACT THE DESIGN ENGINEER FOR A PRE-CONSTRUCTION MEETING. PEDERNALES ELECTRIC COOPERATIVE (PEC) AND ATMOS ENERGY (GAS COMPANY) ARE NOTIFIED BY THE TEXAS EXCAVATION SYSTEM (1-800-344-8377).

A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND THE CITY OF LEANDER REPRESENTATIVES AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES AND PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT AT LEAST THREE (3) DAYS PRIOR TO THE MEETING DATE.

CONTACT TEXAS EXCAVATION SYSTEM FOR EXISTING UTILITY LOCATIONS.

CLEAR SITE OF ANY EXISTING MATERIALS, DEBRIS AND VEGETATION ALONG CONSTRUCTION ROUTES.

BEGIN CONSTRUCTION OF PROJECT AS FOLLOWS:

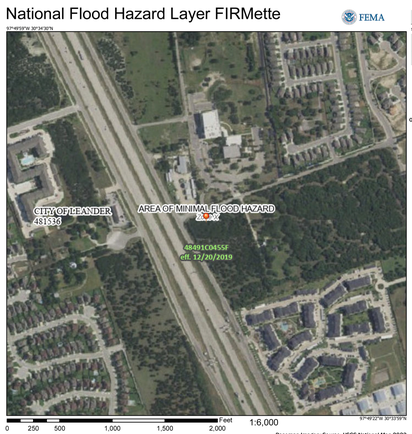
A) SET UP CONTRACTOR TRAILER/OFFICE AND TEMPORARY UTILITIES
B) ROUGH GRADE POND FOR DRAINGE CONTROL
C) BEGIN EXCAVATION (COMPLY WITH OSHA AND CODES, ETC.)
D) INSTALL INFRASTRUCTURE MATERIALS (PIPE, FITTINGS, AND BEDDING MATERIAL, ETC.)
E) BEGIN BUILDING PAD/SLAB CONSTRUCTION
F) COMPLETE PIPE LAYING AND TESTING (COMPLY WITH SPECIFICATIONS)
G) COMPLETE BACKFILL (COMPLY WITH SPECIFICATIONS)
H) INSTALL CURB AND GUTTER
I) FINALIZE BUILDING CONSTRUCTION
J) FINALIZE PAVEMENT INSTALLATION

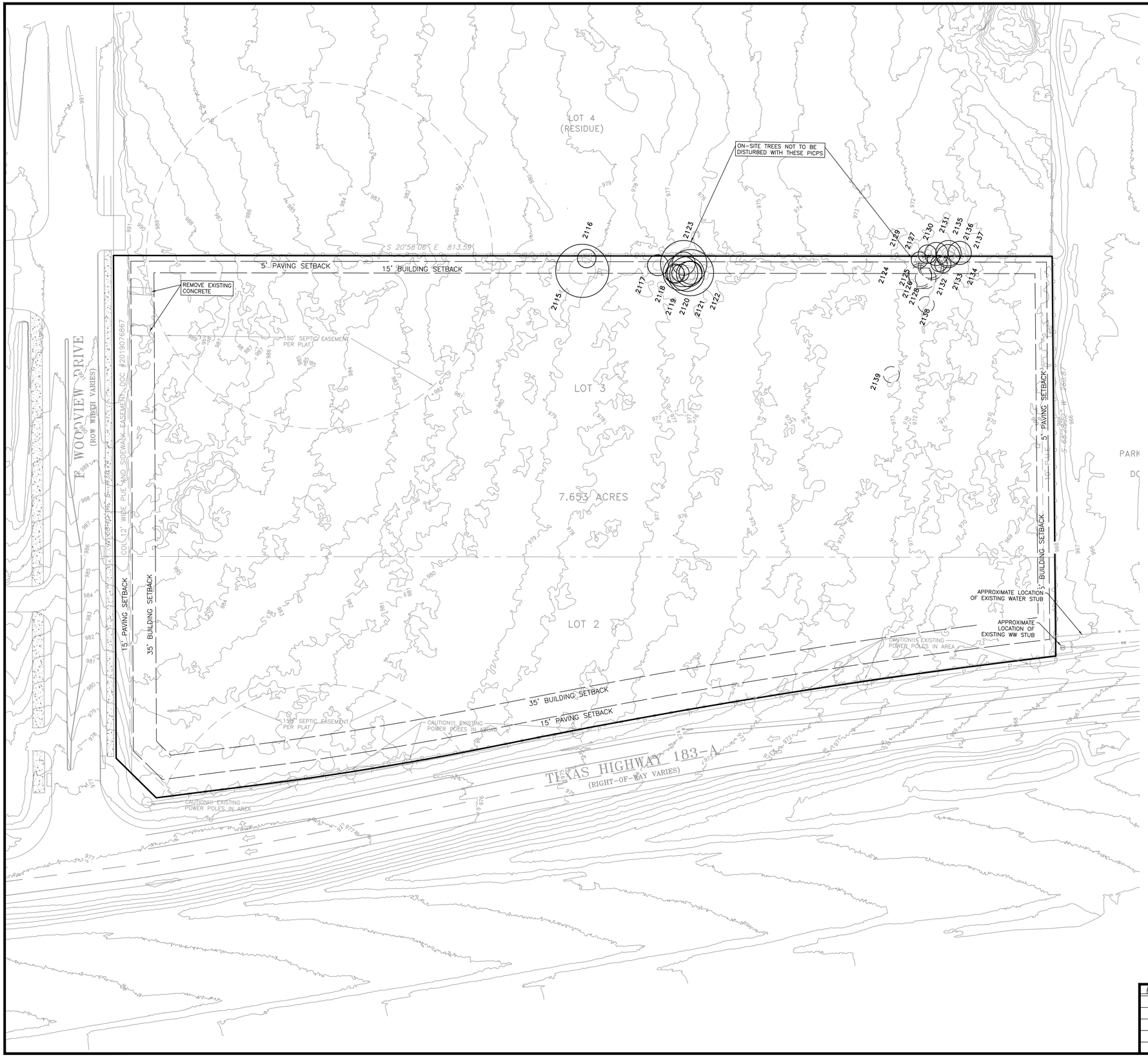
TEST STREET AND DRAINAGE CONSTRUCTION AS SPECIFIED.

REVEGETATE DISTURBED AREAS AS REQUIRED.

UPON ACCEPTANCE OF FINAL CONSTRUCTION AND PROPER REVEGETATION PER SPECIFICATIONS; REMOVE TEMPORARY EROSION CONTROLS.

MAINTAIN, REPAIR, OR REPLACE INTEGRITY OF EXISTING FENCES, PROPERTY CORNERS, AND LANDSCAPING AS REQUIRED.


National Flood Hazard Layer FIRMette
FEMA
Legend
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D
NO SCREEN
Area of Minimal Flood Hazard Zone X
OTHER AREAS
Effective LOMRs
Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall
OTHER FEATURES
Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature
MAP PANELS
Digital Data Available
No Digital Data Available
Unmapped
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/13/2025 at 1:54 PM and does not reflect changes or amendments subsequent to this date and time. The



0 20' 40' 80'

SCALE: 1" = 40'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

EXISTING CONDITIONS AND DEMOLITION PLAN LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- STREET CENTERLINE
- FENCE
- EXISTING CONCRETE SIDEWALK
- EXISTING TRANSFORMER PAD
- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM SEWER LINE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- BFP BACK FLOW PREVENTER
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER MANHOLE
- WW CLEAN OUT
- UTILITY POLE
- 100 EXISTING TREE (TO REMAIN)
- 100 EXISTING TREE (TO BE REMOVED)
- 750 EXISTING CONTOURS
- FLOW ARROW

Tree Table From 1/27/25

Point#	Size (Individual Trunks, in)	1/2 Critical Root Zone (ft)	Species
2115	23	11.50	OAK
2116	9 (8, 2)	4.50	CHINABERRY
2117	9	4.50	CHINABERRY
2118	8	4.00	BLACK ASH
2119	15	7.50	OAK
2120	15	7.50	OAK
2121	11	5.50	OAK
2122	20	10.00	OAK
2123	20	10.00	OAK
2124	10	5.00	OAK
2125	10	5.00	ELM
2126	9	4.50	OAK
2127	7	3.50	OAK
2128	10	5.00	OAK
2129	10	5.00	OAK
2130	8	4.00	OAK
2131	10	5.00	OAK
2132	8.75 (7, 3.5)	4.38	OAK
2133	7.5	3.75	OAK
2134	14.5 (10, 6, 3)	7.25	OAK
2135	11	5.50	OAK
2136	6	3.00	OAK
2137	10	5.00	OAK
2138	7	3.50	OAK
2139	7	3.50	ELM

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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SERVICES, LLC

TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

EXISTING CONDITIONS & DEMOLITION PLAN

PEAK BUSINESS PARK

PICP-25-XXXX

#	REVISION DESCRIPTION	SIGNATURE	DATE

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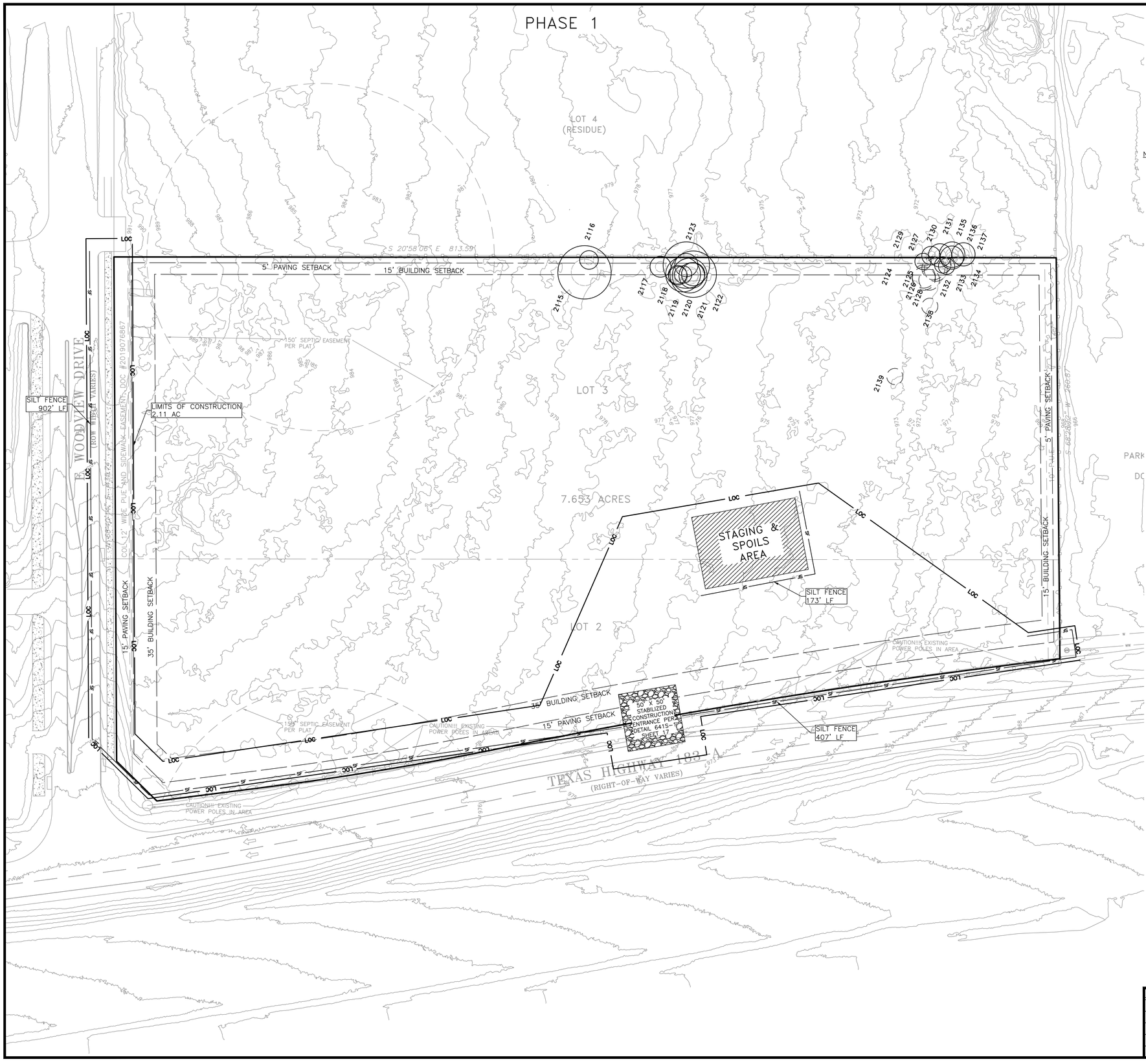

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9. ALL INLETS SHALL HAVE INLET PROTECTION IN PLACE UNTIL THE COMPLETION OF GRADING AND REVEGETATION.
10. IN AREAS WHERE SILT FENCE IS TO BE INSTALLED CROSSING CONTOURS, J-HOOKS SHALL BE ADDED TO THE SILT FENCE EVERY 100 FEET.
11. STABILIZATION OF ALL SLOPES 3:1 OR GREATER, SUITABLE MATTING (TYPE I) WILL BE UTILIZED IN CONJUNCTION WITH REVEGETATIVE EFFORTS ONSITE. CHANNEL STABILIZATION WILL USE TYPE II.
12. THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
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CONSTRUCTION SEQUENCE AND RESTORATION NOTES:

INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, AND OTHER BMP'S AS SHOWN ON THE PLANS. CONTACT THE DESIGN ENGINEER FOR A PRE-CONSTRUCTION MEETING. PEDERNALES ELECTRIC COOPERATIVE (PEC) AND ATMOS ENERGY (GAS COMPANY) ARE NOTIFIED BY THE TEXAS EXCAVATION SYSTEM (1-800-344-8377).

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STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

EROSION CONTROL LEGEND

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- EXISTING EASEMENT LINE
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- CONCRETE WASHOUT
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- AREA INLET PROTECTION
- CURB INLET PROTECTION
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9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

EROSION & SEDIMENTATION CONTROL PLAN (1 OF 3)

PEAK BUSINESS PARK
PICP-25-XXXX

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 6 OF 19

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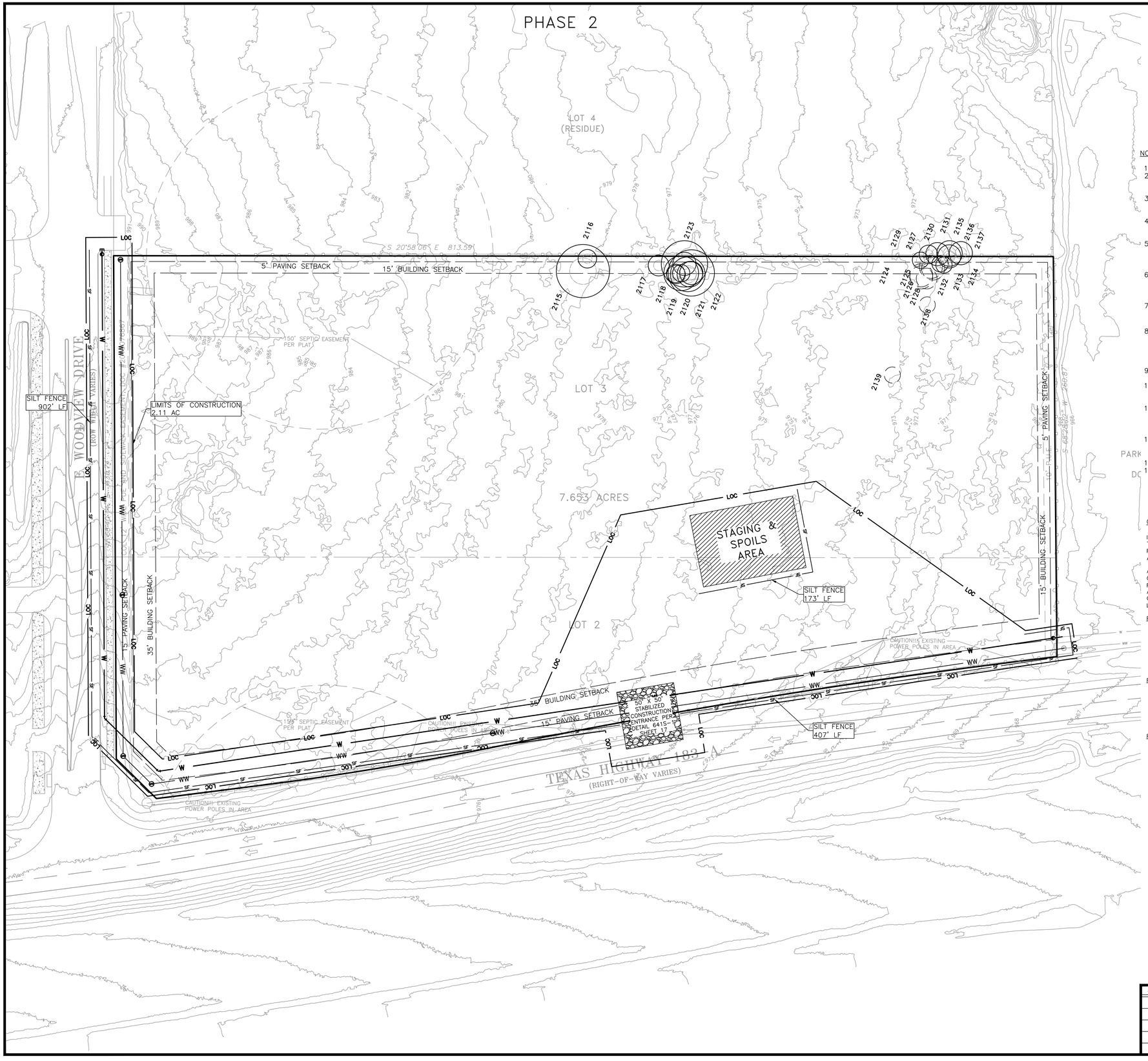

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STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

EROSION CONTROL LEGEND

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9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

EROSION & SEDIMENTATION CONTROL PLAN (2 OF 3)

PEAK BUSINESS PARK
PICP-25-XXXX

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 7 OF 19

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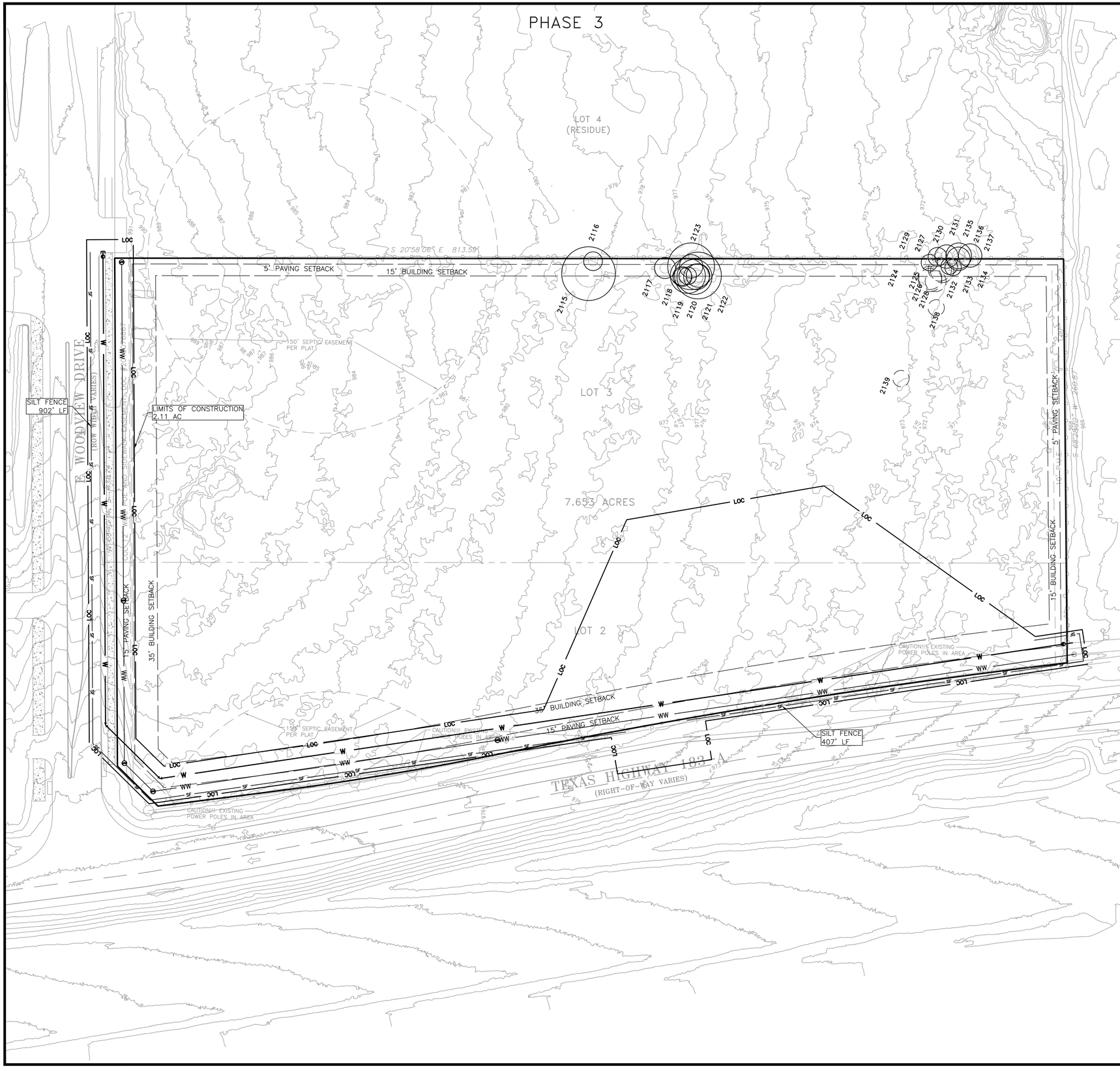

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STATE OF TEXAS
NICHOLAS R. SANDLIN
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LICENSED PROFESSIONAL ENGINEER
10/21/2025

EROSION CONTROL LEGEND

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EROSION & SEDIMENTATION CONTROL PLAN (3 OF 3)

PEAK BUSINESS PARK

PICP-25-XXXX

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 8 OF 19

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-2025-007 peak performance 183a\CAD\construction sheets\plco construction plans\5 PRR PICP ESC.dwg-EROSION & SEDIMENTATION CONTROL PLAN (3 OF 3) $(+:) | Last Saved by: Engineer

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\plcp construction plans\TITLE BLOCK 24x36 PICP.dwg-Model Plotted Oct 28, 2025 at 8:33am by $(++) | Last Saved by: Engineer

GENERAL NOTES:

1. WARNING:
   CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

2. IMPORTANT:
   A MINIMUM 24" SEPARATION DISTANCE IS REQUIRED AT ALL WATER AND WASTEWATER CROSSINGS. CENTER ONE JOINT OF WATER PIPE AT EACH CROSSING.

3. IMPORTANT:
   WHERE A NINE FOOT SEPARATION DISTANCE BETWEEN WATER AND WASTEWATER CANNOT BE ACHIEVED, PVC WITH MINIMUM PRESSURE RATING OF 150 PSI SHALL BE USED, A MINIMUM SEPARATION DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETERS OF PIPES SHALL BE ACHIEVED, WASTEWATER SHALL BE BELOW WATER, AND JOINTS SHALL BE LOCATED AS FAR AS POSSIBLE FROM THE INTERSECTION, IN ACCORDANCE WITH TAC TITLE 30 217.53(d)(3)(B)(i).

4. PROPOSED WATER LINE SHALL HAVE A MINIMUM 36" OF COVER (TYP.).

5. METERS AND CLEANOUTS MUST BE IN R.O.W. OR EASEMENT AND OUTSIDE ANY PAVED AREAS.

6. SITES WITH 80 PSI OR GREATER REQUIRE A PRV SET AT 80 PSI TO BE INSTALLED AT EACH UNIT/METER.

7. THE FOLLOWING ITEMS ARE PROHIBITED FROM BEING LOCATED BETWEEN A PRIMARY BUILDING AND THE RIGHT-OF-WAY: MECHANICAL EQUIPMENT OTHER THAN A PUBLIC UTILITY, DRIVE-THROUGH SERVICE LANES OR QUEUING SPACES, AND ACCESSORY STRUCTURES. NO GROUND MECHANICAL EQUIPMENT IS PERMITTED FORWARD OF THE FRONT WALL OF THE BUILDING.

UTILITY NOTES:

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2. SEE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
3. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
4. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS AS CALLED OUT IN SPECIFICATIONS.
6. ALL WATER AND SANITARY INSTALLATION SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.)
7. CONTRACTOR SHALL INSTALL BOOT TYPE CONNECTIONS AT ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES TO ASSURE CONNECTION IS WATER TIGHT.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT AND GRADES.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
14. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
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18. COL STANDARD FOR PIPES 2" AND BELOW IS SDR9 POLYETHYLENE (250 PSI).

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

UTILITY LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING CONTOURS (750)
- PROPOSED CONTOURS (750)
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- EX. FIRE HYDRANT / PR. FIRE HYDRANT
- EX. WATER METER / PR. WATER METER
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- FITTINGS AS NOTED / FLOW ARROW
- GATE VALVE AS NOTED / ELECTRIC TRANSFORMER
- WW CLEAN OUT / UTILITY POLE
- BFP BACK FLOW PREVENTER / FIRE LINE
- EXISTING TREE (TO REMAIN) (100)
- EXISTING TREE (TO BE REMOVED) (100)

SCALE: 1" = 40'
0 20' 40' 80'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

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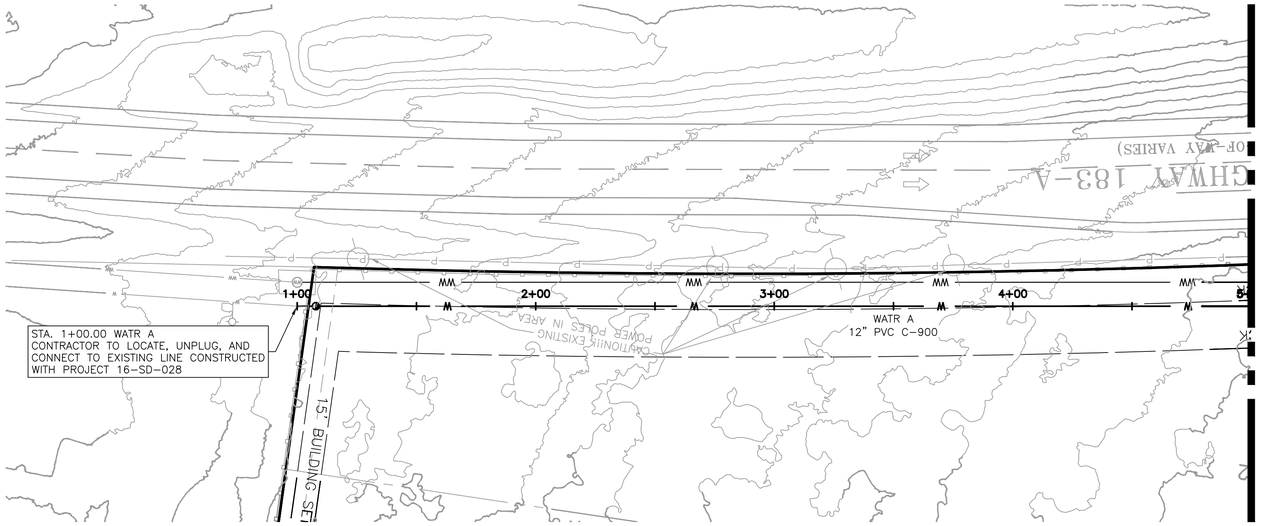
ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

WATER DISTRIBUTION PLAN

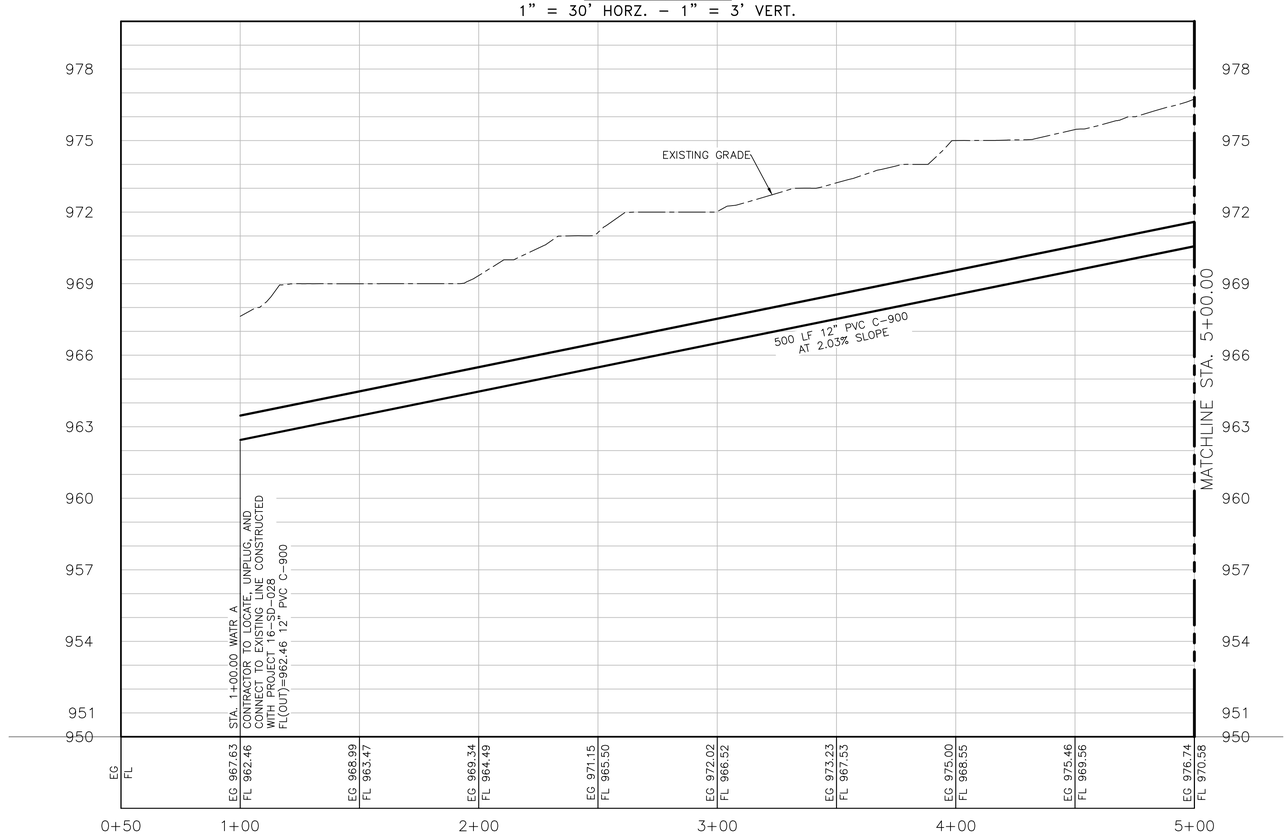
PEAK BUSINESS PARK
PICP-25-XXXX

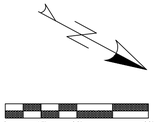
#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 9 OF 19



WATR A PROFILE
1" = 30' HORZ. – 1" = 3' VERT.





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- PROPOSED CURB & GUTTER
- EXISTING CONTOURS (750)
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WATER LINE A
(1+00 TO 5+00)

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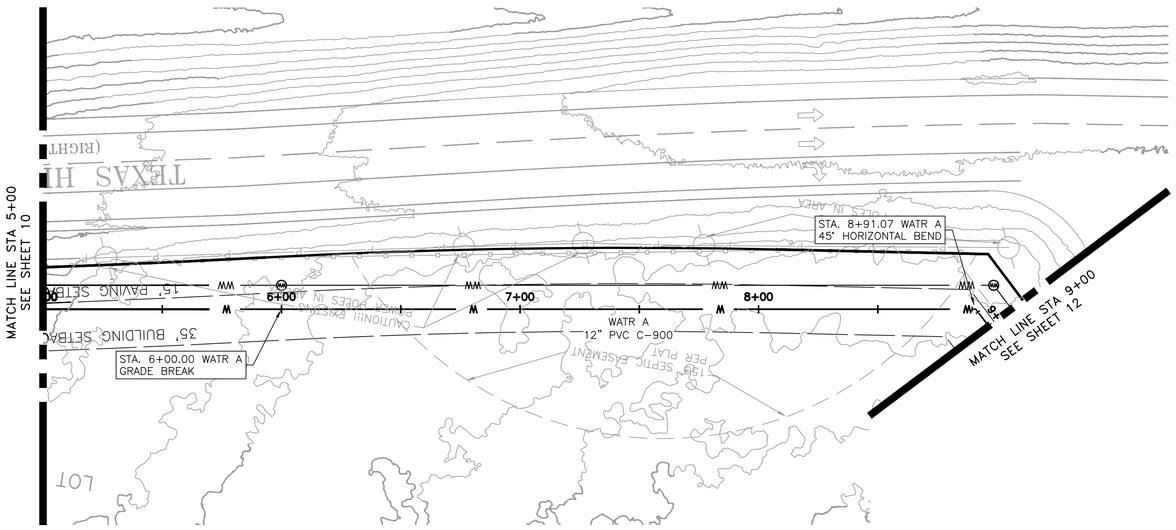
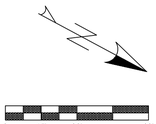
G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\picp construction plans\TITLE BLOCK 24x36 PICP.dwg-Model Plotted Oct 28, 2025 at 8:33am by $(++) | Last Saved by: Engineer





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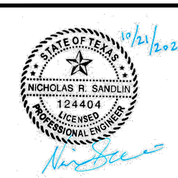

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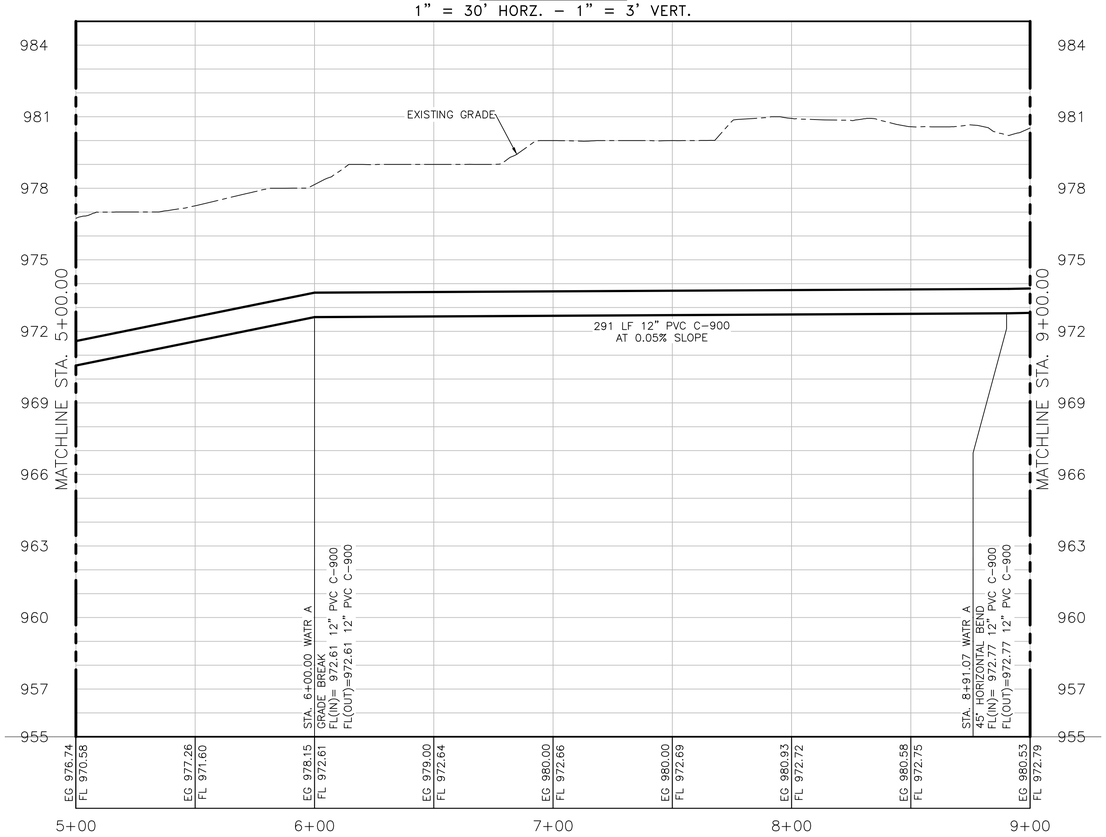

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WATER LINE A
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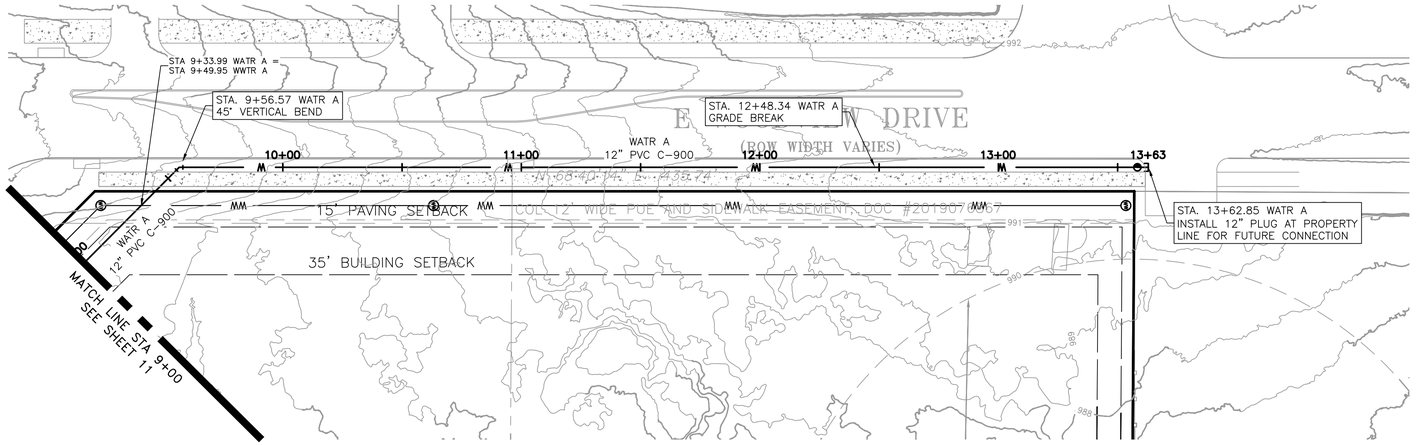

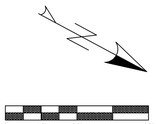

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2. IMPORTANT:
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3. IMPORTANT:
   WHERE A NINE FOOT SEPARATION DISTANCE BETWEEN WATER AND WASTEWATER CANNOT BE ACHIEVED, PVC WITH MINIMUM PRESSURE RATING OF 150 PSI SHALL BE USED, A MINIMUM SEPARATION DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETERS OF PIPES SHALL BE ACHIEVED, WASTEWATER SHALL BE BELOW WATER, AND JOINTS SHALL BE LOCATED AS FAR AS POSSIBLE FROM THE INTERSECTION, IN ACCORDANCE WITH TAC TITLE 30 217.53(d)(3)(B)(i).
4. PROPOSED WATER LINE SHALL HAVE A MINIMUM 36" OF COVER (TYP.).
5. METERS AND CLEANOUTS MUST BE IN R.O.W. OR EASEMENT AND OUTSIDE ANY PAVED AREAS.
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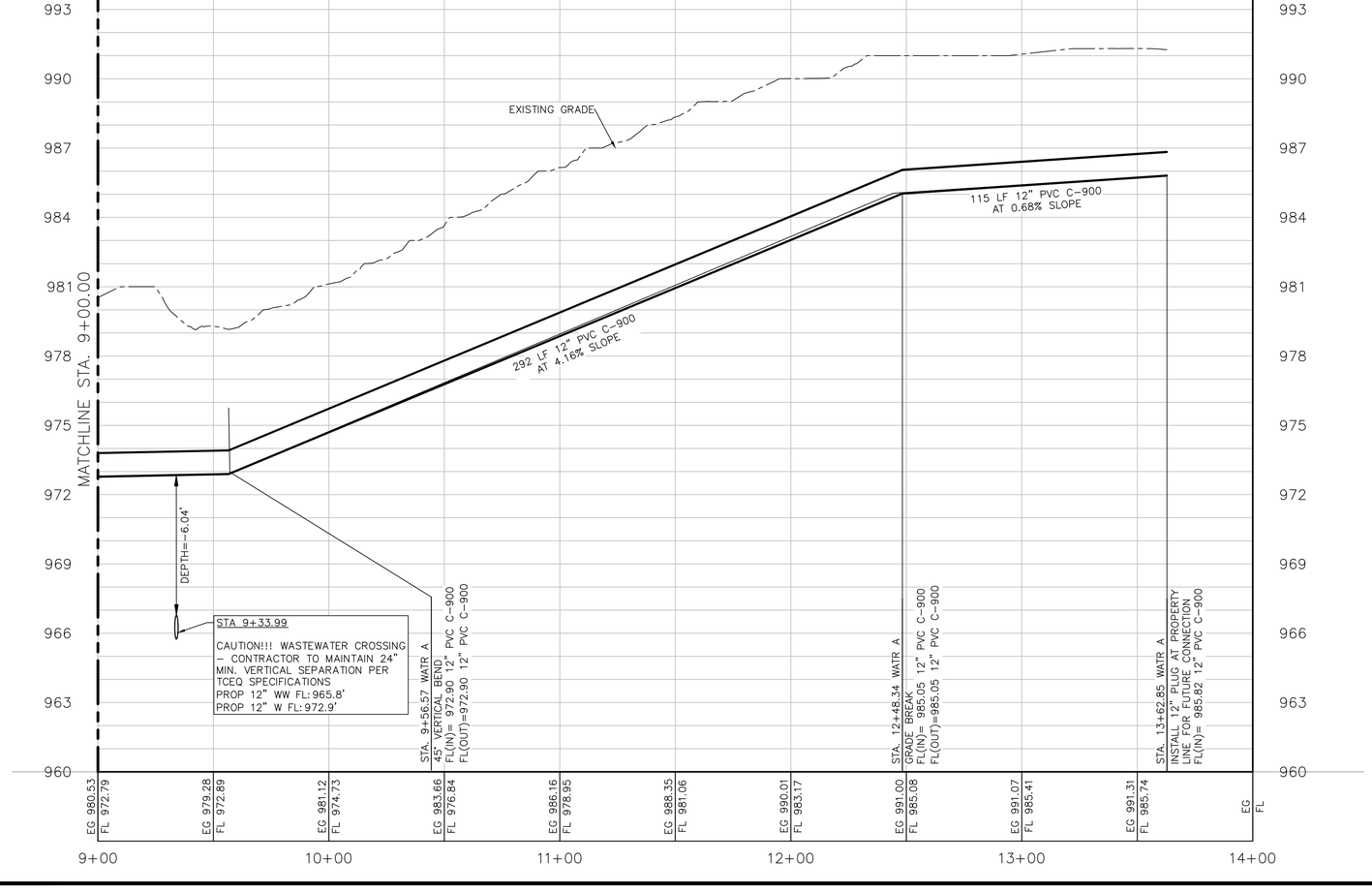
WATR A PROFILE

1" = 30' HORZ. – 1" = 3' VERT.



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TEXAS 811 BEFORE YOU DIG

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ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

WATER LINE A (9+00 TO END)

PEAK BUSINESS PARK

PICP-25-XXXX

#	REVISION DESCRIPTION	SIGNATURE	DATE

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183x\CAD\construction sheets\plcp construction plans\TITLE BLOCK 24x36 PICP.dwg-Model Plotted Oct 28, 2025 at 8:33am by $(+) | Last Saved by: Engineer

G:\shared drives\pondlin services llc\pondlin services projects\land development division\01-2025-007 peak performance 183a\CAD\construction sheets\plco construction plans\TITLE BLOCK 24x36 PICP.dwg—Model Plotted Oct 28, 2025 at 8:33am by $(++) | Last Saved by: Engineer

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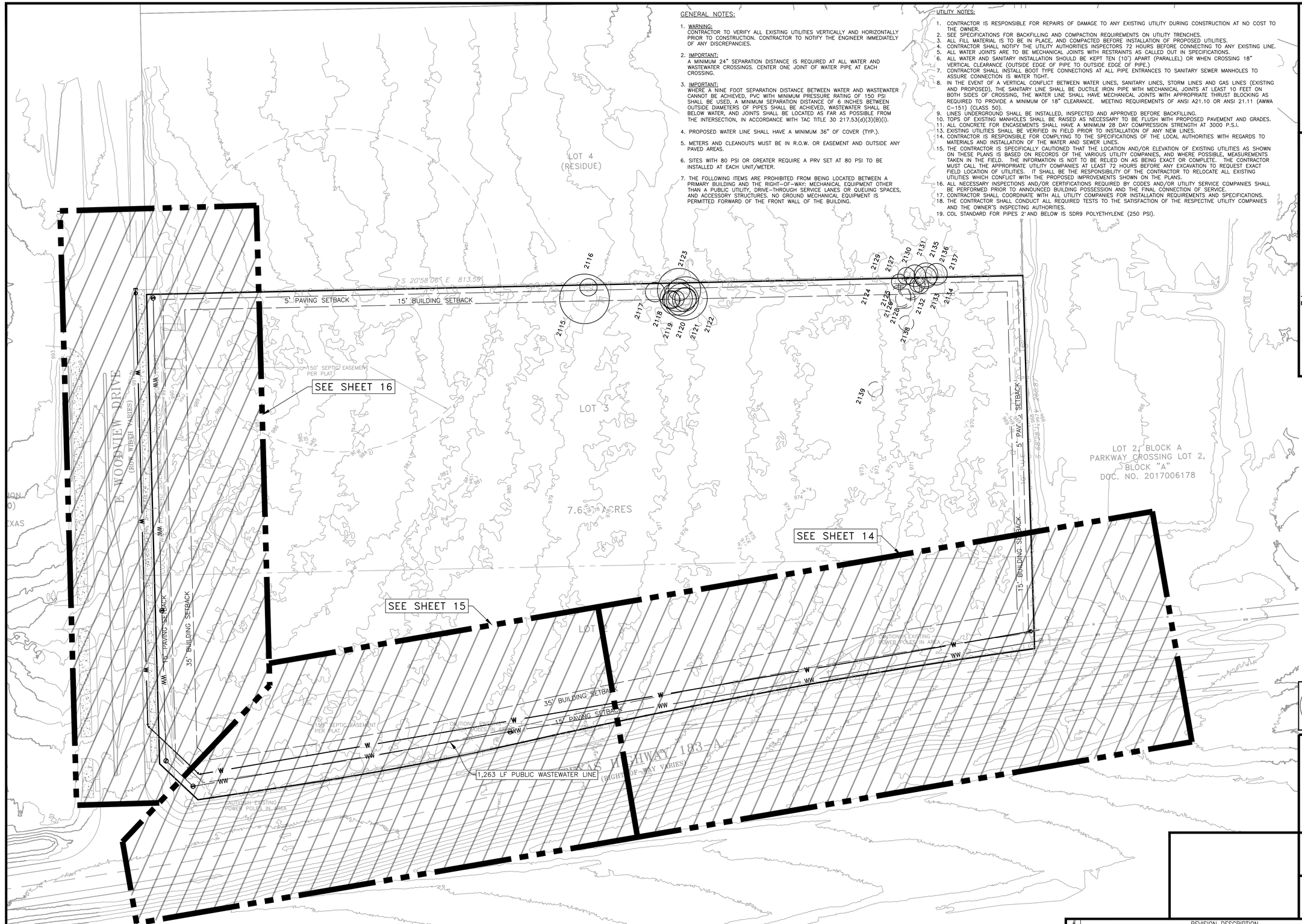

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

UTILITY LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- 750 EXISTING CONTOURS
- 750 PROPOSED CONTOURS
- W EX. WATER LINE
- W PR. WATER LINE
- WW EX. WASTEWATER
- WW PR. WASTEWATER
- STM EX. STORM SEWER LINE
- STM PR. STORM SEWER LINE
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- PR. WATER METER
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- FLOW ARROW
- GATE VALVE AS NOTED
- T ELECTRIC TRANSFORMER
- WW CLEAN OUT
- UTILITY POLE
- BFP BACK FLOW PREVENTER
- F FIRE LINE
- 100 EXISTING TREE (TO REMAIN)
- 100 EXISTING TREE (TO BE REMOVED)

0 20' 40' 80'
SCALE: 1" = 40'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

TEXAS 811 BEFORE YOU DIG

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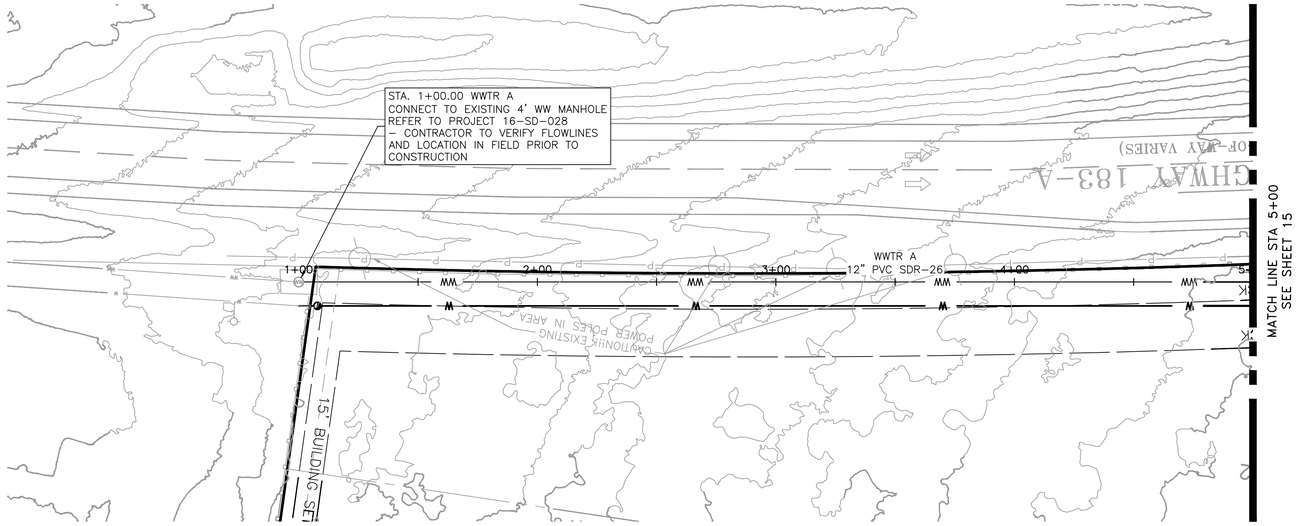
ENGINEERING | CONSULTING
SANDLIN SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

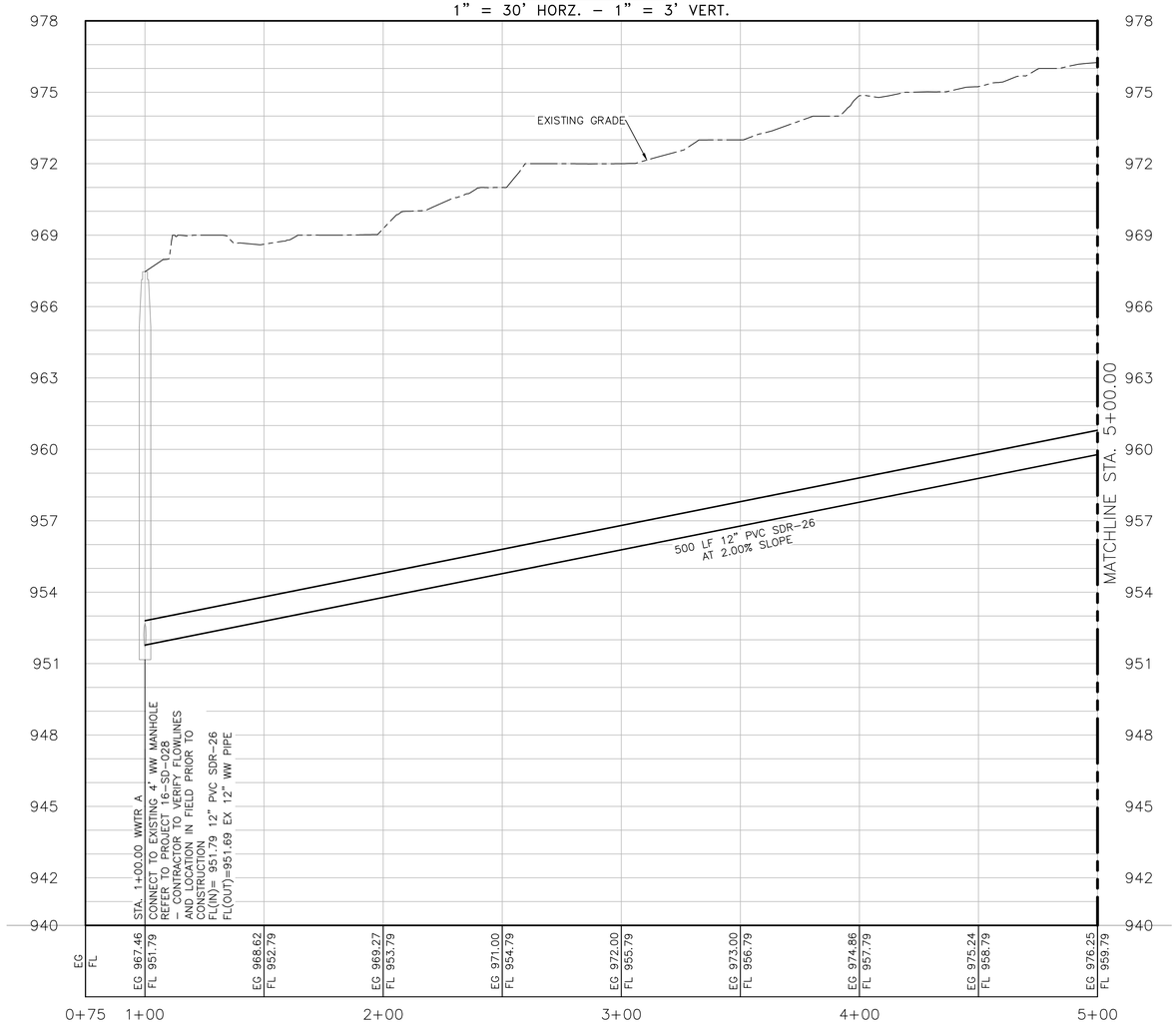
WASTEWATER COLLECTION PLAN

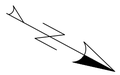
PEAK BUSINESS PARK
PICP-25-XXXX

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 13 OF 19







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STATE OF TEXAS
NICHOLAS R. SANDLIN
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LICENSED PROFESSIONAL ENGINEER
10/21/2025

UTILITY LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
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- WW CLEAN OUT / UTILITY POLE
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- EXISTING TREE (TO REMAIN) (100)
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WASTEWATER A
(1+00 TO 5+00)

PEAK BUSINESS PARK
PICP-25-XXXX

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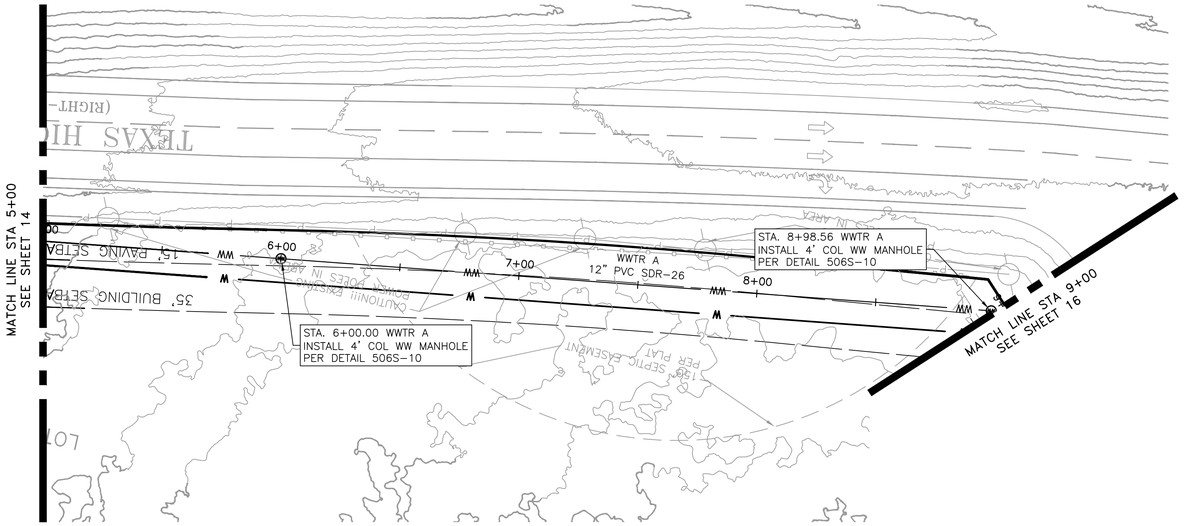
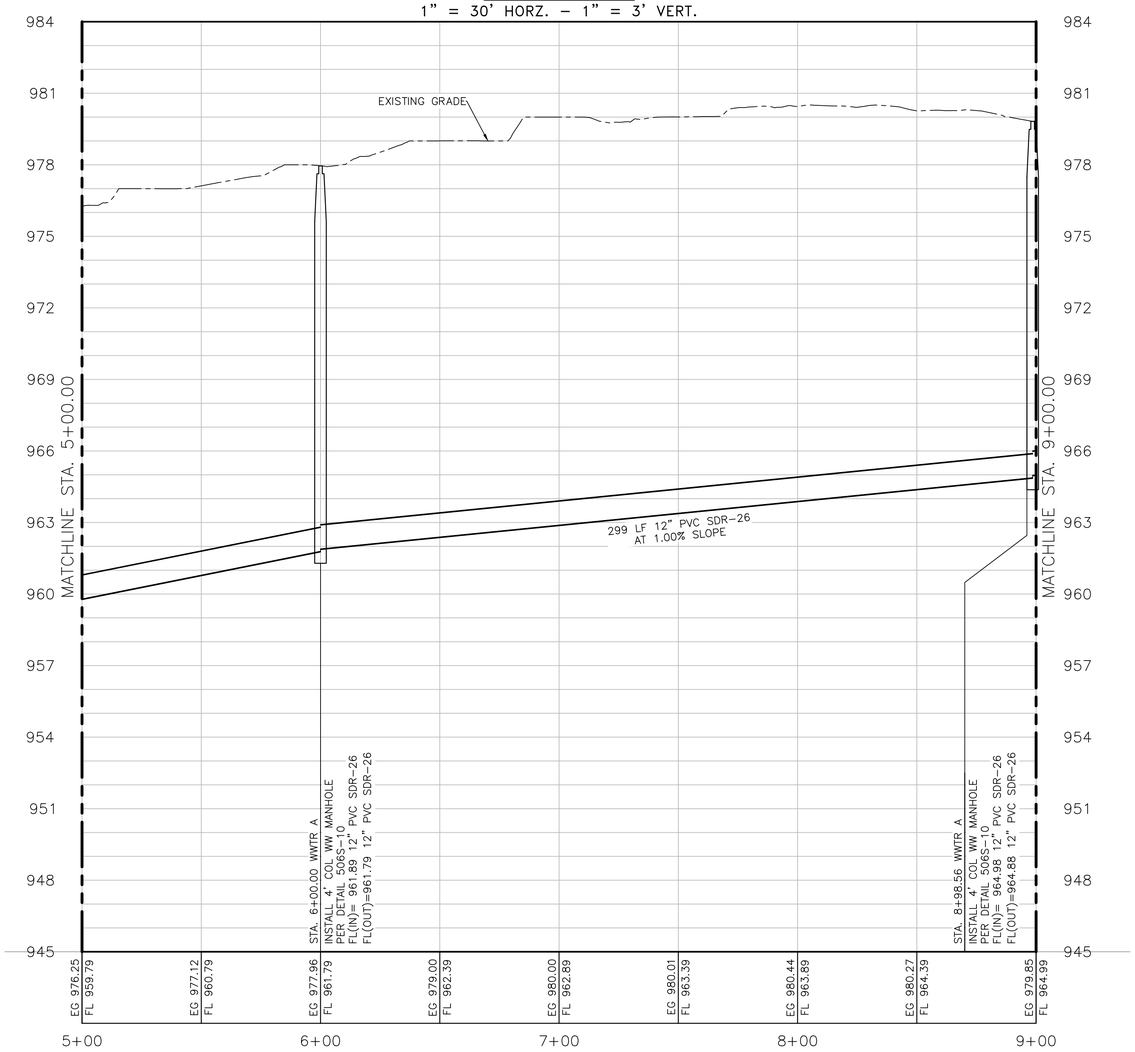
SHEET 14 OF 19

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\picp construction plans\TITLE BLOCK 24x36 PICP.dwg-Model Plotted Oct 28, 2025 at 8:33am by $(++) | Last Saved by: Engineer





IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

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7. CONTRACTOR SHALL INSTALL BOOT TYPE CONNECTIONS AT ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES TO ASSURE CONNECTION IS WATER TIGHT.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT AND GRADES.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.
19. COL STANDARD FOR PIPES 2" AND BELOW IS SDR9 POLYETHYLENE (250 PSI).

TEXAS 811 811 BEFORE YOU DIG

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

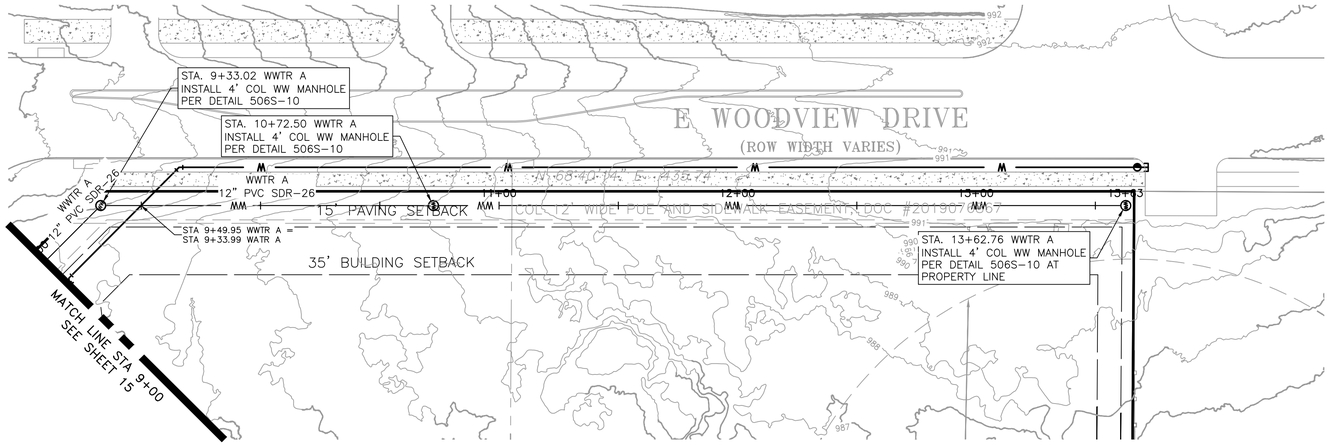
WASTEWATER A
(5+00 TO 9+00)

PEAK BUSINESS PARK
PICP-25-XXXX

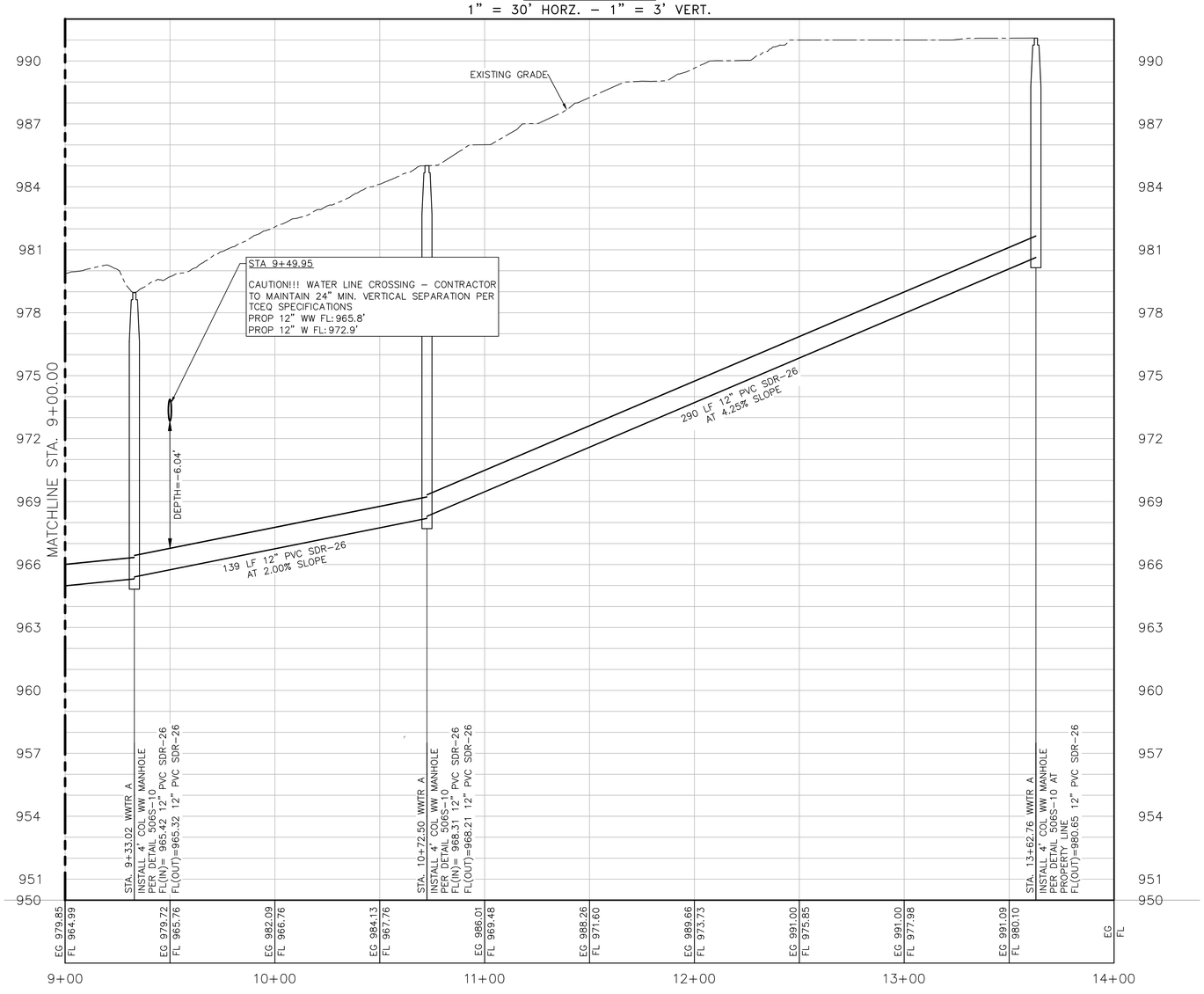
#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 15 OF 19

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\picp construction plans\TITLE BLOCK 24x36 PICP.dwg-Model Plotted Oct 28, 2025 at 8:33am b $(++) | Last Saved by: Engineer



WWTR A PROFILE
1" = 30' HORZ. – 1" = 3' VERT.



IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

UTILITY LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING CONTOURS (750)
- PROPOSED CONTOURS (750)
- EX. WATER LINE / PR. WATER LINE
- EX. WASTEWATER / PR. WASTEWATER
- EX. STORM SEWER LINE / PR. STORM SEWER LINE
- EX. FIRE HYDRANT / PR. FIRE HYDRANT
- EX. WATER METER / PR. WATER METER
- EX. WASTEWATER MANHOLE / PR. WASTEWATER MANHOLE
- FITTINGS AS NOTED / FLOW ARROW
- GATE VALVE AS NOTED / ELECTRIC TRANSFORMER
- WW CLEAN OUT / UTILITY POLE
- BFP BACK FLOW PREVENTER / FIRE LINE
- EXISTING TREE (TO REMAIN) (100)
- EXISTING TREE (TO BE REMOVED) (100)

GENERAL NOTES:

1. WARNING:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. IMPORTANT:
A MINIMUM 24" SEPARATION DISTANCE IS REQUIRED AT ALL WATER AND WASTEWATER CROSSINGS. CENTER ONE JOINT OF WATER PIPE AT EACH CROSSING.
3. IMPORTANT:
WHERE A NINE FOOT SEPARATION DISTANCE BETWEEN WATER AND WASTEWATER CANNOT BE ACHIEVED, PVC WITH MINIMUM PRESSURE RATING OF 150 PSI SHALL BE USED, A MINIMUM SEPARATION DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETERS OF PIPES SHALL BE ACHIEVED, WASTEWATER SHALL BE BELOW WATER, AND JOINTS SHALL BE LOCATED AS FAR AS POSSIBLE FROM THE INTERSECTION, IN ACCORDANCE WITH TAC TITLE 30 217.53(d)(3)(B)(i).
4. PROPOSED WATER LINE SHALL HAVE A MINIMUM 36" OF COVER (TYP.).
5. METERS AND CLEANOUTS MUST BE IN R.O.W. OR EASEMENT AND OUTSIDE ANY PAVED AREAS.
6. SITES WITH 80 PSI OR GREATER REQUIRE A PRV SET AT 80 PSI TO BE INSTALLED AT EACH UNIT/METER.
7. THE FOLLOWING ITEMS ARE PROHIBITED FROM BEING LOCATED BETWEEN A PRIMARY BUILDING AND THE RIGHT-OF-WAY: MECHANICAL EQUIPMENT OTHER THAN A PUBLIC UTILITY, DRIVE-THROUGH SERVICE LANES OR QUEUING SPACES, AND ACCESSORY STRUCTURES. NO GROUND MECHANICAL EQUIPMENT IS PERMITTED FORWARD OF THE FRONT WALL OF THE BUILDING.

UTILITY NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE SPECIFICATIONS FOR BACKFILLING AND COMPACTION REQUIREMENTS ON UTILITY TRENCHES.
3. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
4. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS AS CALLED OUT IN SPECIFICATIONS.
6. ALL WATER AND SANITARY INSTALLATION SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.)
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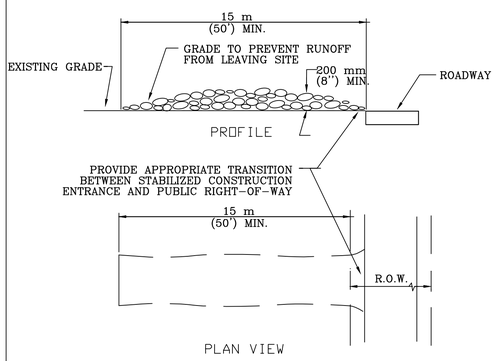
WASTEWATER A
(9+00 TO END)

PEAK BUSINESS PARK
PICP-25-XXXX

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 16 OF 19

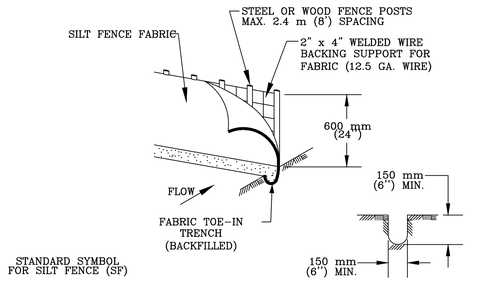
G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\plcp construction plans\TITLE BLOCK 24x36 PICP.dwg-Model Plotted Oct 28, 2025 at 8:33am by $(++) | Last Saved by: Engineer



NOTES:

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

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE 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 AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
RECORD COPY SIGNED BY MORGAN BYARS 09/01/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

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EROSION CONTROL DETAILS

PEAK BUSINESS PARK
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#	REVISION DESCRIPTION	SIGNATURE	DATE

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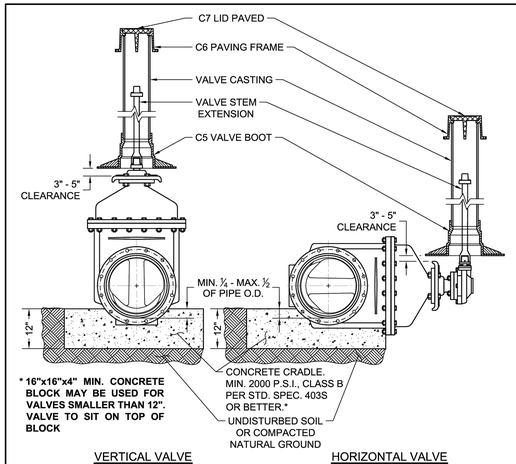


VERTICAL VALVE

HORIZONTAL VALVE

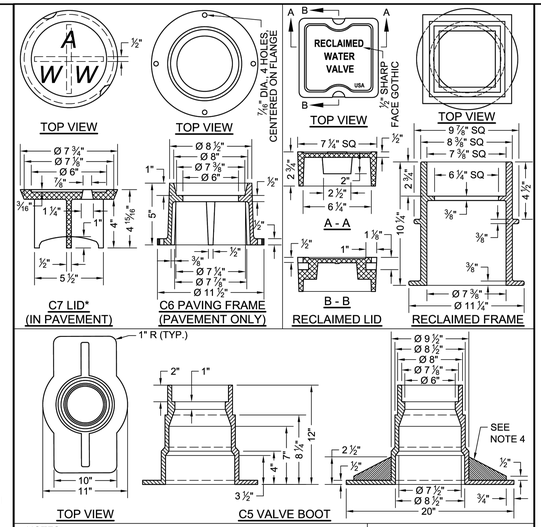
ONLY TO BE USED WHEN CALLED OUT ON THE DRAWINGS.

NOTES:

1. WELD SOCKET 2½" x 2" DEEP TO 1" SCH. 40 CARBON STEEL ROUND STEM EXTENSION, FITTED ON OPERATING NUT, [SCH. 80 FOR LENGTHS OVER 10'.]
2. VALVE CASTING SHALL BE 6" DI PIPE WITH BELL OR COLLAR CENTERED OVER VALVE BOOT.
3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.
4. VALVE STEM EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3' DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 12" AND 18" FROM FINISHED GRADE.

RECLAIMED WATER: ALL RECLAIMED PVC PIPE SHALL BE MANUFACTURED PURPLE PIPE. HDPE PIPE SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER PIPE AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL PIPE AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE **"RECLAIMED WATER"** CAST INTO THEM.

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 1 OF 4



NOTES:

1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. THE MANUFACTURER'S IDENTIFICATION AND CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID, FRAME, COLLAR AND BASE.
3. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE.
4. CASTING FINISH BY MANUFACTURER SHALL INCLUDE REMOVAL OF FINS AND FLASHING, AND PAINT WITH BLACK ASPHALT COATING.

WEIGHTS:

C7 LID: 13 LBS
RECLAIMED LID: 15 LBS
C6 FRAME: 23 LBS
RECLAIMED FRAME: 33 LBS
C5 BASE: 78 LBS

* LETTERING SHALL BE 1 ½"
2 PICK BAR SLOTS REQUIRED

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
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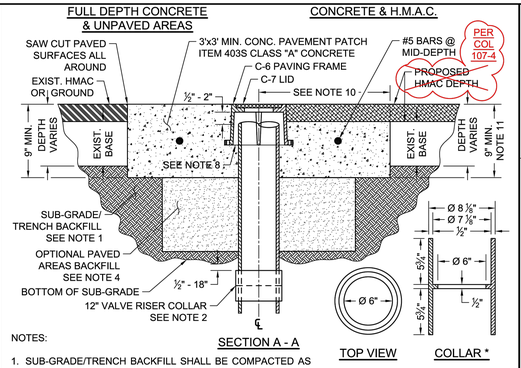
FULL DEPTH CONCRETE & UNPAVED AREAS

CONCRETE & H.M.A.C.



NOTES:

1. SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 201S, SUB-GRADE PREPARATION.
2. TO ADJUST VALVE CASTINGS TO FINAL GRADE, REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR MIN. 12" LENGTH APPROXIMATELY CENTERED ON THE JOINT WITH THE TOP OF SLEEVE LOCATED ½" - 18" BELOW SUB-GRADE. THE INSIDE "LIP" OF COLLAR TO BE PAINTED WITH FLUORESCENT WHITE PAINT OR COVERED WITH FLUORESCENT WHITE TAPE. ALTERNATE: FOR OPTIONAL SINGLE PIECE RISER INSTALLATION SEE SHEET 4 OF 4.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO THE NUT OF THE VALVE; NUT SHALL OPERATE WITH NO OBSTRUCTION.
4. WHERE CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL (SPEC. ITEM 402S) TO THE UNDERSIDE OF THE CONCRETE. PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
5. REINFORCING STEEL SHALL MEET SPEC. ITEM 406S.7.
6. NO MORE THAN 2 SECTIONS OF PIPE SHALL BE USED FROM VALVE TO FINAL GRADE.
7. BELL AND SPIGOT IS ACCEPTABLE FOR DEPTH OVER 18'.

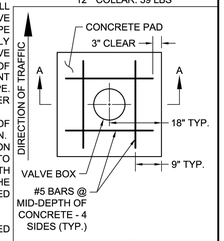
SECTION A - A

TOP VIEW

COLLAR *

12" VALVE RISER COLLAR

* 12" COLLAR: 39 LBS

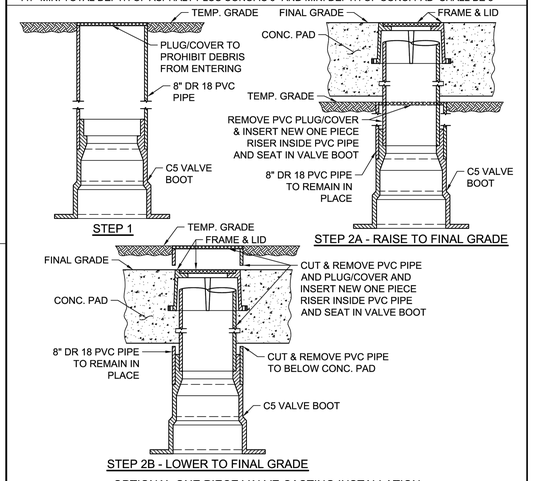


PLAN VIEW

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
RECORD COPY SIGNED BY KATHI L FLOWERS 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 3 OF 4

NOTES (CON'T):

8. PAVING FRAME SHALL BE FLUSH WITH THE CONC. PAD AND PLACED ½" - 2" ABOVE RISER PIPE (FRAME SHALL NOT REST ON RISER.)
9. IN UNPAVED AREAS, INSTALL ONE DELINEATOR STAKE IMMEDIATELY ADJACENT TO THE EDGE OF THE CONCRETE PAD. DELINEATOR SHALL BE BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER AND SHALL EXTEND AT LEAST 60" ABOVE GROUND. DELINEATORS SHALL HAVE 2" WIDE, WHITE IN COLOR, TYPE I REFLECTIVE TAPE MOUNTED DIAGONALLY AT 12" SPACING ON BOTH SIDES.
10. VALVE SHALL TYPICALLY BE CENTERED IN CONCRETE DIAMOND BUT MAY BE OFFSET WITH A MIN. OF 12" FROM CENTER OF VALVE LID TO EDGE OF CONCRETE IN ALL DIRECTIONS.
11. MIN. TOTAL DEPTH OF ASPHALT PLUS CONC. IS 9" AND MIN. DEPTH OF CONC. PAD SHALL BE 5"



OPTIONAL ONE PIECE VALVE CASTING INSTALLATION

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
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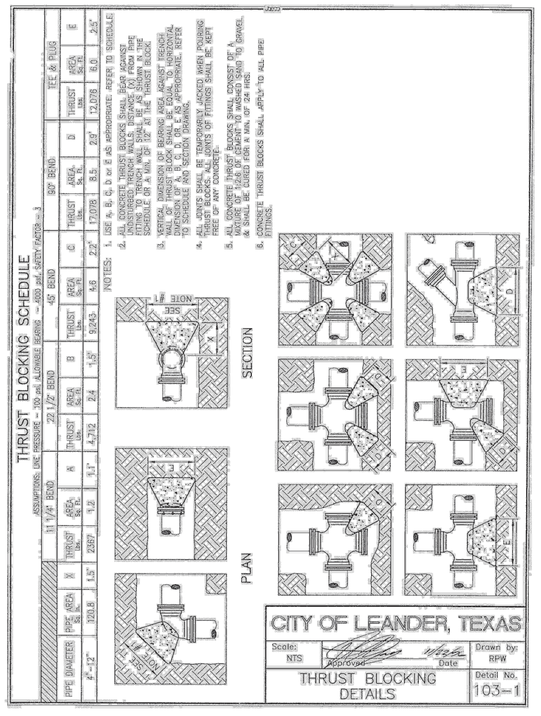

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

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UTILITY DETAILS (1 OF 2)

PEAK BUSINESS PARK
PICP-25-XXXX

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 18 OF 19

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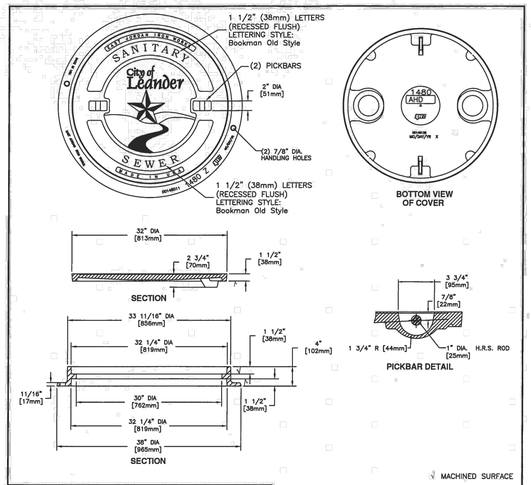
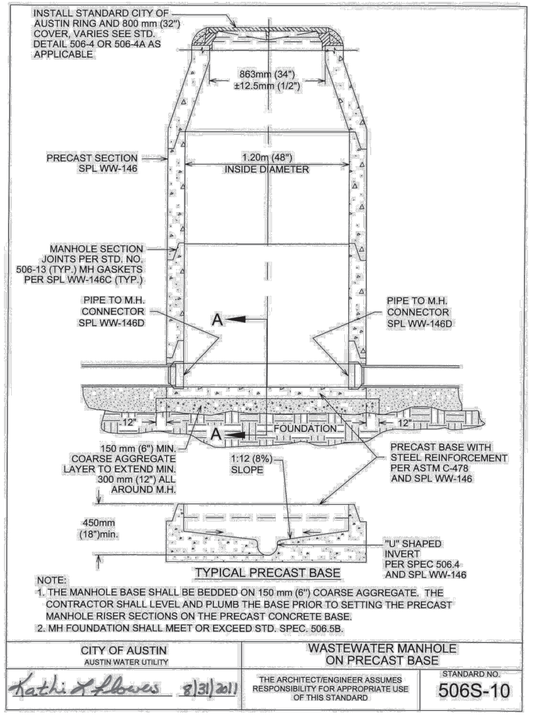


MANHOLE ASSEMBLY	EST. WT. COVER: 200 LBS 91kg FRAME: 155 LBS 70kg UNIT: 355 LBS 161kg
EAST JORDAN IRON WORKS PRODUCT NO. 00148107 OR NEENAH FOUNDRY DF-1274 LEANDER SANITARY	OPEN AREA N/A
	MAT'L SPEC. COVER – GRAY IRON ASTM A48 CL35B FRAME – GRAY IRON ASTM A48 CL35B
	LOAD RATING **HEAVY DUTY (H20)**

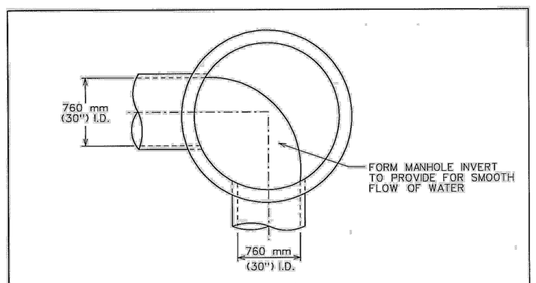
STATE OF TEXAS WAYNE S. WATTS 98134 LICENSED PROFESSIONAL ENGINEER 02/22/16

City Of Leander, Texas
DETAIL #107-1
SANITARY SEWER MANHOLE COVER

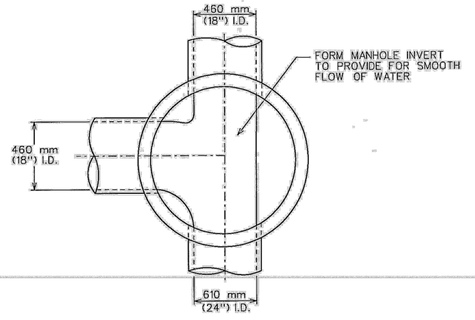


NOTE:
1. THE MANHOLE BASE SHALL BE BEDDED ON 150 mm (6") COARSE AGGREGATE. THE CONTRACTOR SHALL LEVEL AND PLUMB THE BASE PRIOR TO SETTING THE PRECAST MANHOLE RISER SECTIONS ON THE PRECAST CONCRETE BASE.
2. MH FOUNDATION SHALL MEET OR EXCEED STD. SPEC. 506.5B.

CITY OF AUSTIN AUSTIN WATER UTILITY	WASTEWATER MANHOLE ON PRECAST BASE	STANDARD NO.
Kathi K Reeves 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD	506S-10

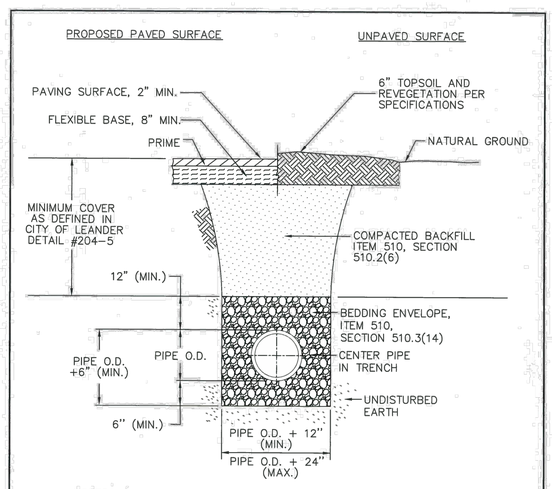


TYPICAL MANHOLE AT ANGLE IN STORM DRAIN



TYPICAL JUNCTION MANHOLE

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	MANHOLE INVERT PLAN	
George E. Rowlett 2/19/02 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-1



NOTES:
1. SEE CITY OF LEANDER DETAIL #104-2 FOR TYPICAL PIPE TRENCH AND EMBEDMENT IN EXISTING PAVED SURFACES.

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

STATE OF TEXAS MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER 2019-05-23

City Of Leander, Texas
DETAIL #104-1
TYPICAL PIPE TRENCH AND EMBEDMENT

STATE OF TEXAS NICHOLAS R. SANDLIN 124404 LICENSED PROFESSIONAL ENGINEER 10/21/2025

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

ENGINEERING | CONSULTING
SANDLIN SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

UTILITY DETAILS (2 OF 2)

PEAK BUSINESS PARK
PICP-25-XXXX

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 19 OF 19

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Contributing Zone Plan Application (TCEQ-10257)

Attachment N: Inspection, Maintenance, Repair and Retrofit Plan

Batch Detention Basin BMP

Recommended Maintenance Guidelines for Batch Detention Basin BMP

Batch detention basins capture and temporarily detain the water quality volume. They capture the first flush of stormwater, allowing the solids fraction to settle, and they limit downstream erosion by controlling peak flow rates during erosive events. A batch detention basin can be used in combination with grassy swales to achieve water quality and drainage goals. Batch detention basins may have moderate to somewhat higher maintenance requirements since they are active stormwater controls. There are many factors that may affect a batch detention basin's operation and that will be periodically checked. These factors can include mowing, 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 batch detention basin area.

Inspections

The batch detention basin 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 inspection(s) 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 outlets(s) as described below. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of the BMP should be identified and repaired/revegetated immediately.

Mowing

The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. Basin access is along the western portion of the water quality and detention pond, sloped at 4:1 down to the pond bottom.

Litter and Debris Removal

Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention

should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.

Erosion Control

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

Nuisance Control

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

Structural Repairs and Replacement

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

Sediment Removal

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

Logic Controller

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

Record Keeping

Maintenance and inspection records should be kept on file by the Owner of the permanent BMPs for a period of at least three (3) years. Repair and retrofit records should be kept on file by the Owner of the permanent BMPs for a period of at least five (5) years.

General Owner Responsibility

The OWNER or SUBSEQUENT OWNER shall bear all expenses for the operation and maintenance of this Permanent Water Quality Control (PWQC) system including but not limited to all general maintenance activities needed to keep this system in proper operational condition. If this system is abused or not maintained, then it may contribute to malfunction of the storm water system. All designated PWQC areas shall remain free of construction, development, and encroachments.

You as the OWNER of this property have a responsibility to provide any SUBSEQUENT OWNER or your real estate agent with a copy of this Best Management Practices (BMP) Maintenance Plan if this facility is sold so that the BMPs can be properly maintained and operated. The same rights, duties, and responsibilities borne by the current OWNER shall be borne by each subsequent OWNER.

An amended copy of this document will be provided to the TCEQ within thirty (30) days of any changes in the following information:

Responsible Party for Maintenance:	EAST WOODVIEW DEVELOPMENT, LLC
Address:	3901 SIMON RIDGE CT
City, State, Zip:	CEDAR PARK, TX 78613
Telephone Number:	(512) 658-1804

OWNER ACKNOWLEDGEMENT AND ACCEPTANCE:

Gary Schill
Print Name

Managing Partner
Title

Signature

10 / 22 / 2025
Date

PREPARED AND CERTIFIED BY ENGINEER:

Nick Sandlin, P.E.

10/21/2025
Date

Doc ID: 83746b4bc0ad0a502b5351b3d200aad7e4617de3

Contributing Zone Plan Application (TCEQ-10257)

Attachment O: Pilot-Scale Field Testing Plan, if BMPs not based on complying with Edwards Aquifer Rules: Technical Guidance for BMPs (NOT APPLICABLE)

A pilot-scale field testing plan is not applicable. All BMP design and calculations are based on and comply with Edwards Aquifer Technical Guidance for Edwards Aquifer Rules (RG-348, revised July 2005).

Contributing Zone Plan Application (TCEQ-10257)

Attachment P: Measures for Minimizing Surface Stream Contamination

No surface streams flow across the property. The property drains south to Brushy Creek. The Batch detention Basin BMP will address onsite water quality and stormwater drainage to mitigate and minimize offsite surface stream contamination.

SWPPP or Temporary Stormwater Section (TCEQ-0602)

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

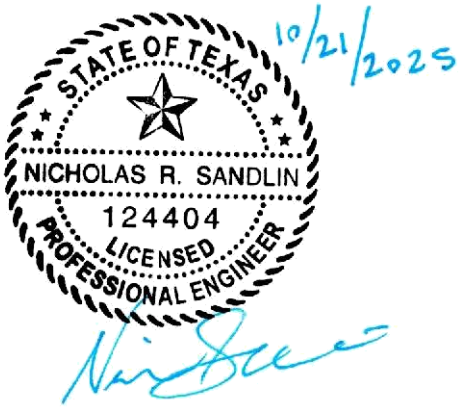
Signature

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

Print Name of Customer/Agent: NICK SANDLIN, P.E.

Date: 10/21/2025

Signature of Customer/Agent:



Regulated Entity Name: PEAK BUSINESS PARK

Project Information

Potential Sources of Contamination

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

1. Fuels for construction equipment and hazardous substances which will be used during construction:

   ☐ The following fuels and/or hazardous substances will be stored on the site: _____

   These fuels and/or hazardous substances will be stored in:

   ☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☒ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

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

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

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

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

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

Temporary Stormwater Section (TCEQ-0602)

Attachment A: Spill Response Actions

Spill Response Actions

In the event of an accidental spill, immediate action shall be undertaken by the General Contractor to contain and remove the spilled material. All hazardous materials, including contaminated soil and liquid concrete waste (if applicable), shall be disposed of by the Contractor in the manner specified by Federal, State and Local regulations and by the manufacturer of such products. As soon as possible, the spill shall be reported to the appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States shall be properly reported. The General Contractor shall prepare a written record of any spill and associated clean-up activities of petroleum products or hazardous materials in excess of 1 gallon or reportable quantities, whichever is less. The General Contractor shall provide notice to the Owner immediately upon identification of a reportable spill.

All spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA or the State or Local agency regulations, shall be immediately reported within 24 hours to the EPA National Response Center (1-800-424-8802), TCEQ (1-800-832-8224), and local Fire Department (911).

The reportable quantity for hazardous materials can be found in 40 CFR 302:

Reportable Quantities		
Material	**Media Released to**	**Reportable Quantities**
Engine Oil, Fuel, Hydraulic & Brake Fluid	Land	25 gallons
Engine Oil, Fuel, Hydraulic & Brake Fluid	Water	Visible sheen
Antifreeze	Land	100 lbs (13 gal.)
Battery Acid	Land, Water	100 lbs
Refrigerant	Air	1 lb
Gasoline	Air, Land, Water	100 lbs
Engine Degreasers	Air, Land, Water	100 lbs

Please visit https://www.tceq.texas.gov/response/spills/spill_rq.html for more information.

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with stormwater, the following steps shall be implemented.

a) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids paints, paint solvents, additives for soil stabilization,

concrete curing compounds and additives, etc.) shall be stored in a secure location, under cover and in appropriate, tightly sealed containers when not in use.

b) The minimum practical quantity of all such materials shall be kept on the job site and scheduled for delivery as close to time of use as practical. Post Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.

c) A spill control and containment kit (containing for example: absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) shall be provided on the construction site and construction employees shall be trained in when and how to use spill containment materials.

d) The contractor personnel will immediately clean up any oil, fuel or hydraulic fluid if observed being released from equipment or vehicles. Vehicles or equipment will cease operation until required repairs are made to the equipment.

e) All of the product in a container shall be used before the container is disposed of. All such containers shall be triple rinsed with water prior to disposal. The rinse water used in these containers shall be disposed of in a manner in compliance with State and Federal regulations and shall not be allowed to mix with stormwater discharges.

f) All products shall be stored in and used from the original container with the original product label.

g) All products shall be used in strict compliance with instructions on the product label.

h) The disposal of the excess or used products shall be in strict compliance with instructions on the products label.

Spill Prevention and Control

Education

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

General Measures

1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110, 117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
2) Store hazardous materials and wastes in covered containers and protect from vandalism.
3) Place a stockpile of spill cleanup materials where it will be readily accessible.
4) Train employees in spill prevention and cleanup.
5) Designate responsible individuals to oversee and enforce control measures.
6) Spills should be covered and protected from stormwater run-on during rainfall to the extent that it doesn't compromise cleanup activities.
7) Do not bury or wash spills with water.
8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
9) Do not allow water used for leaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
12) Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
2) Use absorbent materials on small spills rather than hosing down or burying the spill.
3) Absorbent materials should be promptly removed and disposed of properly.

4) Follow the practice below for a minor spill:
5) Contain the spread of the spill.
6) Recover spilled materials.
7) Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,009, and 302, the contractor should notify the National Response Center at (800)424-8802.
3) Notification should first be made by telephone and followed up with a written report.
4) The services of a spill's contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staff have arrived at the job site.
5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: https://www.tceq.texas.gov/downloads/compliance/investigations/spills/spill-poster-x.pdf

Vehicle and Equipment Maintenance

1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage course, to prevent the runon of stormwater and the runoff of spills.

2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
3) Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4) Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5) Place drip pans or absorbent materials under paving equipment when not in use.
6) Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of them properly.
7) Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
8) Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
9) Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

<u>Vehicle and Equipment Fueling</u>

1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the runon of stormwater and the runoff of spills.
2) Discourage 'topping off' of fuel tanks.

Always use secondary containment, such as a drain pan, when fueling to catch spills/leaks.

SPILL REPORT FORM

Notes to General Contractor:

- Control and contain the spill.
- Contact the appropriate regulatory agencies if the spill exceeds the applicable reportable quantity.
- Clean up the spill and dispose of waste according to federal, state and local regulations.
- Complete the Spill Report Form in full for each spill that exceeds the applicable reportable quantity and submit to the Owner.
- Call the Owner.
- Resolve as appropriate and as required by regulatory authorities.

SPILL REPORT FORM

DATE:
PROJECT:
PROJECT ADDRESS:

Spill Reported By: _____

Date / Time of Spill: _____

Describe spill location and events leading to spill: _____

_____

Material Spilled: _____

Source of Spill: _____

Amount Spilled: _____

Amount Spilled to Waterway (Name Waterway): _____

Containment or Clean up Action: _____

_____

Approximate depth (yards) of soil excavation: _____

List injuries or Personal Contamination: _____

Action to be taken to prevent future spills:
_____

Agencies notified of spill:
_____

_____

_____ _____
Contractor Signature and Printed Name **Date**

AFTER NOTIFYING GOVERNING AUTHORITIES, IMMEDIATELY COMPLETE THIS FORM AND CONTACT THE OWNER IF THE SPILL EXCEEDS THE REPORTABLE QUANTITY FOR THE GOVERNING AGENCY

Temporary Stormwater Section (TCEQ-0602)

Attachment B: Potential Sources of Contamination

Potential Sources of Contamination and Preventive Measures:

Potential Source: Concrete and concrete products used on-site during construction.
Preventive Measures: Concrete washout structure will be used if necessary.

Potential Source: Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle dripping.
Preventative Measures: Vehicle maintenance will be performed at a local maintenance shop.

Potential Source: Miscellaneous trash and litter from construction workers and material wrappings.
Preventative Measures: Trash containers will be placed throughout the site to encourage proper disposal of trash.

Potential Source: Silt leaving the site
Preventative Measures: Contractor will install all temporary best management practices prior to start of construction including the stabilized construction entrance to prevent tracking onto adjoining streets.

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

Potential Source: Soil and mud from construction vehicle tires as they leave the site.
Preventative Measures: a stabilized construction exit shall be utilized as vehicles leave the site. And soil, mud, etc. carried from the project onto public roads shall be cleaned up within 24 hours.

Potential Source: Sediment from soil, sand, gravel, and excavated materials stockpiled on site.
Preventative Measures: Silt fence shall be installed on the down gradient side of the stockpiled materials. Reinforced rock berms shall be installed at all downstream discharge locations.

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

Temporary Stormwater Section
(TCEQ-0602)

Attachment C:
Sequence of Major Activities

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

Intended Schedule or Sequence of Major Activities:

1. Submit written notice of construction to TCEQ regional office at least 48 hours prior to the start of any regulated activities. (See Permanent Stormwater Section – Attachment F)

2. A pre-construction conference prior to commencement of construction. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.

3. Contractors must follow requirements as outlined in TCEQ General Construction Notes for the Contributing Zone Plan (CZP). CZP Construction Notes are listed in the Construction Plans (Attachment M of the Contributing Zone Plan Application section).

4. Prior to beginning any construction activity, all temporary erosion and sedimentation BMPs and control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications (8.32 Acres).

5. Evaluate temporary erosion control installation. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.

6. Review construction schedule and the Contributing Zone Plan (CZP) requirements.

7. Complete Permanent BMP construction and install landscaping (8.32 Acres).

8. Topsoil, Irrigation and Landscaping: Revegetate all disturbed areas according to plan.

9. Site cleanup and removal of temporary erosion/sedimentation BMP controls. (8.32 Acres)

Maximum total construction time is not expected to exceed 12 months.

Temporary Stormwater Section
(TCEQ-0602)

Attachment D:
Temporary Best Management Practices and Measures

1. There is approximately 0 AC of storm water that originates up gradient from the site and flows across the site through the Batch Detention Basin permanent BMP.

2. Temporary BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property and limits of construction to prevent silt from escaping the construction area during permanent BMP construction.

3. A stabilized construction entrance is proposed to reduce vehicle "tracking" onto adjoining streets. A concrete washout pit may be used to collect all excess concrete during construction, if needed.

   Temporary BMPs for this project will protect surface water or groundwater from turbid water, phosphorus, sediment, oil and other contaminants, which may mobilize in stormwater flows by slowing the flow of runoff to allow sediment and suspended solids to settle out of the runoff.

   Practices may also be implemented on site for interim and permanent stabilization. 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 vegetation; and other similar measures.

4. There are no sensitive features or surface streams within the boundaries of the project that would require temporary BMPs. The temporary onsite BMPs will be used to treat stormwater runoff before it leaves the project and prevent pollutants from entering surface streams or any sensitive features down gradient of the site.

Temporary Stormwater Section
(TCEQ-0602)

Attachment E:
Request to Temporarily Seal a Feature
(NOT APPLICABLE)

Temporary Stormwater Section (TCEQ-0602)

Attachment F: Structural Practices

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed at the site entry/exit point to reduce tracking onto adjoining streets. A construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage. A concrete truck washout pit will be placed on site to provide containment and easier cleanup of waste from concrete operations. The location of all structural temporary BMPs are shown within the Site Plans.

Description of Temporary BMPs

Construction Entrance/Exit:
The purpose of a gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of-way. This practice should be used at all points of construction ingress and egress. Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected where access is not necessary. A rock stabilized construction entrance exists and will be used at all designated access points.

Silt Fence:
The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow.

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

Concrete Washout Area (if applicable)
The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Temporary Stormwater Section
(TCEQ-0602)

Attachment G:
Drainage Area Map

CITY OF LEANDER ATLAS 14 RAINFALL DATA UTILIZED FOR DRAINAGE ANALYSIS

Table 1 - Atlas 14 DDF Data for Leander (Replaces Table 2-3 in the Austin DCM)

Depth-Duration-Frequency Table									
Depth of Precipitation (inches)									
Duration	Average recurrence interval (years)								
	1	2	5	10	25	50	100	200	500
5-min	0.422	0.511	0.646	0.766	0.943	1.09	1.25	1.41	1.64
10-min	0.672	0.814	1.03	1.23	1.51	1.75	2	2.26	2.6
15-min	0.848	1.02	1.29	1.53	1.88	2.17	2.48	2.8	3.25
30-min	1.2	1.44	1.81	2.14	2.62	3.01	3.44	3.89	4.54
60-min	1.55	1.88	2.37	2.82	3.47	4.01	4.59	5.24	6.17
2-hr	1.84	2.3	2.96	3.58	4.51	5.3	6.19	7.19	8.68
3-hr	2	2.54	3.31	4.05	5.18	6.15	7.27	8.55	10.5
6-hr	2.29	2.97	3.93	4.85	6.28	7.52	8.97	10.6	13.2
12-hr	2.65	3.43	4.53	5.6	7.23	8.65	10.3	12.2	15.2
24-hr	3.05	3.92	5.17	6.36	8.16	9.72	11.5	13.6	16.9

561/133

Time of Concentration Calculations				Sheet Flow				Shallow Conc. Flow				Channel Flow			Total
Existing Flows		Area	Area	L	n	S	T_t	L	Surface Type	S	T_t	L	Vavg	T_t	T_c
From	To	(Ac)	(sf)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(min)	(ft)	(ft/s)	(min)	(min)
EX DA-1	Analysis Point 1	2.20	95,832	100	0.130	0.038	6.54	726	Unpaved	0.026	4.66	-	-	0.00	**11.20**
EX DA-2	Analysis Point 2	5.45	237,402	100	0.130	0.046	6.03	767	Unpaved	0.024	5.10	-	-	0.00	**11.13**

EXISTING			IMPERVIOUS			GRASS		
Drainage Area	Total Area (Ac)	Total Area (sf)	Area Impervious (sf)	Area Impervious (Ac)	Area Impervious (%)	Area Grass (sf)	Area Grass (Ac)	Area Grass (%)
EX DA-1	2.2	95,832	0	0.00	0.0%	95,832	2.20	100.0%
EX DA-2	5.45	237,402	0	0.00	0.0%	237,402	5.45	100.0%

Drainage Basin Characteristics - Existing Conditions								
Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
EX DA-1	2.20	0.00%	82.0	11.20	14.63	26.99	35.49	49.92
EX DA-2	5.45	0.00%	82.0	11.13	5.90	10.88	14.31	20.13

STATE OF TEXAS
NICHOLAS R SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

EXISTING DRAINAGE LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- EX. DA-X XX.XX AC — DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW
- TIME OF CONCENTRATION LINE (SHEET FLOW)
- TIME OF CONCENTRATION LINE (SHALLOW CONCENTRATED FLOW)
- 750 EXISTING CONTOURS
- 750 PROPOSED CONTOURS

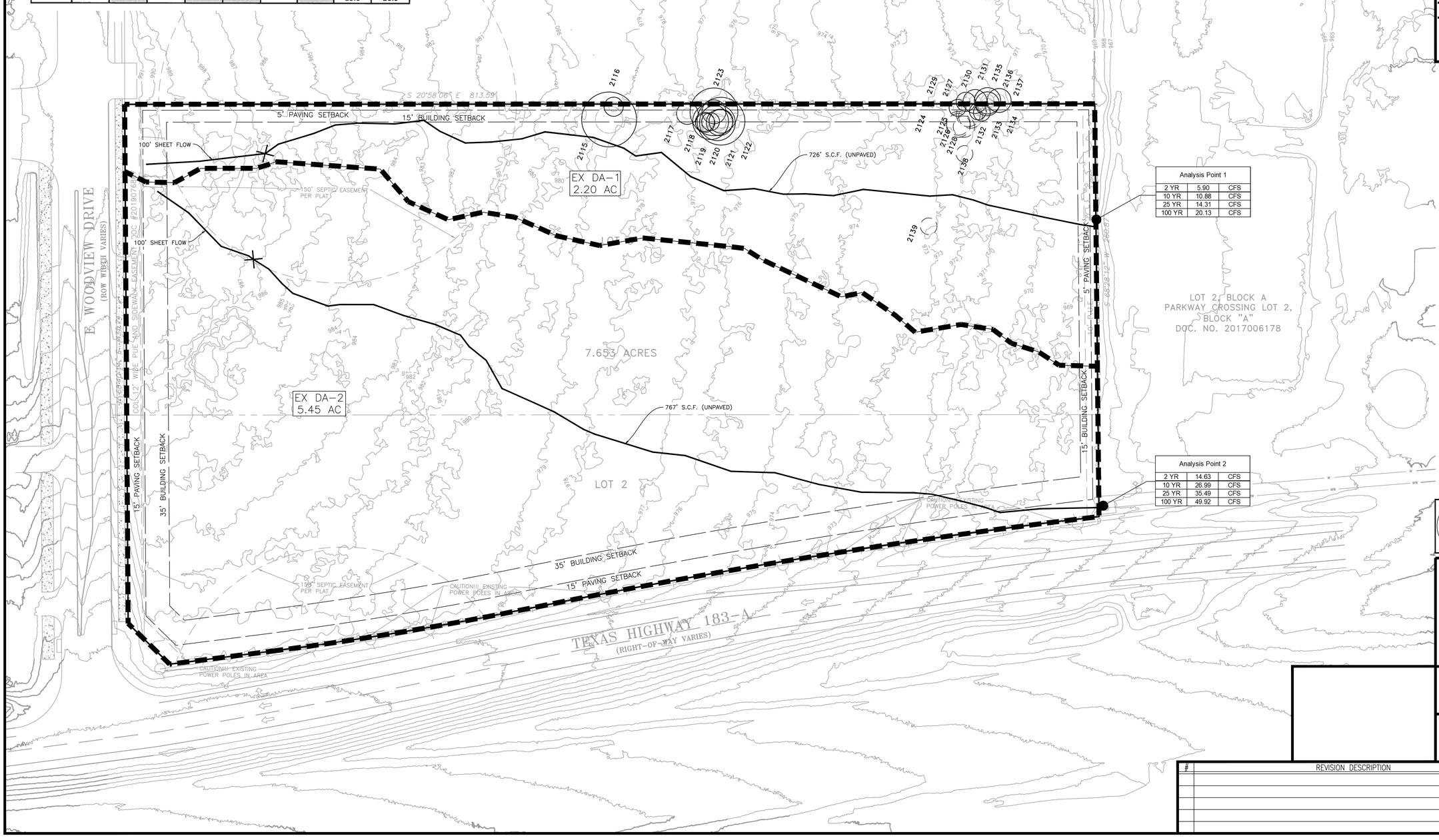
NOTES:

1. CITY OF LEANDER ATLAS 14 RAINFALL DATA UTILIZED FOR THESE CALCULATIONS.
2. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS. ALL EXPOSED CONCRETE IS TREATED IN ACCORDANCE WITH THE COMPOSITE ZONING ORDINANCE (CZO ART VI, SEC 7).

EXISTING DRAINAGE PATTERNS

EX DA-1 → ANALYSIS POINT 1

EX DA-2 → ANALYSIS POINT 2



Analysis Point 1		
2 YR	5.90	CFS
10 YR	10.88	CFS
25 YR	14.31	CFS
100 YR	20.13	CFS

Analysis Point 2		
2 YR	14.63	CFS
10 YR	26.99	CFS
25 YR	35.49	CFS
100 YR	49.92	CFS

0 20' 40' 80'

SCALE: 1" = 40'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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ENGINEERING | CONSULTING
SANDLIN SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

EXISTING DRAINAGE AREA MAP

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 24 OF 47

G:\shared drives\sandlin services llc\sandlin services projects\prod development division\01-0025-007 peak performance 183a\CAD\construction sheets\5 PRR EDAM.dwg-EXISTING DRAINAGE AREA MAP Plotted Oct 28, 2025 at 8:25am by Engineer | Last Saved by: Engineer

561/133

CITY OF LEANDER ATLAS 14 RAINFALL DATA UTILIZED FOR DRAINAGE ANALYSIS

Table 1 - Atlas 14 DDF Data for Leander (Replaces Table 2-3 in the Austin DCM)

Depth-Duration-Frequency Table									
Depth of Precipitation (inches)									
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15-min	0.848	1.02	1.29	1.53	1.88	2.17	2.48	2.8	3.25
30-min	1.2	1.44	1.81	2.14	2.62	3.01	3.44	3.89	4.54
60-min	1.55	1.88	2.37	2.82	3.47	4.01	4.59	5.24	6.17
2-hr	1.84	2.3	2.96	3.58	4.51	5.3	6.19	7.19	8.68
3-hr	2	2.54	3.31	4.05	5.18	6.15	7.27	8.55	10.5
6-hr	2.29	2.97	3.93	4.85	6.28	7.52	8.97	10.6	13.2
12-hr	2.65	3.43	4.53	5.6	7.23	8.65	10.3	12.2	15.2
24-hr	3.05	3.92	5.17	6.36	8.16	9.72	11.5	13.6	16.9

Time of Concentration Calculations				Sheet Flow				Shallow Conc. Flow				Channel Flow			Total
Proposed Flows		Area	Area	L	n	S	T_t	L	Surface Type	S	T_t	L	Vavg	T_t	T_c
From	To	(Ac)	(sf)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(min)	(ft)	(ft/s)	(min)	(min)
PR DA-1	Pond	7.65	333,234	1	0.011	0.010	0.04	1	Paved	8.000	0.00	-	-	0.00	**5.00**

PROPOSED			IMPERVIOUS			GRASS		
Drainage Area	Total Area (Ac)	Total Area (sf)	Area Impervious* (sf)	Area Impervious (Ac)	Area Impervious (%)	Area Grass (sf)	Area Grass (Ac)	Area Grass (%)
PR DA-1	7.65	333,234	238,277	5.47	71.5%	94,957	2.18	28.5%

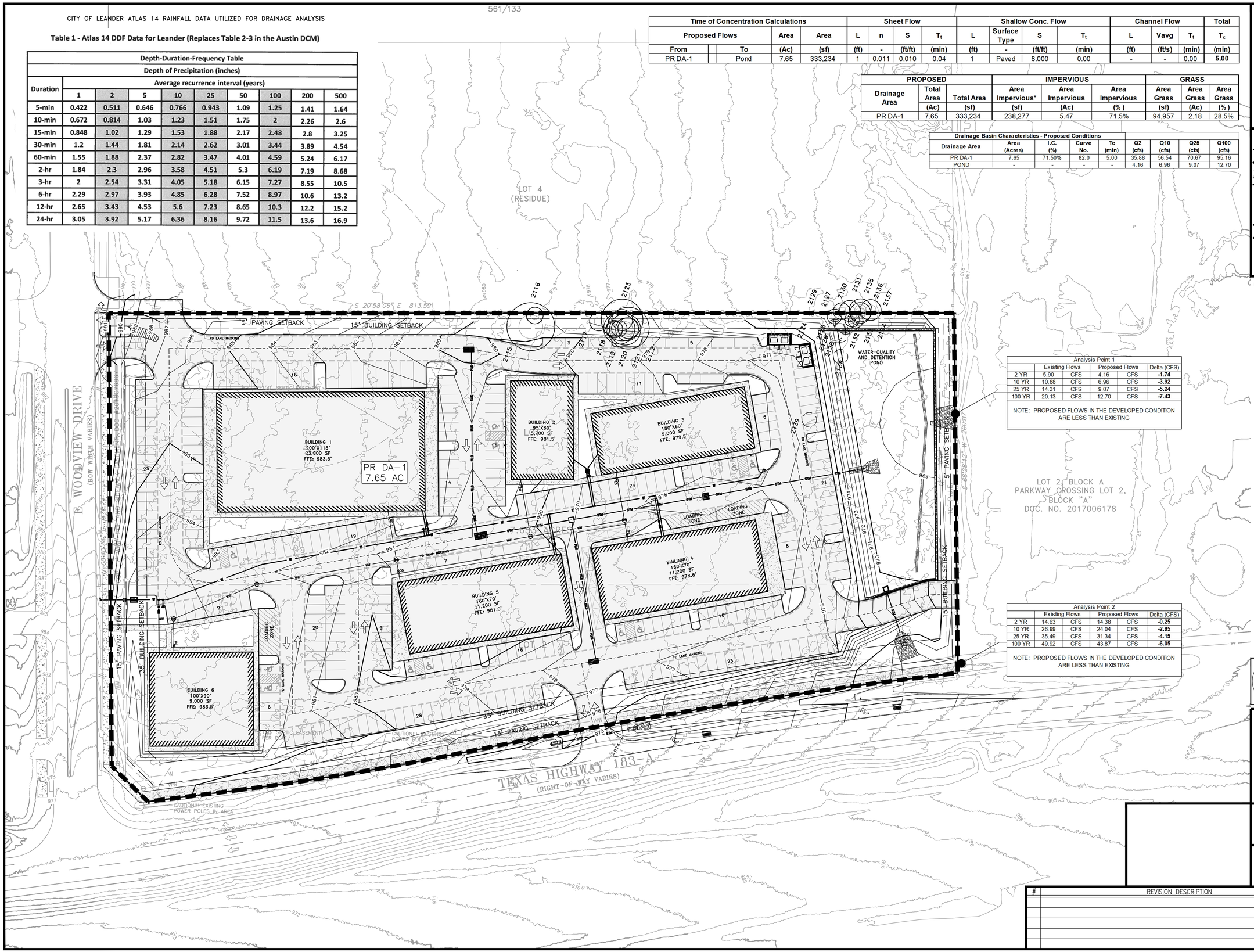
Drainage Basin Characteristics - Proposed Conditions								
Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
PR DA-1	7.65	71.50%	82.0	5.00	35.88	56.54	70.67	95.16
POND	-	-	-	-	4.16	6.96	9.07	12.70

Analysis Point 1					
	Existing Flows		Proposed Flows		Delta (CFS)
2 YR	5.90	CFS	4.16	CFS	**-1.74**
10 YR	10.88	CFS	6.96	CFS	**-3.92**
25 YR	14.31	CFS	9.07	CFS	**-5.24**
100 YR	20.13	CFS	12.70	CFS	**-7.43**

NOTE: PROPOSED FLOWS IN THE DEVELOPED CONDITION ARE LESS THAN EXISTING

Analysis Point 2					
	Existing Flows		Proposed Flows		Delta (CFS)
2 YR	14.63	CFS	14.38	CFS	**-0.25**
10 YR	26.99	CFS	24.04	CFS	**-2.95**
25 YR	35.49	CFS	31.34	CFS	**-4.15**
100 YR	49.92	CFS	43.87	CFS	**-6.05**

NOTE: PROPOSED FLOWS IN THE DEVELOPED CONDITION ARE LESS THAN EXISTING



PROPOSED DRAINAGE LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- PR. DA-X XX.XX AC — DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW
- TIME OF CONCENTRATION LINE (SHEET FLOW)
- TIME OF CONCENTRATION LINE (SHALLOW CONCENTRATED FLOW)
- 750 — EXISTING CONTOURS
- 755 — PROPOSED CONTOURS

NOTES:

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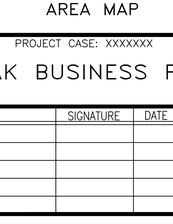
PROPOSED DRAINAGE PATTERNS



0 20' 40' 80'

SCALE: 1" = 40'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

STATE OF TEXAS — NICHOLAS R. SANDLIN — 124404 — LICENSED PROFESSIONAL ENGINEER — 10/21/2025

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

PROPOSED DRAINAGE AREA MAP

PROJECT CASE: XXXXXXX

PEAK BUSINESS PARK

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 25 OF 47

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0025-007 peak performance 183a\CAD\construction sheets\S PRR PDAM.dwg-PROPOSED DRAINAGE AREA MAP Plotted Oct 20, 2025 at 8:25am by Engineer | Last Saved by: Engineer

Temporary Stormwater Section
(TCEQ-0602)

Attachment H:
Temporary Sediment Basin(s) Plans and Calculations
(NOT APPLICABLE)

Temporary Stormwater Section (TCEQ-0602)

Attachment I: Inspection and Maintenance for BMPs

Inspection and Maintenance Guidelines for Construction BMPs

Silt Fence – Section 1.4.3
(1) Inspect all fencing weekly, and after any rainfall.
(2) Remove sediment when buildup reaches 6 inches.
(3) Replace any torn fabric or install a second line of fencing parallel to the torn section.
(4) Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
(5) When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Rock Berms – Section 1.4.5
(1) Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
(2) Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
(3) Repair any loose wire sheathing.
(4) The berm should be reshaped as needed during inspection.
(5) The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
(6) The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

Temporary Construction Entrance/Exit – Section 1.4.2
(1) The entrance should be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
(2) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
(3) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
(4) When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.

(5) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Concrete Washout Area

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

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Personnel Responsible for Inspections

The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. Documentation of the inspector's qualifications is to be included in the attached Inspector Qualifications Log.

Inspection Schedule

The primary operator is required to choose one of the two inspections listed below.

☐ **Option 1:** Once every seven calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.

☐ **Option 2:** Once every 14 calendar days and within 24 hours of the end of a storm event of two inches or greater.

The inspections may occur on either schedule provided that documentation reflects the current schedule and that any changes to the schedule are conducted in accordance with the following provisions: the schedule may be changed a maximum of one time each month, the schedule change must be implemented at the beginning of a calendar month, and the reason for the schedule change must be documented (e.g., end of "dry" season and beginning of "wet" season).

If option 2 is the chosen frequency of inspections a rain gauge must be properly maintained on site or the storm event information from a weather station that is representative of the site location. For any day of

rainfall during normal business hours that measures 0.25 inches or greater, proper documentation of the total rainfall measured for that day must be recorded.

Personnel provided by the permittee must inspect:

- disturbed areas of the construction site that have not been finally stabilized
- areas used for storage of materials that are exposed to precipitation
- structural controls (for evidence of, or the potential for, pollutants entering the drainage system)
- sediment and erosion control measures identified in the SWP3 (to ensure they are operating correctly), and
- locations where vehicles enter or exit the site (for evidence of off-site sediment tracking)

Reductions in Inspection Frequency

Where sites have been finally or temporarily stabilized or where runoff is unlikely due to winter conditions (e.g., site is covered with snow, ice, or frozen ground exists), inspections must be conducted at least once every month. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. A record of the total rainfall measured, as well as the approximate beginning and ending dates of winter or drought conditions resulting in monthly frequency of inspections in the attached Rain Gauge Log.

In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable.

Inspection Report Forms

Use the Inspection Report Forms given as a checklist to ensure that all required areas of the construction site are addressed. There is space to document the inspector's name as well as when the inspections regularly take place. The tables will document that the required area was inspected. (If there were any areas of concern, briefly describe them in this space with a more detailed description in the narrative section. Use the last table to document any discharges found during the inspections).

Describe how effective the installed BMPs are performing. Describe any BMP failures that were noted during the investigation and describe any maintenance required due to the failure. If new BMPs are needed as the construction site changes, the inspector can use the space at the bottom of the section to list BMPs to be implemented before the next inspection.

Describe the inspector's qualifications, how the inspection was conducted, and describe any areas of non-compliance in detail. If an inspection report does not identify any incidents of non- compliance, then it must contain a certifying signature stating that the facility or site is in compliance. The report must be signed by a person and in a manner required by 30 TAC 305.128. There is space at the end of the form to allow for this certifying signature.

Whenever an inspection shows that BMP modifications are needed to better control pollutants in runoff, the changes must be completed within seven calendar days following the inspection. If existing BMPs are modified or if additional BMPs are needed, you must describe your implementation schedule, and wherever possible, make the required BMP changes before the next storm event.

The Inspection Report Form functions as the required report and must be signed in accordance with TCEQ rules at 30 TAC 305.128.

Corrective Action

Personnel Responsible for Corrective Actions

Both Primary and Secondary Operators are responsible for maintaining all necessary Corrective Actions. If an individual is specifically identified as the responsible party for modifying the contact information for that individual should be documented in the attached Inspector Qualifications Log.

Corrective Action Forms

The Temporary BMPs must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the attached forms and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable. Actions taken as a result of inspections must be properly documented by completing the corrective action forms given.

Inspector Qualifications Log*

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

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

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

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

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

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

*The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification.

Amendment Log

No.	Description of the Amendment	Date of Amendment	Amendment Prepared by [Name(s) and Title]

Construction Activity Sequence Log*

Name of Operator	Projected Dates Month/Year	Activity Disturbing Soil clearing, excavation, etc.	Location on-site where activity will be conducted	Acreage being disturbed

*Construction activity sequences for linear projects may be conducted on a rolling basis. As a result, construction activities may be at different stages at different locations in the project area. The Contractor is required to complete and update the schedule and adjust as necessary.

Stormwater Control Installation and Removal Log

Stormwater Control	Location On-Site	Installation Date	Removal Date

Stabilization Activities Log*

Date Activity Initiated	Description of Activity	Description of Stabilization Measure and Location	Date Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures Initiated

*****Stabilization and erosion control practices may include, but are not limited to, establishing temporary or permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, and protecting existing trees and vegetation. List practices used where they are located, when they will be implemented, and whether they are temporary (interim) or permanent.

Inspection Frequency Log

Date	Frequency

Rain Gauge Log

Date	Location of Rain Gauge	Gauge Reading

General Information

Name of Project		**Tracking Number**		**Inspection Date**	
Inspector Name, Title & Contact Information					
Present Phase of Construction					
Inspection Location (if multiple inspections are required, specify location where this inspection is being conducted)					

Inspection Frequency

Standard Frequency: ☐ Weekly ☐Every 14 days and within 24 hours of a 0.25" rain

Increased Frequency: ☐ Every 7 days and within 24 hours of a 0.25" rain

Reduced Frequency:

☐ Once per month (for stabilized areas)

☐ Once per month and within 24 hours of a 0.25" rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought)

☐ Once per month (for frozen conditions where earth-disturbing activities are being conducted)

Was this inspection triggered by a 0.25" storm event? ☐ Yes ☐ No

If yes, how did you determine whether a 0.25" storm event has occurred?

☐ Rain gauge on site ☐Weather station representative of site. Specify weather station source.

Total rainfall amount that triggered the inspection (in inches):

Unsafe Conditions for Inspection

Did you determine that any portion of your site was unsafe for inspection? ☐ Yes ☐No

If "yes," complete the following:

- Describe the conditions that prevented you from conducting the inspection in this location:

- Location(s) where conditions were found:

Condition and Effectiveness of Erosion and Sediment (E&S) Controls				
Type / Location of E&S Control	**Repairs or Other Maintenance Needed?**	**Corrective Action Required?**	**Date on Which Maintenance of Corrective Action First Identified?**	**Notes**
1.	☐ Yes ☐ No	☐ Yes ☐ No		
2.	☐ Yes ☐ No	☐ Yes ☐ No		
3.	☐ Yes ☐ No	☐ Yes ☐ No		
4.	☐ Yes ☐ No	☐ Yes ☐ No		
5.	☐ Yes ☐ No	☐ Yes ☐ No		
6.	☐ Yes ☐ No	☐ Yes ☐ No		
7.	☐ Yes ☐ No	☐ Yes ☐ No		
8.	☐ Yes ☐ No	☐ Yes ☐ No		
9.	☐ Yes ☐ No	☐ Yes ☐ No		

Condition and Effectiveness of Pollution Prevention (P_2) Practices				
Type / Location of P_2 Practices	**Repairs or Other Maintenance Needed?**	**Corrective Action Required?**	**Identification Date**	**Notes**
1.	☐ Yes ☐ No	☐ Yes ☐ No		
2.	☐ Yes ☐ No	☐ Yes ☐ No		
3.	☐ Yes ☐ No	☐ Yes ☐ No		
4.	☐ Yes ☐ No	☐ Yes ☐ No		
5.	☐ Yes ☐ No	☐ Yes ☐ No		
6.	☐ Yes ☐ No	☐ Yes ☐ No		
7.	☐ Yes ☐ No	☐ Yes ☐ No		
8.	☐ Yes ☐ No	☐ Yes ☐ No		
9.	☐ Yes ☐ No	☐ Yes ☐ No		

Stabilization of Exposed Soil			
Stabilization Area	**Stabilization Method**	**Have you Initiated Stabilization?**	**Notes**
1.		☐ YES ☐ NO If yes, provide date:	
2.		☐ YES ☐ NO If yes, provide date:	
3.		☐ YES ☐ NO If yes, provide date:	
4.		☐ YES ☐ NO If yes, provide date:	

Description of Discharges	
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? ☐ YES ☐ NO **If "YES," provide the following information for each point of discharge:**	
Discharge Locations	**Observations**
1.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and / or sediment accumulation that can be attributed to your discharge? ☐ YES. ☐ NO If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
2.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and / or sediment accumulation that can be attributed to your discharge? ☐ YES. ☐ NO If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
3.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and / or sediment accumulation that can be attributed to your discharge? ☐ YES. ☐ NO If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:

Contractor or Subcontractor Certification and Signature

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

Signature of Contractor or Subcontractor: _____ **Date:**

Printed Name and Affiliation:

Certification and Signature by Permittee

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

Signature of Permittee or
"Duly Authorized Representative": _____ **Date:**

Printed Name and Affiliation:

Section A – Initial Report **(Complete this section within 24 hours of discovering the condition that triggered corrective action.)**		
Name of Project:	Tracking Number:	Today's Date
Date Problem First Discovered:	Time Problem First Discovered:	
Name of Individual Completing this Form:	Contact Information:	

What site conditions triggered the requirement to conduct corrective action:

☐ A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or Part 3

☐ The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards

☐ A prohibited discharge has occurred or is occurring

Provide a description of the problem:

Deadline for completing corrective action (Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day):

If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:

Section B – Corrective Action Progress

(Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action.)

Section B.1 – Why the Problem Occurred

Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem

List of Stormwater control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		☐ Yes ☐ No Date:	
2.		☐ Yes ☐ No Date:	

Section A – Initial Report **(Complete this section within 24 hours of discovering the condition that triggered corrective action.)**		
Name of Project:	Tracking Number:	Today's Date
Date Problem First Discovered:	Time Problem First Discovered:	
Name of Individual Completing this Form:	Contact Information:	

What site conditions triggered the requirement to conduct corrective action:

☐ A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or Part 3

☐ The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards

☐ A prohibited discharge has occurred or is occurring

Provide a description of the problem:

Deadline for completing corrective action (Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day):

If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:

Section B – Corrective Action Progress

(Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action.)

Section B.1 – Why the Problem Occurred

Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem

List of Stormwater control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		☐ Yes ☐ No Date:	
2.		☐ Yes ☐ No Date:	

Contractor or Subcontractor Certification and Signature

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

Signature of Contractor or Subcontractor: _____ **Date:**

Printed Name and Affiliation:

Certification and Signature by Permittee

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

Signature of Permittee or
"Duly Authorized Representative": _____ **Date:**

Printed Name and Affiliation:

Temporary Stormwater Section
TCEQ-0602)

Attachment J:
Schedule of Interim and Permanent
Soil Stabilization Practices

Interim Vegetative Stabilization

Interim soil stabilization will not be required.

Permanent Vegetative Stabilization

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

1. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization.

2. Sodding and Wood Mulch: As per the project landscaping plan, sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

1. The dates when major grading activities occur,

2. The dates when construction activities temporarily or permanently cease on a portion of the site, and

3. The dates when stabilization measures are initiated.

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

Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.

In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

Copy of Notice of Intent (NOI)

Agent Authorization Form
(TCEQ-0599)

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

I Gary Schill,
Print Name

Manager,
Title - Owner/President/Other

of East Woodview Development, LLC,
Corporation/Partnership/Entity Name

have authorized NICK SANDLIN, P.E.
Print Name of Agent/Engineer

of SANDLIN SERVICES, LLC
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

10-23-25
Date

THE STATE OF Texas §

County of Williamson §

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

GIVEN under my hand and seal of office on this 23 day of October, 2025.

JACOB FRAIRE
Notary Public
STATE OF TEXAS
ID# 133700385
My Comm. Exp. May 5, 2026

NOTARY PUBLIC

Jacob Fraire
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 05/05/2026

Application Fee Form
(TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: PEAK BUSINESS PARK
Regulated Entity Location: 7962 183A TOLL RD, LEANDER, TX 78641
Name of Customer: EAST WOODVIEW DEVELOPMENT LLC
Contact Person: GARY SCHILL Phone: (512) 658-1804
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	7.65 Acres	$ 5000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 10/21/2025

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

Check Payable to the "Texas Commission on Environmental Quality"

Core Data Form
(TCEQ-10400)

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

☐ Other

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

SECTION II: Customer Information

4. General Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy)

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

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

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)*

If new Customer, enter previous Customer below:

EAST WOODVIEW DEVELOPMENT LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0805829587	32098060398		

11. Type of Customer: ☐ Corporation ☐ Individual Partnership: ☐ General ☒ Limited

Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees

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

13. Independently Owned and Operated?

☒ **Yes** ☐ **No**

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

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:	3901 SIMON RIDGE CT						
	City	CEDAR PARK	**State**	TX	**ZIP**	78613	**ZIP + 4**	7427

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 658-1804		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

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

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

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

PEAK BUSINESS PARK

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	7962 183A TOLL ROAD							
	City	LEANDER	**State**	TX	**ZIP**	78641	**ZIP + 4**	
24. County								

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:	SE CORNER OF 183A TOLL ROAD AND E WOODVIEW DR				
26. Nearest City			**State**	**Nearest ZIP Code**	
LEANDER			TX	78641	

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:	30.570001		**28. Longitude (W) In Decimal:**	-97.827229	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	34	12	-97	49	38.02

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
5999	8299	453998	611620

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

RETAIL BUILDINGS

34. Mailing Address:	**7962 183A TOLL ROAD**							
	City	**LEANDER**	**State**	**TX**	**ZIP**	**78641**	**ZIP + 4**	
35. E-Mail Address:	**gpsredevelopment@gmail.com**							

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(512) 658-1804		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	NICK SANDLIN, P.E.	**41. Title:**	ENGINEER

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(806 **)** 679-7303		**( )** -	OPERATIONS@SANDLINSERVICES.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:	SANDLIN SERVICES, LLC	**Job Title:**	PRINCIPAL AND PROFESSIONAL ENGINEER
Name *(In Print):*	NICHOLAS SANDLIN, P.E.	**Phone:**	**(** 806 **)** 679- **7303**
Signature:		**Date:**	10/21/2025