TCEQ CZP APPLICATION

For

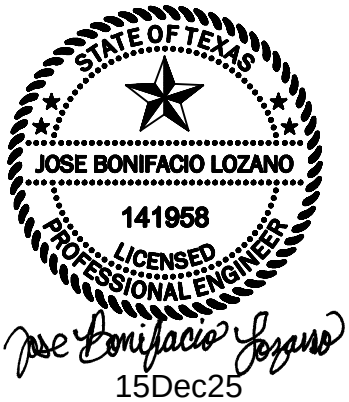
Titan Leander Commerce Center
CR270 Roadway Improvements

Prepared for:

Titan Leander Land Investors, LLC
ATTN: Bryan Byrd
6300 NW Riverside Plaza Ln Ste. 200
Albuquerque, NM 87120
Phone: (512)-720-7200

Prepared by:

LJA ENGINEERING, INC.
2700 La Frontera Blvd, Ste. 200
Round Rock, Texas 78681
TBPE# 1386
Phone: (512) 767-7300



December 2025

Contributing Zone Plan Checklist

X **Edwards Aquifer Application Cover Page (TCEQ-20705)**

X **Contributing Zone Plan Application (TCEQ-10257)**

Attachment A - Road Map
Attachment B - USGS Quadrangle Map
Attachment C - Project Narrative
Attachment D - Factors Affecting Surface Water Quality
Attachment E - Volume and Character of Stormwater
~~Attachment F - Suitability Letter from Authorized Agent (if OSSF is proposed)~~
~~Attachment G - Alternative Secondary Containment Methods (if AST with an alternative method of secondary containment is proposed)~~
~~Attachment H - AST Containment Structure Drawings (if AST is proposed)~~
~~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)~~
Attachment J - BMPs for Upgradient Stormwater
Attachment K - BMPs for On-site Stormwater
Attachment L - BMPs for Surface Streams
Attachment M - Construction Plans
Attachment N - Inspection, Maintenance, Repair and Retrofit Plan
~~Attachment O - Pilot-Scale Field Testing Plan, if BMPs not based on Complying with the Edwards Aquifer Rules: Technical Guidance for BMPs~~
Attachment P - Measures for Minimizing Surface Stream Contamination

~~**Storm Water Pollution Prevention Plan (SWPPP)**~~

-OR-

X **Temporary Stormwater Section (TCEQ-0602)**

Attachment A - Spill Response Actions
Attachment B - Potential Sources of Contamination
Attachment C - Sequence of Major Activities
Attachment D - Temporary Best Management Practices and Measures
~~Attachment E - Request to Temporarily Seal a Feature, if sealing a feature~~
Attachment F - Structural Practices
Attachment G - Drainage Area Map
~~Attachment H - Temporary Sediment Pond(s) Plans and Calculations~~
Attachment I - Inspection and Maintenance for BMPs
Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

X **Copy of Notice of Intent (NOI)**

X **Agent Authorization Form (TCEQ-0599), if application submitted by agent**

- [X] **Application Fee Form (TCEQ-0574)**
- [X] **Check Payable to the "Texas Commission on Environmental Quality"**
- [X] **Core Data Form (TCEQ-10400)**

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.

<table>
<tr><td colspan="5">1. Regulated Entity Name: Titan Leander Commerce Center CR270 Roadway Improvements</td><td colspan="5">2. Regulated Entity No.:</td></tr>
<tr><td colspan="5">3. Customer Name: Titan Leander Land Investors LLC</td><td colspan="5">4. Customer No.:</td></tr>
<tr><td>5. Project Type:
(Please circle/check one)</td><td colspan="2">New ✓</td><td colspan="2">Modification</td><td>Extension</td><td colspan="2">Exception</td><td colspan="2"></td></tr>
<tr><td>6. Plan Type:
(Please circle/check one)</td><td>WPAP</td><td>CZP ✓</td><td>SCS</td><td>UST</td><td>AST</td><td>EXP</td><td>EXT</td><td>Technical Clarification</td><td>Optional Enhanced Measures</td></tr>
<tr><td>7. Land Use:
(Please circle/check one)</td><td colspan="2">Residential</td><td colspan="3">Non-residential ✓</td><td colspan="4">8. Site (acres): ±3.80 (Limits of Construction)</td></tr>
<tr><td>9. Application Fee:</td><td colspan="2">$4,000</td><td colspan="4">10. Permanent BMP(s):</td><td colspan="3">Jellyfish Filters Basins (2)</td></tr>
<tr><td>11. SCS (Linear Ft.):</td><td colspan="2">0</td><td colspan="4">12. AST/UST (No. Tanks):</td><td colspan="3">0</td></tr>
<tr><td>13. County:</td><td colspan="2">Williamson</td><td colspan="4">14. Watershed:</td><td colspan="3">Brushy Creek/South Fork San Gabriel</td></tr>
</table>

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.)	___	___	_X_
Region (1 req.)	___	___	_X_
County(ies)	___	___	_X_
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. Jose Bonifacio Lozano, P.E.
~~Print Name of Customer~~/Authorized Agent
Jose Bonifacio Lozano 12/15/2025 ~~Signature of Customer~~/Authorized Agent Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Jose Bonifacio Lozano, P.E.

Date: 12/14/2025

~~Signature of Customer~~/Agent:



Regulated Entity Name: Titan Leander Commerce Center CR270 Roadway Improvements

Project Information

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

   Contact Person: Bryan Bird
   Entity: Titan Leander Land Investors LLC
   Mailing Address: 6300 NW Riverside Plaza Ln Ste. 200
   City, State: Albuquerque, NM Zip: 87120
   Telephone: 512-720-7200 Fax: _____
   Email Address: bbyrd@titan-development.com

5. Agent/Representative (If any):

   Contact Person: Jose Bonifacio Lozano, PE
   Entity: LJA Engineering, Inc.
   Mailing Address: 2700 La Frontera Blvd, Ste 200
   City, State: Round Rock, Texas Zip: 78681
   Telephone: 512-767-7300 Fax: _____
   Email Address: jlozano@lja.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.

   CR270 Roadway Expansion from +/- 500 LF north of existing intersection of Hero Way to +/- 2,300 LF north of existing intersection of Hero Way.

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: Roadway widening & Drainage Improvements

13. Total project area (size of site): 3.80 Acres

Total disturbed area: 3.80 Acres

14. Estimated projected population: N/A

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		÷ 43,560 =	
Parking		÷ 43,560 =	
Other paved surfaces	63,162	÷ 43,560 =	1.45
Total Impervious Cover	63,162	÷ 43,560 =	1.45

Total Impervious Cover 1.45 **÷ Total Acreage** 3.80 **X 100 =** 38**% 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.: 1,890 feet.
Width of R.O.W.: 74 to 82 feet.
L x W = 141,688 Ft^2 ÷ 43,560 Ft^2/Acre = 3.25 acres.

21. Pavement Area:

Length of pavement area: 1,890 feet.
Width of pavement area: 22 to 25.5 feet.
L x W = 58,182 Ft^2 ÷ 43,560 Ft^2/Acre = 1.34 acres.
Pavement area 1.34 acres ÷ R.O.W. area 3.25 acres x 100 = 41.2% impervious cover.

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is:

☐ 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" = 20'.

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): 48491C0455F effective 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.

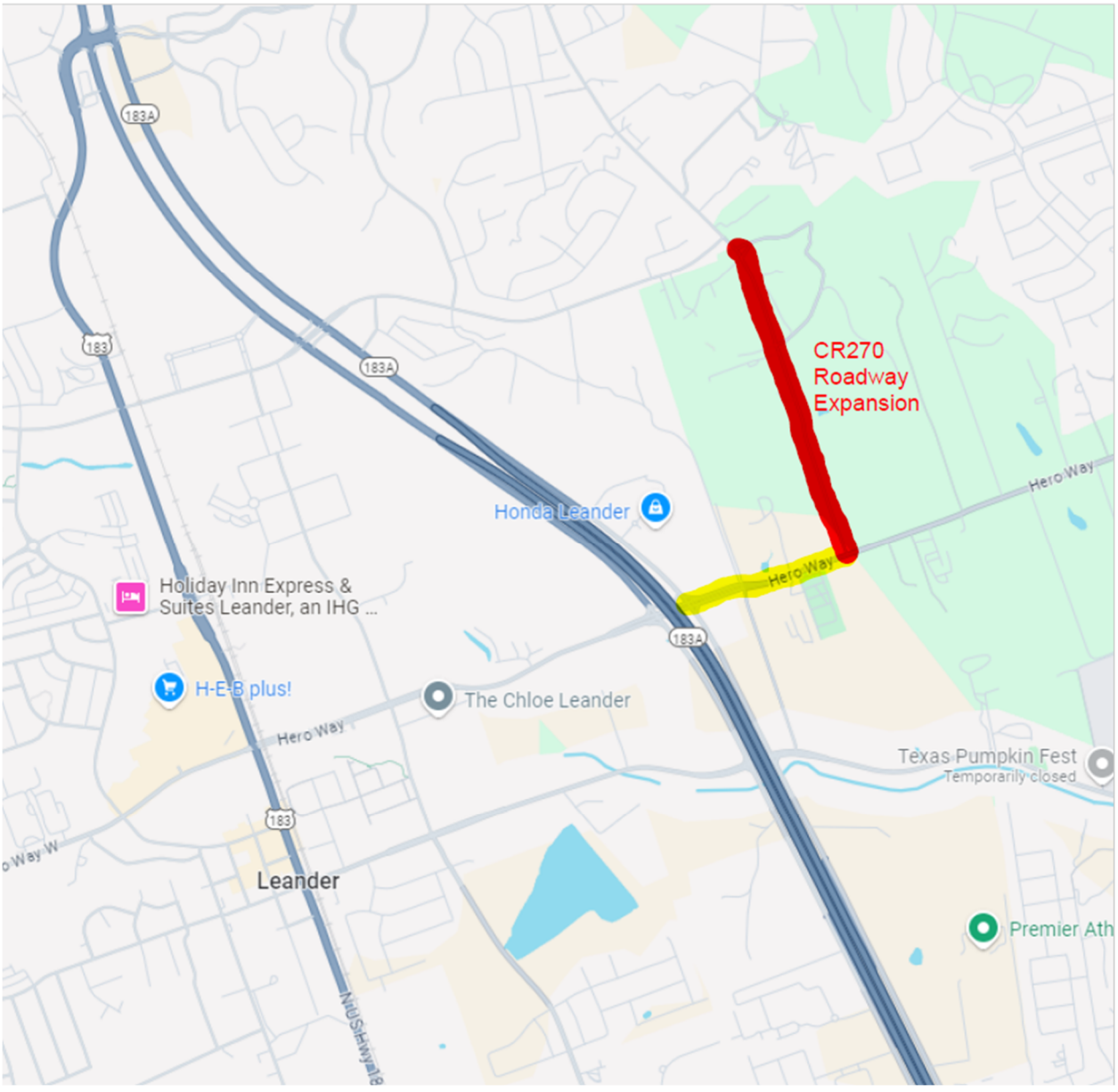
63. ☒ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements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

ATTACHMENT A

TCEQ CZP APPLICATION

ROAD MAP:



ATTACHMENT B

TCEQ CZP APPLICATION

USGS QUADRANGLE MAP:

See Next Page

USGS
science for a changing world
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY
The National Map
US Topo
LEANDER QUADRANGLE
TEXAS
7.5-MINUTE SERIES
APPROXIMATE SITE LOCATION
FLOW PATH
EDWARDS AQUIFER CONTRIBUTING ZONE
GEORGETOWN
LEANDER
ROUND ROCK
CEDAR PARK
AUSTIN
White Stone
Austin Community College: San Gabriel Campus
Hank Sasser Airport at Breakaway
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 14R
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.
Imagery.....NAIP, September 2016 - November 2016
Roads.....U.S. Census Bureau, 2015 - 2019
Names.....GNIS, 1979 - 2022
Hydrography.....National Hydrography Dataset, 2002 - 2020
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021
Wetlands.....FWS National Wetlands Inventory Not Available
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
SCALE 1:24 000
KILOMETERS
METERS
MILES
FEET
CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the National Geospatial Program US Topo Product Standard.
ROAD CLASSIFICATION
Expressway
Local Connector
Secondary Hwy
Local Road
Ramp
4WD
Interstate Route
US Route
State Route
QUADRANGLE LOCATION
ADJOINING QUADRANGLES
1 Liberty Hill
2 Leander NE
3 Georgetown
4 Nameless
5 Round Rock
6 Mansfield Dam
7 Jollyville
8 Pflugerville West
LEANDER, TX
2022

ATTACHMENT C

TCEQ CZP APPLICATION

Titan Leander Land Investors, LLC is proposing a future development named Titan Leander Commerce Center; to support the anticipated traffic, County Road 270 is being reconstructed and widened by less than ½ of the existing lane width. This project is being designed, permitted and constructed with the Titan Leander Commerce Center County Road 270 Roadway Improvements plan, which this CZP is being provided for.

County Road 270 is an existing roadway with construction pre-dating TCEQ regulations in Williamson County. The existing road is approximately 22 FT width and is in poor condition. The existing right-of-way varies (ROW) from 45 to 55 FT. The ROW includes a variety of grasses, shrubs, and roadside drainage ditches; slopes vary from 1% to 10%.

This project will widen a section of CR270 beginning about 500 LF north of the existing intersection of Hero Way to approximately 2,300 LF north of the intersection. The approximately 1,850 LF of road will be reconstructed & widened from 22 FT un-curbed road to 25 FT width with raised curb. Additionally, a new 6 FT sidewalk will be added along the east side along with a storm sewer drainage system. There will be no significant change to the overall drainage patterns within the project area.

The project limits of construction (LOC) is 3.80 acres and is being referred to as the site area for this plan and impervious cover calculations. The existing IC in this area is 1.00 AC (26.3% IC). Post construction, the IC will be 1.45 AC (38.2 % IC). The project will be increasing the IC by 0.45 AC; this increase requires a TSS removal of 392 LBS. To achieve this, two Jellyfish water quality filtration BMPs are proposed. The drainage areas, captured IC, and TSS removals provided by these WQ vaults are tabulated below.

WQ Vault ID	Basin ID (Basin Acreage)	IC Captured	TSS Removals
Jellyfish Vault #1	A-3 (0.42 acres)	0.36	334 lbs
Jellyfish Vault #2	A-5 (0.28 acres)	0.24	223 lbs
Total			**557 lbs**

The required TSS Removals are being met & exceeded by the proposed permanent BMPs.

Temporary BMPs will be utilized in this project, a Temporary Stormwater Section application is included with this submittal along with all corresponding attachments.

ATTACHMENT D

TCEQ CZP APPLICATION

Factors Affecting Surface Water Quality

Factors that could affect the quality of surface water and ground water are the use of motor vehicles on the roadway. This includes the emission of certain hydrocarbon-based substances as well as the tracking of silt. Also, the maintenance of lawn areas could affect the quality of surface water and ground water through runoff of chemical fertilizers or pesticides.

ATTACHMENT E

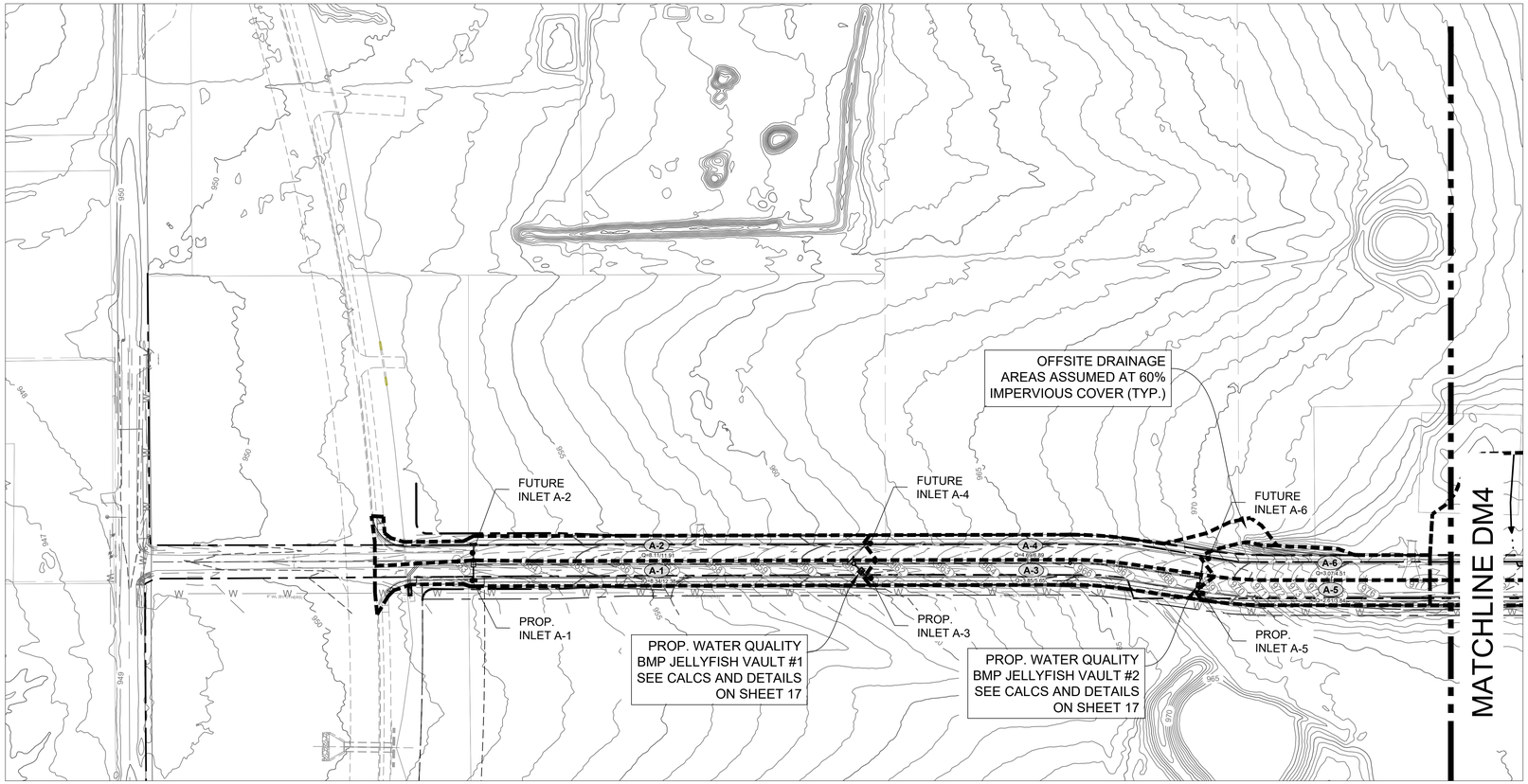
TCEQ CZP APPLICATION

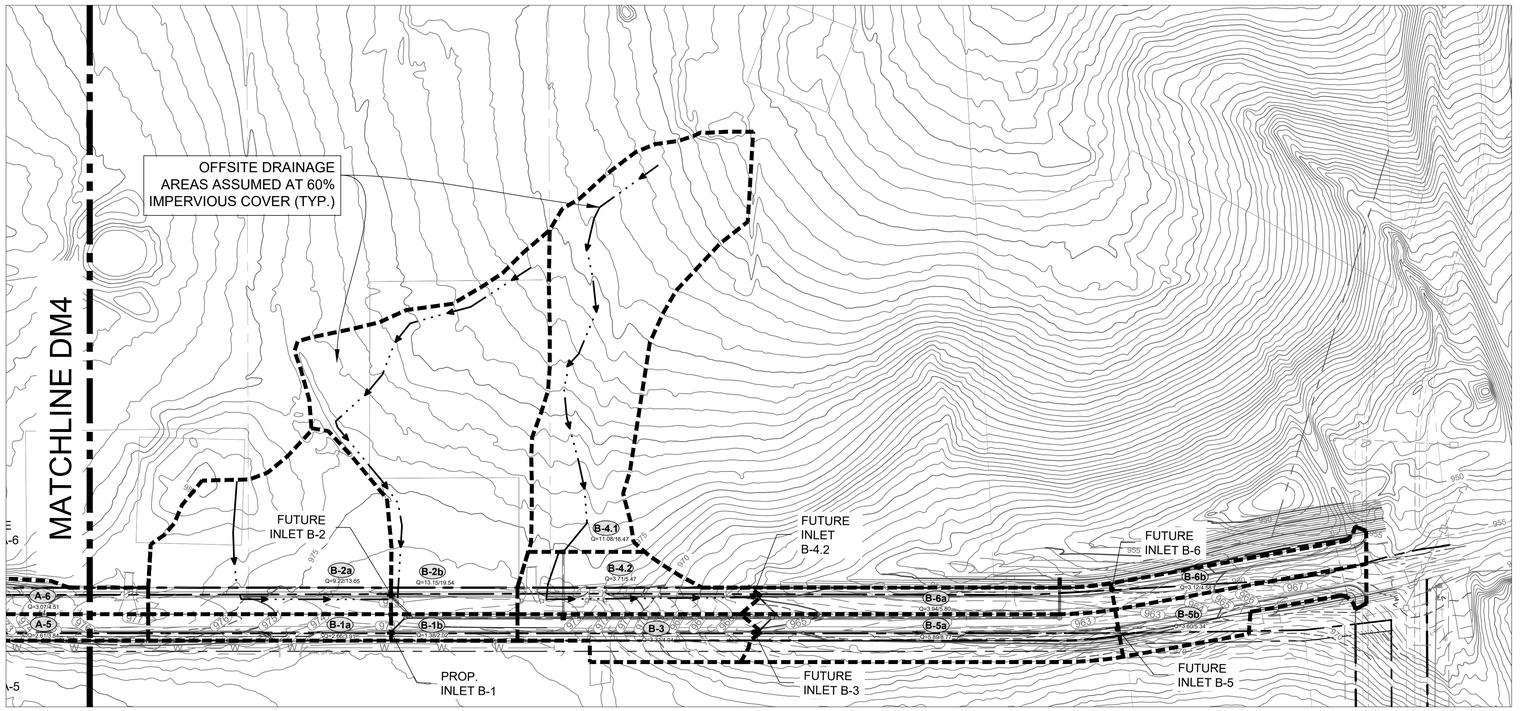
Volume and Character of Stormwater

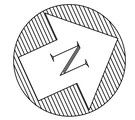
It is expected that the character of surface water and ground water run-off would be consistent with roadway construction. Constituents would include hydrocarbon-based product residues, silt, pesticides, and chemicals resulting from vehicular emissions and vegetation maintenance.

The expected volume of stormwater run-off was based on the Rational Method. This was calculated using "C" factors, which are based on impervious cover and the nature of surfaces over which run-off water flows. These calculations are attached directly behind this page and in the attached construction plans.

The stormwater quality for the site was determined using “Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices”. The results from these calculations are presented directly behind this page and in the attached construction plans.







LEGEND:

###	DRAINAGE AREA NUMBER
Q=X.XX/X.XX	DESIGN 25YR / 100YR FLOWS
HP	HIGH POINT
LP	LOW POINT
	FLOW DIRECTION ARROW
	DRAINAGE DIVIDE

NOTES:

1. FUTURE INLETS TO BE CONSTRUCTED WITH FUTURE WIDENING OF PHASE 1 & CONSTRUCTION OF CR270 PHASE 2 FUTURE IMPROVEMENTS WILL BE PROPOSED UNDER A SEPARATE CONSTRUCTION PERMIT PLAN.

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
INTERNAL ULTIMATE DRAINAGE MAP

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN.IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 DM4.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED
PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

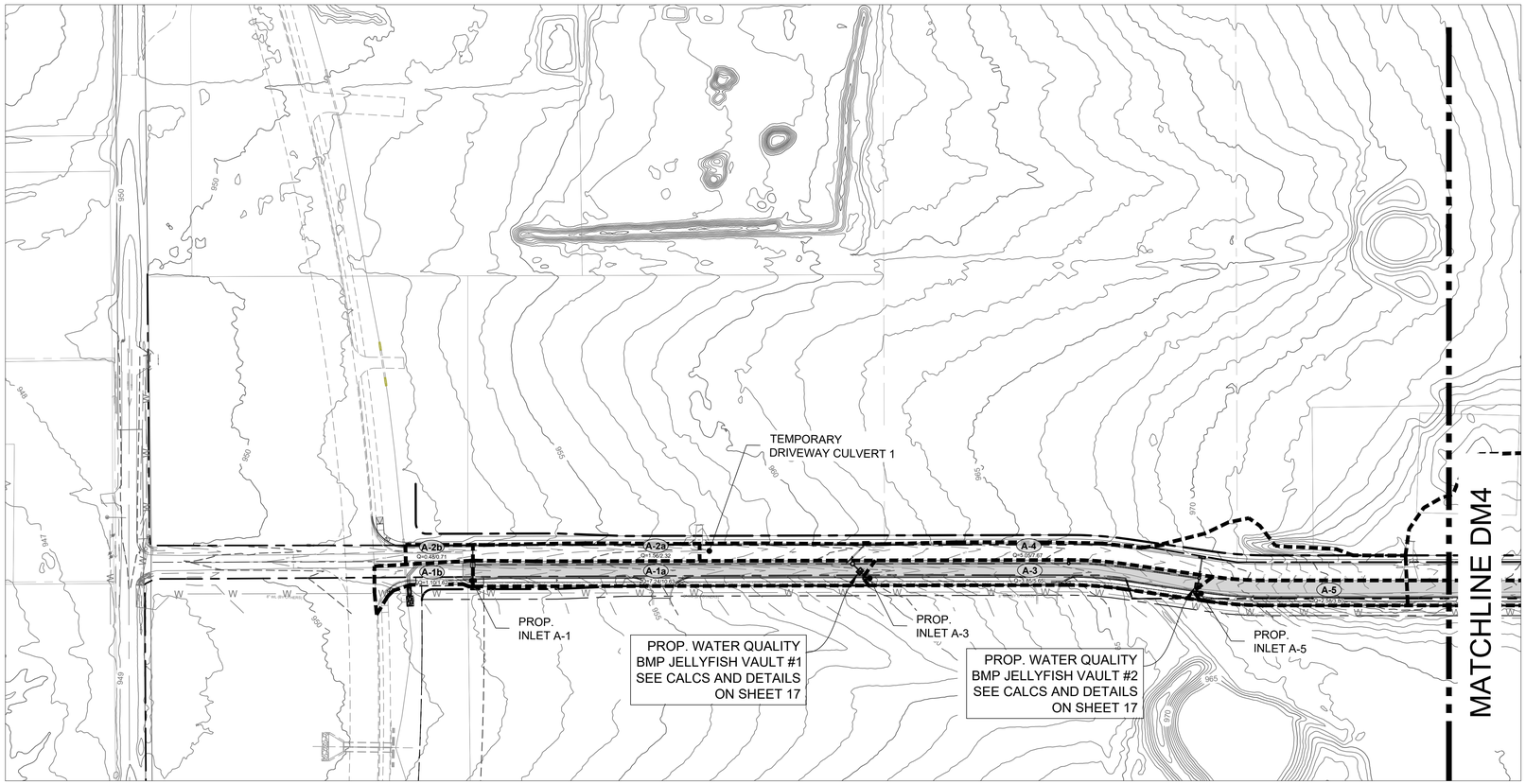
811 Know what's below. Call before you dig.

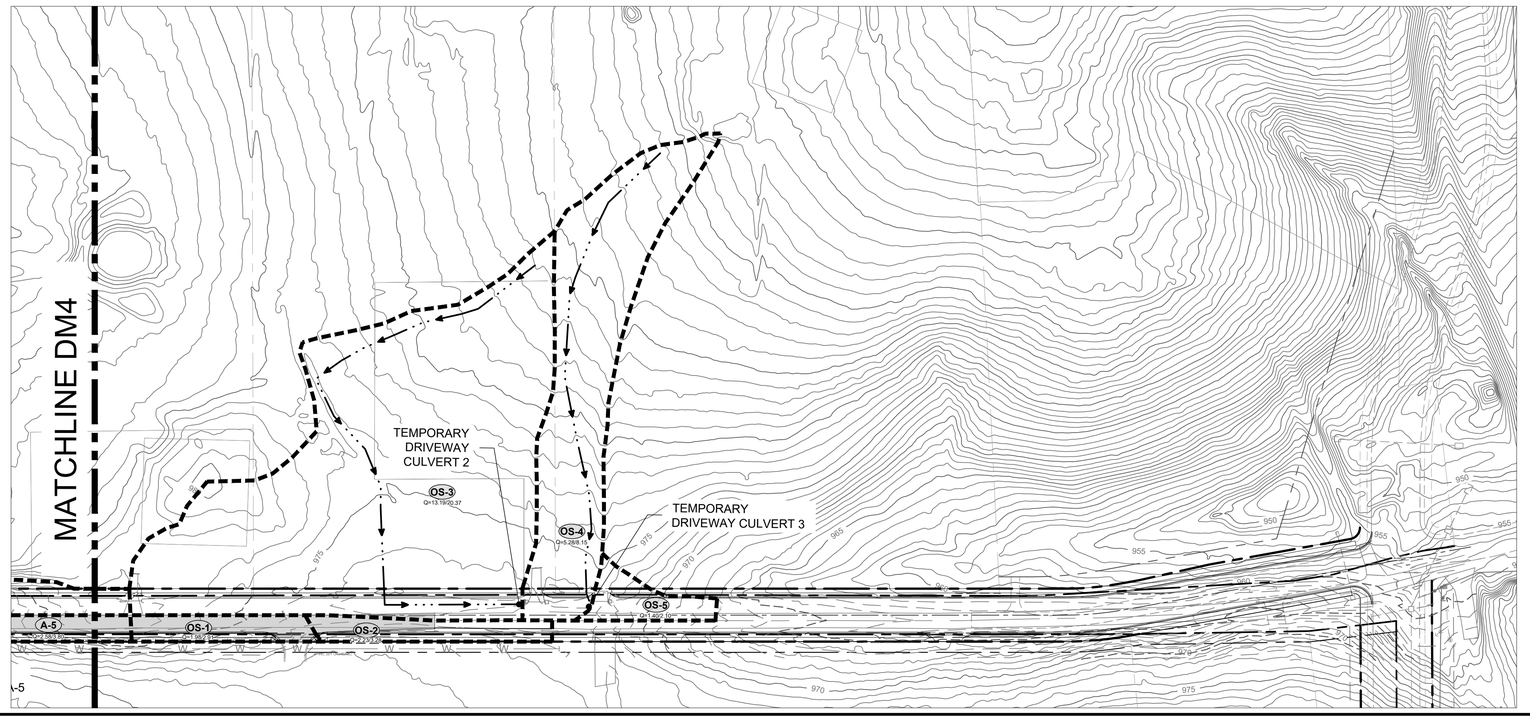
JOB NUMBER: A5440-2401

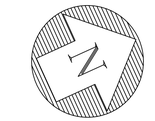
DM4

SHEET NO. 17 OF 41 SHEETS

User Name: jlozano
Date/Time: Thu, 11 Dec 2025 - 2:18pm
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0 100 200

1" = 100'

LEGEND:

###	DRAINAGE AREA NUMBER
Q=X.XX/X.XX	DESIGN 25YR / 100YR FLOWS
HP	HIGH POINT
LP	LOW POINT
	FLOW DIRECTION ARROW
	DRAINAGE DIVIDE

NOTES:

1. FUTURE INLETS TO BE CONSTRUCTED WITH FUTURE WIDENING OF PHASE 1 & CONSTRUCTION OF CR270 PHASE 2 FUTURE IMPROVEMENTS WILL BE PROPOSED UNDER A SEPARATE CONSTRUCTION PERMIT PLAN.

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
INTERNAL PHASE 1 DRAINAGE MAP

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN.IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 DM4.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

JOB NUMBER: A5440-2401

DM5

SHEET NO. 18

OF 41 SHEETS

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User Name : jlozano

PROPOSED CONDITIONS DRAINAGE CALCULATION (RATIONAL METHOD - ATLAS 14)

DRAINAGE AREA [ID]	AREA [acre]	Tc [minutes]	IMPERVIOUS COVER [%]	C_2	C_{10}	C_{25}	C_{100}	I_2	I_{10}	I_{25}	I_{100}	Q_2	Q_{10}	Q_{25}	Q_{100}
A-1a	0.79	5.00	86	0.69	0.76	0.81	0.90	6.14	9.19	11.30	15.00	3.32	5.53	7.24	10.63
A-1b	0.12	5.00	86	0.69	0.76	0.81	0.90	6.14	9.19	11.30	15.00	0.51	0.84	1.10	1.62
A-2a	0.20	5.00	63	0.58	0.65	0.70	0.78	6.14	9.19	11.30	15.00	0.71	1.19	1.56	2.32
A-2b	0.06	5.00	63	0.58	0.65	0.70	0.78	6.14	9.19	11.30	15.00	0.22	0.37	0.48	0.71
A-3	0.42	5.00	86	0.69	0.76	0.81	0.90	6.14	9.19	11.30	15.00	1.77	2.94	3.85	5.66
A-4	0.86	5.00	27	0.41	0.48	0.52	0.60	6.14	9.19	11.30	15.00	2.18	3.77	5.05	7.67
A-5	0.28	5.23	86	0.69	0.76	0.81	0.90	6.07	9.08	11.17	14.82	1.19	1.97	2.58	3.80
OS-1	0.22	5.00	86	0.69	0.76	0.81	0.90	6.14	9.19	11.30	15.00	0.91	1.51	1.98	2.91
OS-2	0.24	5.00	86	0.69	0.76	0.81	0.90	6.14	9.19	11.30	15.00	1.02	1.70	2.23	3.28
OS-3	4.14	17.03	10	0.34	0.40	0.44	0.51	3.93	5.89	7.26	9.63	5.47	9.71	13.19	20.37
OS-4	1.59	15.58	10	0.34	0.40	0.44	0.51	4.10	6.14	7.56	10.03	2.19	3.89	5.28	8.15
OS-5	0.20	5.00	47	0.51	0.58	0.62	0.70	6.14	9.19	11.30	15.00	0.62	1.06	1.40	2.10

TIME OF CONCENTRATION CALCULATIONS (PHASE 1)

ENTER MANNINGS n-VALUE — Undev.= 0.30, Grass = 0.24, Pvmt = 0.016

AREA NO.	SHEET FLOW DIST (FT)	SHEET FLOW SLOPE (FT/FT)	SHEET FLOW Tc (MIN)	SHALLOW CONC FLOW DIST (FT)	SHALLOW CONC FLOW SLOPE (FT/FT)	SHALLOW CONC FLOW Tc (MIN)	STREET FLOW DIST (FT)	STREET FLOW SLOPE (FT/FT)	STREET FLOW Tc (MIN)	TOTAL Tc (MIN)
A-1a	25	0.020	0.5	NA	NA	0.0	500	0.01	3.6	5.0
A-1b	25	0.020	0.5	NA	NA	0.0	500	0.01	3.6	5.0
A-2a	25	0.020	0.5	NA	NA	0.0	500	0.01	3.6	5.0
A-2b	25	0.020	0.5	NA	NA	0.0	500	0.01	3.6	5.0
A-3	25	0.020	0.5	NA	NA	0.0	500	0.02	2.7	5.0
A-4	25	0.020	0.5	NA	NA	0.0	500	0.02	2.7	5.0
A-5	25	0.020	0.5	NA	NA	0.0	500	0.01	4.7	5.2
OS-1	25	0.020	0.5	NA	NA	0.0	500	0.01	3.6	5.0
OS-2	25	0.020	0.5	NA	NA	0.0	500	0.01	3.6	5.0
OS-3	75	0.025	10.0	618	0.014	5.4	300	0.02	1.6	17.0
OS-4	75	0.023	10.4	593	0.023	4.0	289	0.03	1.1	15.6
OS-5	25	0.020	0.5	NA	NA	0.0	500	0.03	1.9	5.0

STREET GUTTER DEPTH CALCULATIONS FOR 25YR STORM

AREA #	FLOW (CFS)	QBYPASS (CFS)	QTOTAL (CFS)	STREET CAP (CFS)	S (%)	Y (FT)	QX-OVER (CFS)	Q NET (CFS)	FLOW TO	STREET WIDTH (FT)	SPREAD (FT)	ALLOWABLE SPREAD (FT)	INLET TYPE
A-1a	7.24	0.0	7.2	11.6	1.40	0.42	0.0	7.2	NA	48	9.8	19	SUMP
A-1b	1.10	0.0	1.1	15.2	2.40	0.19	0.0	1.1	NA	48	3.9	19	SUMP
A-2a	1.56	0.0	1.6	11.6	1.40	0.24	0.0	1.6	NA	48	5.0	19	SUMP
A-2b	0.48	0.0	0.5	15.2	2.40	0.14	0.0	0.5	NA	48	2.8	19	SUMP
A-3	3.85	0.0	3.8	12.1	1.50	0.33	0.0	3.8	NA	48	7.2	19	ON-GRADE
A-4	5.05	0.0	5.1	12.1	1.50	0.37	0.0	5.1	NA	48	8.1	19	ON-GRADE
A-5	2.58	0.0	2.6	16.3	2.75	0.26	0.0	2.6	NA	48	5.4	19	ON-GRADE
A-6	3.03	0.0	3.0	16.3	2.75	0.27	0.0	3.0	NA	48	5.7	19	ON-GRADE
B-1a	2.66	0.0	2.7	12.1	**1.50**	0.29	0.0	2.7	NA	48	6.1	19	SUMP
B-1b	1.36	0.0	1.4	7.0	**0.50**	0.28	0.0	1.4	NA	48	5.8	19	SUMP
B-2a	9.22	0.0	9.2	12.1	**1.50**	0.45	0.0	9.2	NA	48	10.8	19	SUMP
B-2b	13.15	0.0	13.2	7.0	**0.50**	0.63	0.0	13.2	NA	48	19.6	19	SUMP
B-3	3.32	0.0	3.3	17.0	3.00	0.28	0.0	3.3	NA	48	5.8	19	ON-GRADE
B-4.1	11.08	0.0	11.1	17.0	3.00	0.43	0.0	11.1	NA	48	10.0	19	ON-GRADE
B-4.2	3.71	0.0	3.7	17.0	3.00	0.29	0.0	3.7	NA	48	6.1	19	ON-GRADE
B-5a	5.82	0.0	5.8	7.0	**0.50**	0.47	0.0	5.8	NA	48	11.3	19	SUMP
B-5b	3.60	0.0	3.6	17.7	**3.24**	0.28	0.0	3.6	NA	48	5.9	19	SUMP
B-6a	3.90	0.0	3.9	7.0	**0.50**	0.41	0.0	3.9	NA	48	9.3	19	SUMP
B-6b	3.12	0.0	3.1	17.7	**3.24**	0.27	0.0	3.1	NA	48	5.6	19	SUMP

INLET CALCULATIONS FOR 25YR STORM (ALL INLETS ARE TYPE 1 ON GRADE)

INLET #	AREA #	ST WIDTH (FT)	QTOTAL (CFS)	STREET CAP (CFS)	S (%)	Y (FT)	QA/LA (CFS/FT)	LA (FT)	L (FT)	L/LA	A/Y	Q/QA	QIN (CFS)	QBYPASS (CFS)	FLOW TO
A-3	A-5	48.0	3.85	12.1	1.50	0.33	0.8	4.90	10	2.04	1.26	1.0	3.8	0.0	NA
A-4	A-6	48.0	5.05	12.1	1.50	0.37	0.8	6.15	10	1.63	1.14	1.0	5.1	0.0	NA
A-5	A-7	48.0	2.58	16.3	2.75	0.26	0.7	3.64	10	2.75	1.62	1.0	2.6	0.0	NA
A-6	A-8	48.0	3.03	16.3	2.75	0.27	0.7	4.18	10	2.39	1.53	1.0	3.0	0.0	NA
B-3	B-3	48.0	3.32	17.0	3.00	0.28	0.7	4.55	10	2.20	1.50	1.0	3.3	0.0	NA
B-4.2	B-4.2	48.0	3.71	17.0	3.00	0.29	0.7	5.00	10	2.00	1.44	1.0	3.7	0.0	NA

INLET CALCULATIONS FOR 25YR STORM (ALL INLETS ARE TYPE 1 IN SUMP WITH 10% REDUCTION)

INLET #	AREA #	QTOTAL (CFS)	L (FT)	L x 0.90 (FT)	Q/L (CFS/FT)	Yo + 5" (FT)	INLET Yo (FT)
A-1	A-1a & A-1b	8.34	10	9	0.93	0.46	0.04
A-2	A-2a & A-2b	2.05	10	9	0.23	0.18	-0.24
B-1	B-1a & B-1b	4.02	10	9	0.45	0.28	-0.14
B-2	B-2a & B-2b	22.37	10	9	2.49	0.88	0.46
B-5	B-5a & B-5b	9.43	10	9	1.05	0.50	0.08
B-6	B-6a & B-6b	7.02	10	9	0.78	0.41	-0.01

INLET CALCULATIONS FOR 25YR STORM (ALL INLETS ARE IN SUMP WITH 50% REDUCTION)

	INLET#	GRATE SIZE	Q NET (CFS)	GRATE AREA (SF)	HEAD (FT)	SUMP (FT)	OVERFLOW
B4.1	B4.1	11.08	4x4	7.4	0.39	0.50	0.0

STREET GUTTER DEPTH CALCULATIONS FOR 100YR STORM

AREA #	FLOW (CFS)	QBYPASS (CFS)	QTOTAL (CFS)	STREET CAP (CFS)	S (%)	Y (FT)	QX-OVER (CFS)	Q NET (CFS)	FLOW TO	STREET WIDTH (FT)	SPREAD (FT)	ALLOWABLE SPREAD (FT)	INLET TYPE
A-1a	5.59	0.0	5.6	9.0	0.84	0.42	0.0	5.6	NA	48	9.7	19	SUMP
A-1b	6.80	0.0	6.8	9.0	0.84	0.45	0.0	6.8	NA	48	10.7	19	SUMP
A-2a	5.35	0.0	5.3	9.0	0.84	0.41	0.0	5.3	NA	48	9.5	19	SUMP
A-2b	6.57	0.0	6.6	9.0	0.84	0.45	0.0	6.6	NA	48	10.6	19	SUMP
A-3	5.65	0.0	5.7	12.1	1.50	0.38	0.0	5.7	NA	48	8.6	19	ON-GRADE
A-4	6.89	0.0	6.9	12.1	1.50	0.41	0.0	6.9	NA	48	9.4	19	ON-GRADE
A-5	3.80	0.0	3.8	7.0	0.50	0.40	0.0	3.8	NA	48	9.2	19	ON-GRADE
A-6	4.46	0.0	4.5	7.0	0.50	0.43	0.0	4.5	NA	48	9.9	19	ON-GRADE
B-1a	3.91	0.0	3.9	12.1	**1.50**	0.33	0.0	3.9	NA	48	7.3	19	SUMP
B-1b	2.00	0.0	2.0	7.0	**0.50**	0.32	0.0	2.0	NA	48	6.9	19	SUMP
B-2a	13.65	0.0	13.7	12.1	**1.50**	0.52	1.6	12.1	B-2b	48	13.4	19	SUMP
B-2b	19.54	1.6	21.1	7.0	**0.50**	0.75	0.0	21.1	NA	48	#NUM!	19	SUMP
B-3	4.94	0.0	4.9	17.0	3.00	0.32	0.0	4.9	NA	48	6.9	19	ON-GRADE
B-4.1	16.47	0.0	16.5	17.0	3.00	0.49	0.0	16.5	NA	48	12.2	19	ON-GRADE
B-4.2	5.47	0.0	5.5	17.0	3.00	0.33	0.0	5.5	NA	48	7.2	19	ON-GRADE
B-5a	8.67	0.0	8.7	7.0	**0.50**	0.54	1.7	7.0	B-5b	48	14.2	19	SUMP
B-5b	5.34	1.7	7.1	17.7	**3.24**	0.36	0.0	7.1	NA	48	7.9	19	SUMP
B-6a	5.73	0.0	5.7	7.0	**0.50**	0.47	0.0	5.7	NA	48	11.2	19	SUMP
B-6b	4.58	0.0	4.6	17.7	**3.24**	0.31	0.0	4.6	NA	48	6.6	19	SUMP

INLET CALCULATIONS FOR 100YR STORM (ALL INLETS ARE TYPE 1 ON GRADE)

INLET #	AREA #	ST WIDTH (FT)	QTOTAL (CFS)	STREET CAP (CFS)	S (%)	Y (FT)	QA/LA (CFS/FT)	LA (FT)	L (FT)	L/LA	A/Y	Q/QA	QIN (CFS)	QBYPASS (CFS)	FLOW TO
A-3	A-3	48.0	5.65	12.1	1.50	0.38	0.8	6.75	10	1.48	1.09	1.0	5.7	0.0	NA
A-4	A-4	48.0	6.89	12.1	1.50	0.41	0.9	7.93	10	1.26	1.02	1.0	6.9	0.0	NA
A-5	A-5	48.0	3.80	7.0	0.50	0.40	0.9	4.41	10	2.27	1.04	1.0	3.8	0.0	NA
A-6	A-6	48.0	4.46	7.0	0.50	0.43	0.9	5.03	10	1.99	0.98	1.0	4.5	0.0	NA
B-3	B-3	48.0	4.94	17.0	3.00	0.32	0.8	6.38	10	1.57	1.30	1.0	4.9	0.0	NA
B-4.2	B-4.2	48.0	5.47	17.0	3.00	0.33	0.8	6.95	11	1.58	1.25	1.0	5.5	0.0	NA

INLET CALCULATIONS FOR 100YR STORM (ALL INLETS ARE TYPE 1 IN SUMP WITH 10% REDUCTION)

INLET #	AREA #	QTOTAL (CFS)	L (FT)	L x 0.90 (FT)	Q/L (CFS/FT)	Yo + 5" (FT)	INLET Yo (FT)
A-1	A-1a & A-1b	12.38	10	9	1.38	0.59	0.17
A-2	A-2a & A-2b	11.91	10	9	1.32	0.58	0.16
B-1	B-1a & B-1b	5.91	10	9	0.66	0.36	-0.06
B-2	B-2a & B-2b	34.79	10	9	3.87	1.18	0.76
B-5	B-5a & B-5b	15.73	10	9	1.75	0.70	0.28
B-6	B-6a & B-6b	10.31	10	9	1.15	0.53	0.11

INLET CALCULATIONS FOR 100YR STORM (ALL INLETS ARE IN SUMP WITH 50% REDUCTION)

	INLET#	GRATE SIZE	Q NET (CFS)	GRATE AREA (SF)	HEAD (FT)	SUMP (FT)	OVERFLOW
B4.1	B4.1	16.47	4x4	7.4	0.85	0.50	0.4

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
PHASE 1 INTERNAL DRAINAGE CALCULATIONS

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 DM5.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

DM6

SHEET NO. 19
OF 41 SHEETS

User Name: jlozano
Date/Time: Thu, 11 Dec 2025 - 2:18pm
Path/Name: G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 DM5.dwg

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Titan Leander Commerce Center - CR270**
Date Prepared: **12/1/2025**

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 * =	3.80	acres
Predevelopment impervious area within the limits of the plan * =	1.00	acres
Total post-development impervious area within the limits of the plan* =	1.45	acres
Total post-development impervious cover fraction * =	0.38	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	392	lbs.

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

PROPOSED CONDITIONS
OVERALL IMPERVIOUS COVER:

LIMITS OF CONSTRUCTION / PROJECT AREA =	3.80 AC
EXISTING =	1.00 AC
PROPOSED =	1.45 AC
TOTAL INCREASE =	**0.45 AC**
TSS REMOVALS REQUIRED (L_M) =	**392 LBS**
TSS REMOVALS PROVIDED (L_G) =	**557 LBS**

(WATER QUALITY VAULT #1)

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: Titan Development - County Road 270
Date Prepared: 11/7/2024

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: $L_M = 27.2(A_N \times P)$

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 85% 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 * =	3.80	acres
Predevelopment impervious area within the limits of the plan * =	1.00	acres
Total post-development impervious area within the limits of the plan* =	1.45	acres
Total post-development impervious cover fraction * =	0.38	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	392	lbs.
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. = A-3

Total drainage basin/outfall area =	0.42	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.36	acres
Post-development impervious fraction within drainage basin/outfall area =	0.86	
$L_{M\ THIS\ BASIN}$ =	334	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	JF	abbreviation
Removal efficiency =	86	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:
LR = (BMP efficiency) x F x (A_C x 34.6 + A_P x 0.54)

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 =	0.42	acres
A_I =	0.36	acres
A_P =	0.06	acres
L_R =	345	lbs.

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

Desired $L_{M\ THIS\ BASIN}$ =	334	lbs.
F =	0.97	

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP =	0.00	acres
Offsite impervious cover draining to BMP =	0.00	acres

Calculations from RG-348 Pages Section 3.2.22

Rainfall Intensity =	2.00	inches per hour
Effective Area =	0.33	acres
Cartridge Length =	54	inches
Peak Treatment Flow Required =	0.66	cubic feet per second

7. Jellyfish
Designed as Required in RG-348 Section 3.2.22

Flow Through Jellyfish Size — Vault

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

(WATER QUALITY VAULT #2)

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: Titan Development - County Road 270
Date Prepared: 11/7/2024

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: $L_M = 27.2(A_N \times P)$

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 85% 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 * =	3.80	acres
Predevelopment impervious area within the limits of the plan * =	1.00	acres
Total post-development impervious area within the limits of the plan* =	1.45	acres
Total post-development impervious cover fraction * =	0.38	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	392	lbs.
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. = A-5

Total drainage basin/outfall area =	0.28	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.24	acres
Post-development impervious fraction within drainage basin/outfall area =	0.86	
$L_{M\ THIS\ BASIN}$ =	223	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	JF	abbreviation
Removal efficiency =	86	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:
LR = (BMP efficiency) x F x (A_C x 34.6 + A_P x 0.54)

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 =	0.28	acres
A_I =	0.24	acres
A_P =	0.04	acres
L_R =	230	lbs.

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

Desired $L_{M\ THIS\ BASIN}$ =	223	lbs.
F =	0.97	

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP =	0.00	acres
Offsite impervious cover draining to BMP =	0.00	acres

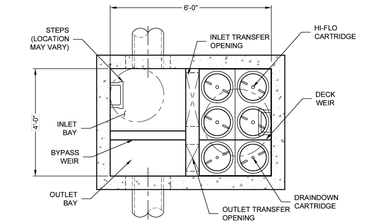
Calculations from RG-348 Pages Section 3.2.22

Rainfall Intensity =	2.00	inches per hour
Effective Area =	0.22	acres
Cartridge Length =	54	inches
Peak Treatment Flow Required =	0.44	cubic feet per second

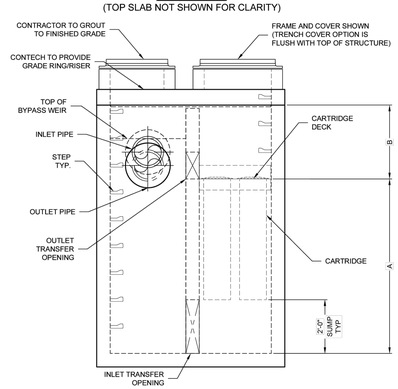
7. Jellyfish
Designed as Required in RG-348 Section 3.2.22

Flow Through Jellyfish Size — Vault

Jellyfish Size for Flow-Based Configuration =	JFPD0406-2-1	
Jellyfish Treatment Flow Rate =	0.45	cfs



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)

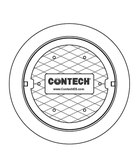


ELEVATION VIEW

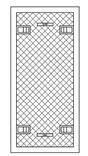
JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT, CURB INLET OR SHALLOW PIPE INLET OPTIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION				
CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HIGH-FLO / DRAINDOWN (CFS) (PER CART.)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	0.89	0.67	0.45	0.25
DECK TO INSIDE TOP (MIN) (B)	5'-0"	4'-0"	4'-0"	4'-0"



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	*
CARTRIDGE LENGTH	*

PIPE DATA	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION AND SITE SPECIFIC EARTH COVER REQUIREMENT. TYPICAL CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,231,618; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0406 STANDARD DETAIL PEAK DIVERSION CONFIGURATION

C:\USERS\JOHN.WRIGHT\ONEDRIVE - THE QUIKRETE COMPANIES\DESKTOP\STANDARD DETAILS\JFPD0406-DTL.DWG 11/15/2022 3:01 PM

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
WATER QUALITY DETAIL & CALCULATIONS

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 12/15/2025
DESIGNED BY: JBL
DRAWN BY: OWN.IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 WQ1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
15 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

WQ1

SHEET NO. 20 OF 41 SHEETS

DateTime : Mon, 15 Dec 2025 - 2:57pm
Path\Name : G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 WQ1.dwg
User Name : jlozano

ATTACHMENT J

TCEQ CZP APPLICATION

BMP for Upgradient Stormwater

No upgradient drainage areas flow directly across the proposed project area. Upgradient drainage areas are captured in roadside ditches & bypass the permanent BMPs proposed with this project.

ATTACHMENT K

TCEQ CZP APPLICATION

BMP for On-site Stormwater

Water quality treatment required for the increase in impervious cover proposed in this project is provided via two Jellyfish Filter vaults. Details and calculations are provided in the construction plans provided.

ATTACHMENT L

TCEQ CZP APPLICATION

BMP for Surface Streams

There are no surface streams within or directly abutting the project. Typical temporary erosion control measures, such as silt fence and rock berms, will be used during construction to prevent sediment runoff from traveling offsite. After construction, a system of swales, curb and gutter, and storm drains will convey storm runoff to road drainage ditches, as they were prior to this project.

ATTACHMENT M

TCEQ CZP APPLICATION

Construction Plans

Construction plans for this project are attached to this application.

ATTACHMENT N

TCEQ CZP APPLICATION

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

Temporary BMP's:

Best Management Practices (BMP's) installed during construction will be maintained in accordance with the requirements of the EPA's NPDES stormwater pollution prevention program. The construction superintendent will inspect temporary erosion controls on a regular basis and adjust the controls and/or remove any sediment buildup in accordance with the erosion/sedimentation control notes and as otherwise directed by the Owner or his designated representative. The following maintenance procedures shall be followed until permanent stabilization occurs.

Silt Fence

a. Inspect weekly or after each rainfall event and repair or replacement shall be made promptly as needed.
b. Silt fence shall be removed when the site is completely stabilized so as to not block or impede storm flow or drainage.
c. Accumulated silt shall be removed when it reaches a depth of 6 inches. The silt shall be disposed of on an approved site and in such a manner that will not contribute to additional siltation.

Rock Berm

a. Inspect weekly 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 silt accumulation among the rocks, washout, construction traffic damage, etc. event and repair or replacement shall be made promptly as needed.
b. When silt reaches a depth equal to one-third the height of the berm or 6", whichever is less, the silt shall be disposed of on an approved site and in such a manner that will not contribute to additional siltation.
c. Accumulated silt shall be removed when it reaches a depth of 6 inches. The silt shall be disposed of on an approved site and in such a manner that will not contribute to additional siltation.
d. Severe service rock berms shall be inspected daily. Silt shall be removed when it reaches a depth of 6"
e. Rock berms shall be removed when the site is completely stabilized so as to not block or impede storm flow or drainage.

Stabilized Construction Entrance

a. 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 devices used to trap sediment.
b. Entrance must be properly graded to incorporate a drain swale or a similar measure to prevent runoff from leaving the construction site.

Inlet Protection
a. Inspection shall be made weekly or after each rainfall event and replacement or repair shall be made promptly as needed.
b. Accumulated silt shall be removed when it reaches a depth of 6 inches. The silt shall be disposed of on an approved site and in such a manner that will not contribute to additional siltation.
c. The dyke shall be removed when the site is completely stabilized so as to not block or impede storm flow or drainage.

Following inspection of the BMP's, deficiencies shall be noted and corrected by the contractor.

Permanent BMP's:

Jellyfish Cartridge Filter System

- *Inspections*. Inlets should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired immediately. Cracks, voids and undermining should be patched/filled to prevent growth in cracks and joints that can cause structural damage.

- *Sediment Removal*. Remove sediment from the inlet structure, sedimentation chamber and filtration chamber after each rainfall event. Sediment removal from the filtration basin is accomplished by removal and replacement of the filter cartridge set. Sediments found adhering to sidewall surfaces should be removed at least every quarter.

- *Media Replacement*. Filter cartridges should be replaced after 2 significant rainfall events or when the drawdown time exceeds 48 hours. The geotextile wrapping around the filter canisters should be inspected each time the filters are changed and should be replaced if damage or permanent clogging is observed.

- *Debris and Litter Removal*. Debris and litter will accumulate near the sedimentation basin outlet device and should be removed during regular clean-up operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control valve.

- *Filter Underdrain*. Clean the underdrain piping network to remove any sediment buildup at least every two years, or as needed to maintain the design drawdown time.

- *Mowing*. Grass areas in and around cartridge filters must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.
- *Bladder Control Valve*. The bladder control valve should be checked for proper operation in automatic and manual mode at least once per quarter. Should any operational problems be found repairs or replacement should be completed immediately.
- *Filtration Chamber Outfall*. The outfall point should be inspected at least once per quarter to insure that the discharge is leaving the filter by gravity.
- *Filter Canisters*. Clean the filter canisters at least once per quarter. Replace any damaged canisters immediately.
- *Controls*. Verify that all controls are functioning correctly at least once per month and after each rainfall event. Repair or replace any components that are inoperative.
- *Security*. Check and verify that the BMP (manhole access) facility is secure at least once per month. Any site found to be insecure should be made secure immediately.

Acknowledged by:_____
Christoper M. Pacheco, Manager
Titan Leander Land Investors, LLC

ATTACHMENT P

TCEQ CZP APPLICATION

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

There are no surface streams adjacent to or within the project boundary. Typical erosion control measures are still being proposed to prevent contamination of adjacent properties during and post construction. Silt fence will be utilized through various phases of construction. Additionally, all erosion control measures will remain in place until revegetation is established.

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: Jose Bonifacio Lozano, P.E.

Date: 12/15/2025

~~Signature of Customer~~/Agent:



Regulated Entity Name: Titan Leander Commerce Center CR270 Roadway Improvements

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: South Fork San Gabriel & 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

ATTACHMENT A

TCEQ CZP APPLICATION

Spill Response Actions

No spills of hydrocarbons or hazardous substances are expected. However, in the event such an incidence does occur, the contractor should carefully follow the following TCEQ guidelines at https://www.tceq.texas.gov/response/spills/spill_rq.html.

Cleanup:

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

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:
    a. Contain the spread of the spill.
    b. Recover spilled materials.
    c. 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.

If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Temporary Stormwater Section

ATTACHMENT B

TCEQ CZP APPLICATION

Potential Sources of Contamination

No particular activity or process during construction is anticipated to present a significant risk of being a potential source of contamination. However, during regular construction operations, several common and minor risks of contamination are anticipated. Should the unforeseeable mishap occur during construction or regular operation of the facility, the contractor shall follow the guidelines set forth in "Attachment 2A – Spill Response Plan."

Potential sources of sediment to stormwater runoff:

- Clearing and grubbing
- Grading and excavation
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping

Potential pollutants and sources, other than sediment, to stormwater runoff:

- Combined Staging Area – small fueling, minor equipment maintenance, sanitary facilities.
- Materials Storage Area – solvents, adhesives, paving materials, aggregates, trash, etc.
- Construction Activities – paving, concrete pouring
- Concrete Washout Area

Potential Onsite Pollutants:

- Fertilizer
- Concrete
- Glue, adhesives
- Gasoline, diesel fuel, hydraulic fluids, antifreeze
- Sanitary toilets

Temporary Stormwater Section

ATTACHMENT C

TCEQ CZP APPLICATION

SEQUENCE of MAJOR ACTIVITIES:

1) Written construction notification should be provided to the appropriate TCEQ regional office no later than 48 hours prior to commencement of the regulated activity. Call the One Call Center at 512-472-2822 and the Texas Underground Facility Notification Corporation for utility locations and obtain permit for any work within the right of way. Prior to beginning construction, the owner or his authorized representative shall convene a Pre-Construction Conference between the TCEQ, Travis County, consulting engineer, contractor, and any other affected parties.
2) Install temporary erosion control measures, stabilized construction entrance, and tree protection according to the plans and specifications prior to any clearing and grubbing, grading, excavating, etc. Notify Construction Inspection Division when installed.
3) Establish spoils area.
4) Rough grade streets. Install all utilities to be located under proposed pavement.
5) Regrade streets to subgrade.
6) Ensure that all underground utility crossings are completed. Lay first course base material on all streets.
7) Lay first course base material.
8) Install curb and gutter.
9) Lay final base course on all streets.
10) Lay asphalt.
11) Install all traffic control signing, striping, and pavement markers.
12) Complete all underground installations within the R.O.W.
13) Complete final grading of single family lots.
14) Complete permanent erosion control and restoration of site vegetation.
15) Remove and dispose of temporary erosion controls and accumulated sediment after approval of Construction Inspection Division.

Clearing and grubbing under a development permit, solely for the purpose of surveying and soil exploration, shall be a hand cutting or blade-up operation.

Temporary Stormwater Section

ATTACHMENT D

TCEQ CZP APPLICATION

Temporary Best Management Practices and Measures

Install temporary erosion control measures, stabilized construction entrance, concrete washout area, inlet protection, and tree protection according to the plans and specifications prior to any clearing and grubbing, grading, excavating, etc.

Stormwater flows crossing disturbed areas within the site will be filtered utilizing standard Best Management Practices such as rock berms and silt fences prior to leaving the site. The silt fences will be placed along down gradient areas of the site to prevent any sediment from entering storm sewers or surface streams. There are no upgradient flows crossing this site. No known geological features are located on this site.

Temporary Stormwater Section

ATTACHMENT F

TCEQ CZP APPLICATION

Structural Practices

The following temporary BMP structural practices will be employed on the site:

1) Silt Fence – used as barrier protection around the downslope perimeter of the project. The fence retains sediment primarily by retarding flow and promoting deposition on the uphill side of the slope. Runoff is filtered as it passes through the geotextile fabric.
2) Inlet Protection – used to prevent sediment from entering the storm drain system.
3) Concrete Washout Area – used to prevent or reduce the discharge of pollutants to stormwater from concrete waste. The concrete washout area is a designated area to wash out wastes into the temporary pit where the concrete can set, be broken up, and the disposed of properly.
4) Stabilized Construction Entrance – used to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. The stabilized construction entrance is a stabilized pad of crushed stone and should be located at any point traffic will be entering or leaving the construction site from a public right-of-way.
5) Contractor Staging Area – used as an area for the contractor to store and prepare equipment and materials before using them during the construction phase.

Temporary Stormwater Section

ATTACHMENT G

TCEQ CZP APPLICATION

Drainage Area Map

Drainage area maps are provided within the construction plans included with this application.

Temporary Stormwater Section

ATTACHMENT I

TCEQ CZP APPLICATION

Inspection and Maintenance for Best Management Practices

The inspection and maintenance of temporary BMP's will be made according to TCEQ RG-348, Complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices.

Inspection Personnel:
Inspections shall be conducted by qualified representatives of the contractor acting on behalf of the owner or a designated party if hired separately by the owner. Each operator must delegate authority to the specifically described position or person performing inspections, as provided by 30 TAC 305.128, as an authorized person for signing reports and performing certain activities requested by the director or required by the TPDES general permit. This delegation of authority must be provided to the director of TCEQ in writing and a copy shall be kept along with the signed effective copy of the SWP3.

Inspection Schedule and Procedures - Inspections must comply with the following:

A) An inspection shall occur weekly and after any rain event. This inspection should include an inspection of the temporary concrete washout area.
B) The authorized party shall inspect all disturbed areas of the site, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site.
C) Disturbed areas and areas used for storage of materials that are exposed to precipitation or within limits of the 1% annual chance (100 year) floodplain must be inspected for evidence of, or the potential for, pollutants entering the runoff from the site. Erosion and sediment control measures identified in the plan must be observed to ensure that they are operating correctly. Observations can be made during wet or dry weather conditions. Where discharge locations or points are accessible, they must be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. This can be done by inspecting receiving waters to see whether any signs or erosion or sediment are associated with the discharge location. Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.
D) Based on the results of the inspection, the site description and the pollution prevention measures identified in the plan must be revised as soon as possible after an inspection that reveals inadequacies. The inspection and plan review process must provide for timely implementation of any changes to the plan with 7 calendar days following the inspection.
E) An inspection report that summarizes the scope of the inspection, name(s) and qualifications of personnel conducting the inspection, the dates of the inspection, major observations relating to the implementation of the SWP3. Major observations shall

include as a minimum location of discharges of sediment or other pollutants from the site, location of BMPs that need to be maintained, location of BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where BMPs are needed. Actions taken as a result of the inspections must be described within, and retained as a part of, the SWP3. Reports must identify any incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the facility or site is in compliance with the SWP3 and the TPDES general permit. The report must be signed by the authorized representative delegated by the operators in accordance with TAC 305.128.

Maintenance and Corrective Actions - Maintenance of erosion control facilities shall consist of the minimum requirements as follows:

A) In ongoing construction areas inspect erosion control improvements to confirm facilities are in place and operable. Where facilities have been temporarily set aside or damaged due to construction activity, place facilities in service before leaving job site.
B) If weather forecast predicts possibility of rain, check entire facilities throughout site to assure facilities are in place and operable. If job site weather conditions indicate high probability of rain, make special inspection of erosion control facilities.
C) After rainfall events review erosion control facilities as soon as site is accessible. Clean rock berms, berm/swales and other structural facilities. Determine where additional facilities or alternative techniques are needed to control sediment leaving site.
D) After portions of site have been seeded, review these areas on regular basis in accordance with project specifications to assure proper watering until grass is established. Reseed areas where grass is not well established.
E) Spills are to be handled as specified by the manufacturer of the product in a timely safe manner by personnel. The site superintendent will be responsible for coordinating spill prevention and cleanup operations.
F) Concrete trucks will discharge extra concrete or wash out drum only at an approved location on site. Residual product shall be properly disposed of.
G) Inspect vehicle entrance and exits for evidence of off-site tracking and correct as needed.
H) If sediment escapes the site, the contractor where feasible and where access is available shall collect and remove sedimentation material by appropriate non-damaging methods. Additionally, the contractor shall correct the condition causing discharges.
I) If inspections or other information sources reveal a control has been used incorrectly, or that a control is performing inadequately, the contractor must replace, correct or modify the control as soon as practical after discovery of the deficiency.

Silt Fence – Inspection and maintenance guidelines for silt fences are as follows:

A) Inspect all fencing weekly, and after any rainfall.
B) Remove sediment when buildup reaches 6 inches.
C) Replace any torn fabric or install a second line of fencing parallel to the torn section.
D) 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.

E) When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Inlet Protection – Inspection and maintenance guidelines for inlet protection is as follows:

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

Stabilized Construction Entrance

A) 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.
B) All sediments spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
C) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public rights-of-way.
D) 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.
E) All sediment should be prevented from entering any storm drain, ditch, or water course by using approved methods.

Concrete Washout Area

A) Concrete washout areas should be located at least 50 feet from sensitive features, storm drains, open ditches, or water bodies.
B) Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
C) Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.
D) When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials sued to construct temporary concrete washout facilities should be removed from the site of the work and

disposed of. Holes, depressions, or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

Temporary Stormwater Section

ATTACHMENT J

TCEQ CZP APPLICATION

Schedule of Interim and Permanent Soil Stabilization Practices:

Soil Stabilization for all disturbed areas shall be accomplished by hydraulic planting. Following is an outline to accomplish the required stabilization.

1. **Preparing Seed Bed**. After the designated areas have been rough graded to the lines, grades and typical sections indicated in the Drawings or as provided for in other items of this contract and for any other soil area disturbed by the construction, a suitable seedbed shall be prepared. The seedbed shall consist of a minimum of either 4 inches (100 millimeters) of approved topsoil or 4 inches (100 millimeters) of approved salvaged topsoil, cultivated and rolled sufficiently to enhance the soil to a state of good health, when the soil particles on the surface are small enough and lie closely enough together to prevent the seed from being covered too deeply for optimum germination. The optimum depth for seeding shall be 1/4 inch (6 millimeters). Water shall be gently applied as required to prepare the seedbed prior to the planting operation either by broadcast seeding or hydraulic planting. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days. Seeding shall be performed in accordance with the requirements hereinafter described.

2. **Watering.** All watering shall comply with City of Leander landscape requirements. Broadcast seeded areas shall immediately be watered with a minimum of 5 gallons of water per square yard (22.5 liters of water per square meter) or as needed and in the manner and quantity as directed by the Engineer or designated representative. Hydraulic seeded areas and native grass seeded areas shall be watered commencing after the tackifier has dried with a minimum of 5 gallons of water per square yard (22.5 liters of water per square meter) or as needed to keep the seedbed in a wet condition favorable for the growth of grass.

Watering applications shall constantly maintain the seedbed in a wet condition favorable for the growth of grass. Watering shall continue until the grass is uniformly 1 1/2 inches (40 mm) in height and accepted by the Engineer or designated representative. Watering can be postponed immediately after a 1/2 inch (12.5 mm) or greater rainfall on the site but shall be resumed before the soil dries out.

3. **Hydraulic Planting.** The seedbed shall be prepared as specified above and hydraulic planting equipment, which is capable of placing all materials in a single operation, shall be used.

March 1 to September 15

Hydraulic planting mixture and minimum rate of application pounds per 1000 square feet (kilograms per 100 square meters):

Planting Mixture			
Hulled Bermuda Seed (PLS=0.83)	Fiber Mulch		Soil Tackifier
	Cellulose	Wood	
1 Lbs/1000 ft2 (0.5 kgs/100 m2))	45.9 Lbs/1000 ft2 (22.5 kgs/100 m2))		1.4 Lbs/1000 ft2 (0.7 kgs/100 m2))
		57.4 Lbs/1000 ft2 (28.01 kgs/100 m2))	1.5 Lbs/1000 ft2 (0.75 kgs/100 m2))

September 15 to March 1

Add 1.5 pounds per 1000 square feet (0.75 kilograms per 100 square meters) of cool season cover crop (see Table 1) to above mixture. The fertilizer shall conform to City of Austin Standard Specification Item No. 606S, "Fertilizer"; and may be modified by the Owner.

Table 1: Cool Season Cover Crop

Common Name	Botanical Name	Application rates	
		Lbs/1000 feet ^{2}	kg/ 100 meter^2
Wheat	Triticum aestivum	0.5	0.25
Oats	Avena sativa	0.5	0.25
Cereal Rye Grain	Secale cereale	0.5	0.25
Total Cool Season Cover Crop Seeding Rate		1.5	0.75
Total Cool Season Seeding Rate (Grass, Wildflowers, & Cover Crop)		4.5	2.25

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

I Christopher M. Pacheco,
Print Name

Manager,
Title - Owner/President/Other

of Titan Leander Land Investors, LLC,
Corporation/Partnership/Entity Name

have authorized Jose Bonifacio Lozano, P.E.
Print Name of Agent/Engineer

of LJA Engineering, Inc.
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

12/12/25
Date

THE STATE OF NEW MEXICO §

County of BERNALILLO §

BEFORE ME, the undersigned authority, on this day personally appeared CHRISTOPHER M. PACHECO 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 12TH day of DECEMBER, 2025

STATE OF NEW MEXICO
NOTARY PUBLIC
E. AIMEE GONZALEZ E.
Commission # 1067801
My Comm. Exp. 12-19-2028

NOTARY PUBLIC

E. AIMEE GONZALEZ E.
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 12/19/2028

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Titan Leander Commerce Center CR270 Roadway Improvements
Regulated Entity Location: Leander, TX
Name of Customer: TITAN LEANDER LAND INVESTORS LLC
Contact Person: Jose B. Lozano, P.E. Phone: 512-684-6036
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	(L.O.C.) 3.80 Acres	$ 4,000.00
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
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: Jose Bonifacio Lozano Date: 12/15/2025

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

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:

TITAN LEANDER LAND INVESTORS 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)*
0805459872	32094138990		

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 ☐ Other:
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant

15. Mailing Address:	6300 NW Riverside Plaza Ln, Ste. 200							
	City	Albuquerque	**State**	NM	**ZIP**	87120	**ZIP + 4**	2617

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	bbyrd@titan-development.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 720-7200		( ) -

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.)*

Titan Leander Commerce Center CR270 Roadway Improvements

23. Street Address of the Regulated Entity: ***(No PO Boxes)***								
	City		**State**		**ZIP**		**ZIP + 4**	
24. County	Williamson							

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:	Improvements of CR270 from approximately 422 feet north of intersection with Hero Way for 2,300 feet north of intersection				
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:	30.589728		**28. Longitude (W) In Decimal:**	-97.833211	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	35	23	-97	49	59

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)
1611		237310	

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

Operate/maintain CR270 roadway

34. Mailing Address:	**6300 NW Riverside Plaza Ln Ste. 200**							
	City	**Albequrque**	**State**	**NM**	**ZIP**	**87120**	**ZIP + 4**	**2617**
35. E-Mail Address:	**bbyrd@titan-development.com**							

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(512) 720-7200		( ) -

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:	Jose Bonifacio Lozano, P.E.	**41. Title:**	Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 684-6036		**( )** -	jlozano@lja.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:	LJA Engineering, Inc	**Job Title:**	Project Manager
Name *(In Print):*	Jose Bonifacio Lozano, P.E.	**Phone:**	**(** 512 **)** 684- **6036**
Signature:	Jose Bonifacio Lozano	**Date:**	12/15/2025

TITAN LEANDER COMMERCE CENTER

COUNTY ROAD 270 ROADWAY IMPROVEMENTS

PUBLIC IMPROVEMENTS CONSTRUCTION PLANS

COL PROJ.# PICP-25-0238

TITAN LEANDER COMMERCE CENTER
CR270 ROADWAY IMPROVEMENTS PLAN

SUBMITTED FOR APPROVAL BY:
LJA ENGINEERING, INC.

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED
PROFESSIONAL ENGINEER

Jose Bonifacio Lozano 12/12/2025

LJA ENGINEERING, INC. — DATE
JOSE B. LOZANO, P.E.

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

APPROVED BY:

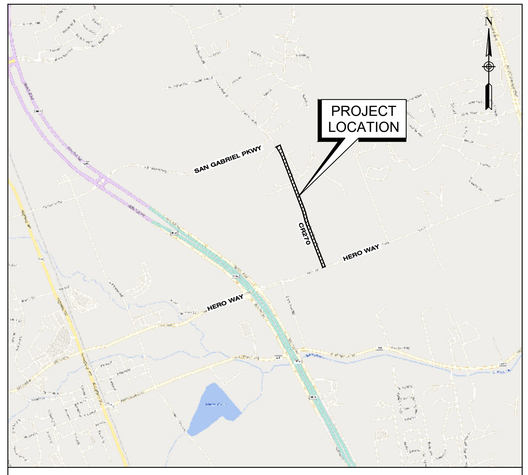
Robin M. Griffin, AICP, Executive Director of Development Services — Date

Emily Truman, P.E., CFM, City Engineer — Date

Gina Ellison, P.E., Executive Director of Public Works — Date

Ashlea Boyle, CPRE, Director of Parks and Recreation — Date

Chief Joshua Davis, Fire Marshal — Date



CR 270 BETWEEN HERO WAY & SAN GABRIEL PKWY

LOCATION MAP
SCALE: 1" = 2000'

Sheet List Table

Sheet Number	Sheet Title	Sheet Description
01	CV1	COVER SHEET
02	GN1	GENERAL NOTES
03-05	FP1-FP3	FINAL PLAT
06-11	PP1-PP6	PRELIMINARY PLAT
12	PH 1	CR 270 PHASING PLAN
13	STS 1	STREET SECTIONS
14	DM1	EXISTING DRAINAGE MAP
15	DM2	PROPOSED DRAINAGE MAP
16	DM3	ULTIMATE DRAINAGE MAP
17	DM4	INTERNAL ULTIMATE DRAINAGE MAP
18	DM5	INTERNAL PHASE 1 DRAINAGE MAP
19	DM6	INTERNAL DRAINAGE MAP CALCULATIONS
20	WQ1	WATER QUALITY DETAILS & CALCULATIONS
21-24	EX1-EX4	EXISTING CONDITIONS AND DEMOLITION
25-28	EC1-EC4	EROSION/SEDIMENTATION CONTROL AND ALTERNATIVE TREE PRESERVATION PLAN
29-36	ST1-ST8	STREET PLAN AND PROFILE
37	SS0	STORM SEWER OVERALL
38-40	SS1-SS3	STORM SEWER PLAN AND PROFILE
41	SSP	STRIPING/SIGNAGE PLAN
42-44	STI1-STI3	PHASE 1 STREET AND SIDEWALK PLAN
45-47	TC1-TC3	TRAFFIC CONTROL PLAN
48-51	DT1-DT4	DETAILS

OWNER:
CITY OF LEANDER
201 N. BRUSHY STREET
LEANDER, TEXAS 78641
PHONE: (512)528-2732

ENGINEER:
LJA ENGINEERING INC.
FRN # F-1386
2700 LA FRONTERA BLVD, SUITE 200
CONTACT PERSON: JOHN D. HINES, P.E
PHONE: (512)767-7300

SURVEYOR:
LJA SURVEYING INC.
TBPES # 10194382
7500 RIALTO BOULEVARD BUILDING 2,
SUITE 100
AUSTIN, TX 78735
CONTACT PERSON: MATT OVERALL, RPLS
PHONE: (512)534-4700

FILING DATE: AUGUST 5, 2025

LEGAL DESCRIPTION
TITAN LEANDER COMMERCE CENTER

ASSOCIATED PROJECT NUMBERS
CP-24-0037
PP-25-0065
Z-25-0087
A-23-0009

WATERSHED STATUS
THIS SITE IS LOCATED WITHIN THE BRUSHY CREEK WATERSHED (SEGMENT 1244A) AND THE SOUTH FORK SAN GABRIEL RIVER (SEGMENT 1250.)

FLOODPLAIN INFORMATION
THE TRACT SHOWN IS NOT WITHIN A FEMA FLOODPLAIN ZONE ACCORDING TO FIRM PANEL 48491C0455F, DATED 12/20/2019.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR, OR ENGINEER.

NOTES

1. EXISTING UTILITIES ARE SHOWN PER RECORD. CONTRACTOR SHALL VERIFY LOCATIONS & ELEVATIONS OF EXISTING UTILITIES PRIOR TO INSTALLATION OF ANY PIPE AND SHALL NOTIFY ENGINEER OF ANY CONFLICTS.
2. ALL IMPROVEMENTS (STORM, STREETS) PROPOSED IN THESE PLANS WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF LEANDER.
3. THIS PROJECT LIES WITH IN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER.
4. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
5. NO PORTION OF THE PROJECT LIMITS ARE WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0455F FOR WILLIAMSON CO., 12/20/2019.
6. ALL NEW UTILITY LINES MUST BE LOCATED UNDERGROUND.
7. CONTRACTOR MUST COORDINATE CONSTRUCTION OF WORK PROPOSED WITH THESES ROADWAY PUBLIC IMPROVEMENT CONSTRUCTION PLAN (PICP-25-0238) AND WATERLINE CONSTRUCTION PROPOSED BY PICP-25-0255.

REVISIONS / CORRECTIONS

Number	Revision Description	Revise (R) Add (A) Void (V) Sheet No.'s	NET Change Imp. Cover (SF)	Total Site Imp. Cover (%)	City of Leader Approval Date

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

Date/Time: Thu, 11 Dec 2025 - 2:13pm
Path/Name: G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 CV1.dwg
User Name: jlozano

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 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 TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER OF RECORD AND CITY.
14. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO THE PROPERTY OWNER.
15. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR. SUITE 375, AUSTIN, TEXAS 78752-3832.
16. ALL MANHOLE FRAMES/COVERS AND WATER VALVE/METER BOXES MUST BE ADJUSTED TO FINISHED GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR FOR CITY CONSTRUCTION INSPECTOR INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND VALVE BOXES WITH CLASS A CONCRETE.
17. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD SPECIFICATIONS.
18. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
20. THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. THE CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. THE CONTRACTOR SHALL KEEP THE SITE AREA CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION (OR SITE) WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISIFACTION OF THE CITY.
22. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

CONSTRUCTION SEQUENCE NOTES

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

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

EROSION CONTROL NOTES

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

WATER AND WASTEWATER NOTES

WATER AND WASTEWATER GENERAL NOTES

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

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

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

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

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

WATER

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

a. SINGLE, 1" METER AND BELOW	DFW37F-12-1CA, OR EQUAL
b. DUAL, 1" METERS AND BELOW	DFW39F-12-1CA, OR EQUAL
c. 1.5" SINGLE METER	DFW65C-14-1CA, OR EQUAL
d. 2" SINGLE METER	DFW173DF-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.S.
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 ½" 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 ECS SOUTHWEST, LLP. PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:
    a. PROVIDE RECOMMENDATIONS. (SEE THIS SHEET TO RIGHT)
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 PARTIALOR 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 DRIVEWAY TO REMAIN OPEN AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION OBTAINED BY THE CONTRACTOR FROM ALL PROPERTY OWNERS AND ACCESS EASEMENT HOLDERS OF THE DRIVEWAY.
20. CONTRACTOR MUST CLEAR FIVE (5) FEET BEYOND ALL PUBLIC RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
21. SLOPE OF NATURAL GROUND ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL NOT EXCEED 3:1 SLOPE. IF A 3:1 SLOPE IS NOT POSSIBLE, SLOPE PROTECTION OR RETAINING WALL MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE.
22. THERE SHALL BE NO WATER, WASTEWATER OR DRAINAGE APPURTENANCES, INCLUDING BUT NOT LIMITED TO VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
23. PUBLIC SIDEWALKS SHALL NOT USE CURB INLETS AS PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METERS, CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.
24. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
25. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE THE FIRST COURSE OF BASE. NO TRENCHING COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY.
26. A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ALL STREETS.

TRENCH SAFETY NOTES

1. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT ARE DESCRIBED IN ITEM 5095 "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

- 5/8" IRON ROD W/CAP "LJA SURVEY" EL = 953.88
  N: 10190353.49, E: 3081784.15
- 5/8" IRON ROD W/CAP "LJA SURVEY" EL = 949.06
  N: 10188934.47, E: 3083223.06
- COTTON SPINDLE W/SHINER "LJA SURVEY" EL = 957.79
  N: 10190285.44, E: 3081909.90

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY GENERAL CONSTRUCTION NOTES

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES

1. WRITTEN CONSTRUCTION NOTIFICATION SHOULD BE PROVIDED TO THE APPROPRIATE TCEQ REGIONAL OFFICE NO LATER THAN 48 HOURS PRIOR TO COMMENCEMENT OF THE REGULATED ACTIVITY. INFORMATION SHOULD INCLUDE THE DATE ON WHICH THE REGULATED ACTIVITY WILL COMMENCE, THE NAME OF THE APPROVED PLAN FOR THE REGULATED ACTIVITY, AND THE NAME OF THE PRIME CONTRACTOR WITH THE NAME AND TELEPHONE NUMBER OF THE CONTACT PERSON.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN AND THE TNRCC 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 THE APPROVED LETTER ON-SITE.
3. NO TEMPORARY ABOVEGROUND HYDROCARBON AND HAZARDOUS SUBSTANCE STORAGE TANK SYSTEM MAY BE INSTALLED WITHIN 150 FEET IF A DOMESTIC, INDUSTRIAL, IRRIGATION, OR PUBLIC WATER SUPPLY WELL.
4. PRIOR TO COMMENCING CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES. CONTROLS SPECIFIED IN THE SWPPP SECTION OF THE APPROVED EDWARDS AQUIFER CONTRIBUTING ZONE PLANS ARE REQUIRED DURING CONSTRUCTION. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR THE SITE SITUATIONS. THE CONTROLS MUST REMAIN IN PLACE UNTIL DISTURBED AREAS ARE REVEGETATED AND THE AREAS HAVE BECOME PERMANENTLY STABILIZED.
5. 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).
6. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS NOT LATER THAN WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OF THE BASIN VOLUME. PERMANENT STAKE MUST BE PROVIDED THAT CAN INDICATE WHEN THE SEDIMENT OCCUPIES 50% OF THE BASIN VOLUME.
7. 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).
8. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT S

LOT 1 & 3
BLOCK A
TITAN LEANDER COMMERCE CENTER
FINAL PLAT

BEING 38.435 ACRES OUT OF THE
TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125,
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

OWNER:

TITAN LEANDER LAND INVESTORS, LLC
CONTACT: BEN F. SPENCER
ADDRESS: 6300 RIVERSIDE PLAZA LN
NW, SUITE 200
ALBUQUROUE, NEW MEXICO 87120
PH: 512-720-7200
EMAIL:

SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES
CONTACT: JASON R. GABRIEL
ADDRESS: 211 NORTH LOOP 1604 EAST, SUITE 205
SAN ANTONIO, TEXAS 78232
PH: (210)265-8300
EMAIL: JASON.GABRIEL@WESTWOODPS.COM

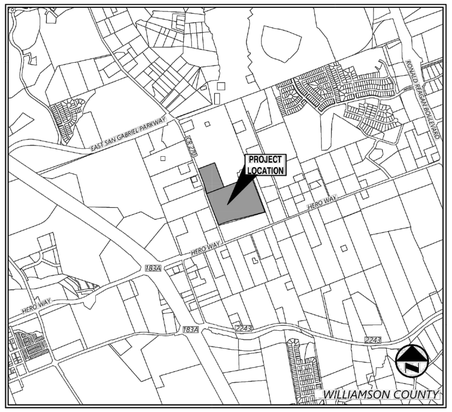
ENGINEER:

WESTWOOD PROFESSIONAL SERVICES
CONTACT: HOLLIS A. SCHEFFLER
ADDRESS: 8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: (512)485-0831
EMAIL: HOLLIS.SCHEFFLER@WESTWOODPS.COM

FILING DATE: 9/23/2025

LAND USE	
NUMBER OF LOTS	2
TOTAL ACREAGE	38.435 ACRES
PROPOSED LAND USE	HC-4.D HEAVY COMMERCIAL

Parcel Table		
LOT & BLOCK	Area	SQ. FT.
LOT 1 BLOCK A	8.250	359,376'
LOT 3 BLOCK A	30.185	1,314,862'



VICINITY MAP
(SCALE: 1" = 2,000')

SHEET INDEX	
1	COVER SHEET
2	PLAT EXHIBIT
3	LEGAL DESCRIPTION, NOTES & SIGNATURES

Westwood
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759

WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM

TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

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RPP	JRG	N/A	9/23/2025	0045998.01	1 OF 3

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Drawing Technology Used:Base Map Data©2025 Google,Imagery ©2025Maxar,TX DOT

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
FINAL PLAT

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN.IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 FP1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER:
A5440-2401

FP1

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OF 41 SHEETS

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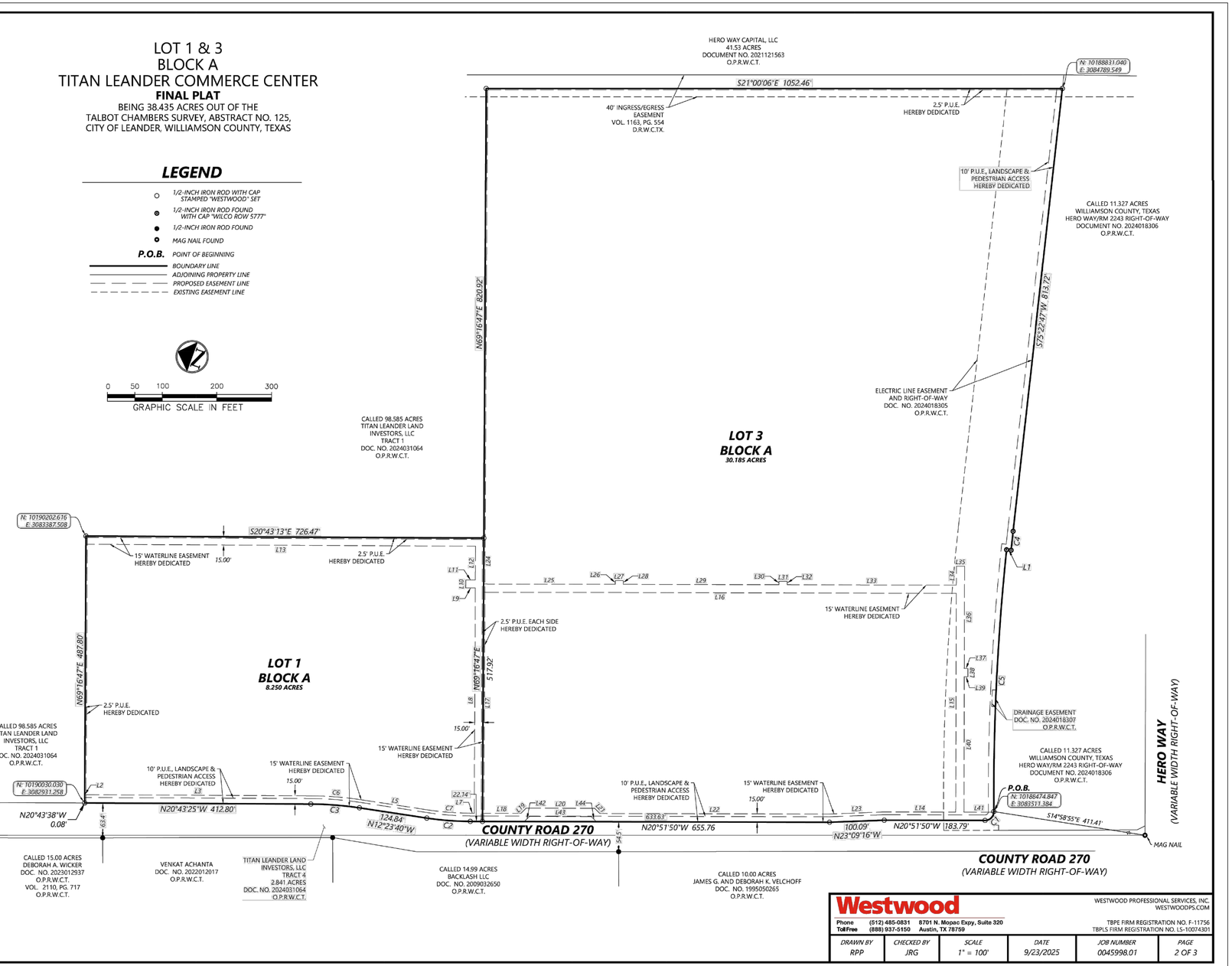
LOT 1 & 3
BLOCK A
TITAN LEANDER COMMERCE CENTER
FINAL PLAT

BEING 38.435 ACRES OUT OF THE
TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125,
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

LEGEND

- 1/2-INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET
- 1/2-INCH IRON ROD FOUND WITH CAP "WILCO ROW 5777"
- 1/2-INCH IRON ROD FOUND
- MAG NAIL FOUND
- **P.O.B.** POINT OF BEGINNING
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE

0 50 100 200 300
GRAPHIC SCALE IN FEET



Westwood

Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759

WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM

TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

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RPP	JRG	1" = 100'	9/23/2025	0045998.01	2 OF 3

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TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
FINAL PLAT

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JRL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 FP1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER:
A5440-2401

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OF 41 SHEETS

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User Name : jlozano

FIELD NOTE DESCRIPTION OF 38.435 ACRE TRACT OF LAND IN THE CITY OF LEANDER, IN THE TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125, WILLIAMSON COUNTY, TEXAS; BEING OUT OF A CALLED 98.585 ACRES AND A CALLED 2.841 ACRES TRACT OF LAND, BOTH DESCRIBED TO TITAN LEANDER LAND INVESTORS, LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2024031064, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEGIN MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET IN THE SOUTHEAST BOUNDARY LINE OF SAID 98.585 ACRES TRACT, SAME BEING THE NORTHWEST BOUNDARY LINE OF A CALLED 11.327 ACRES TRACT OF LAND DESCRIBED TO WILLIAMSON COUNTY, TEXAS HERO WAY/RM 2243 RIGHT-OF WAY AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2024018306, O.P.R.W.C.T.; FOR THE BEGINNING OF A NON-TANGENT CURVE, AND FROM WHICH A MAG NAIL FOUND AT THE NORTH INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 270, A VARIABLE WIDTH RIGHT-OF-WAY, AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HERO WAY, A VARIABLE WIDTH RIGHT-OF-WAY, BEARS SOUTH 14°58'55" EAST, A DISTANCE OF 411.41 FEET;

THENCE, DEPARTING SAID SOUTHEAST BOUNDARY LINE OF SAID 98.585 ACRES TRACT AND SAID NORTHWEST BOUNDARY LINE OF SAID 11.327 ACRES TRACT, OVER AND ACROSS SAID 98.585 ACRES TRACT AND SAID 2.841 ACRES TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

1. WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°31'24", A RADIUS OF 16.00 FEET, AN ARC LENGTH OF 25.28 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 66°07'32" WEST, 22.73 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
2. NORTH 20°51'50" WEST, A DISTANCE OF 183.79 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
3. NORTH 23°09'16" WEST, A DISTANCE OF 100.09 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
4. NORTH 20°51'50" WEST, A DISTANCE OF 655.76 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
5. WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°28'10", A RADIUS OF 538.06 FEET, AN ARC LENGTH OF 79.54 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 16°37'45" WEST, 79.46 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
6. NORTH 12°23'40" WEST, A DISTANCE OF 124.84 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET FOR THE BEGINNING OF A TANGENT CURVE;
7. WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°19'43", A RADIUS OF 612.07 FEET, AN ARC LENGTH OF 88.97 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 16°33'32" WEST, 88.89 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
8. NORTH 20°43'25" WEST, A DISTANCE OF 412.80 FEET A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
9. NORTH 20°43'38" WEST, A DISTANCE OF 0.08 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
10. NORTH 69°16'47" EAST, A DISTANCE OF 487.80 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
11. SOUTH 20°43'13" EAST, A DISTANCE OF 726.47 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
12. NORTH 69°16'47" EAST, A DISTANCE OF 820.92 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
13. SOUTH 21°00'06" EAST, A DISTANCE OF 1,052.46 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET IN SAID SOUTHEAST BOUNDARY LINE OF THE 98.585 ACRES TRACT AND SAID NORTHWEST BOUNDARY OF THE 11.327 ACRES TRACT;

THENCE, WITH SAID SOUTHEAST BOUNDARY LINE OF THE 98.585 ACRES TRACT AND SAID NORTHWEST BOUNDARY OF THE 11.327 ACRES TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES

1. SOUTH 75°22'47" WEST, A DISTANCE OF 813.72 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET FOR THE BEGINNING OF A NON-TANGENT CURVE;
2. WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°20'27", A RADIUS OF 5,831.33 FEET, AN ARC LENGTH OF 34.69 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 75°08'40" WEST, 34.69 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET
3. NORTH 15°05'03" WEST, A DISTANCE OF 8.30 FEET A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET FOR THE BEGINNING OF A NON-TANGENT CURVE;
4. WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°19'03", A RADIUS OF 4,347.82 FEET, AN ARC LENGTH OF 479.39 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 71°46'02" WEST, 479.15 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 38.435 ACRE OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS.

CITY APPROVAL

APPROVED THIS THE ___ DAY OF ____, 20__ A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF _____ COUNTY.

ATTEST:

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

DARA CRABTREE
CITY SECRETARY
CITY OF LEANDER, TEXAS

PLANNING & ZONING COMMISSION APPROVAL

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 FILED FOR RECORD BY THE COUNTY CLERK OF _____ COUNTY.

ATTEST:

JAMES OLIVER, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

VERONICA TOVAR COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	25.28'	16.00'	090°31'24"	N 66°07'32" W	22.73'
C2	79.54'	538.06'	008°28'10"	N 16°37'45" W	79.46'
C3	88.97'	612.07'	008°19'43"	N 16°33'32" W	88.89'
C4	34.69'	5831.33'	000°20'27"	S 75°08'40" W	34.69'
C5	479.39'	4347.82'	006°19'03"	S 71°46'02" W	479.15'
C6	91.15'	627.07'	008°19'43"	S 16°33'32" E	91.07'
C7	77.32'	523.06'	008°28'10"	S 16°37'45" E	77.25'

PLAT NOTES

1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS CENTRAL ZONE 4203. DISTANCES, AREAS, AND COORDINATES REFLECT THE APPLICATION OF THE TXDOT STANDARD SURFACE ADJUTSMENT SCALE FACTOR FOR WILLIAMSON COUNTY OF 1.00012 AND THUS REPRESENT SURFACE MEASUREMENTS.
2. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES
4. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
7. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
8. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
9. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 4815360455, MAP NUMBER 48491C0455F, FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.
10. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON 7/01/2025.
13. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
14. SIDEWALKS ARE CURRENTLY PROPOSED BY OTHERS AND ARE TO BE INSTALLED ON THE RIGHT-OF-WAY SIDE OF HERO WAY, SAN GABRIEL PARKWAY AND CR 270. SIDEWALKS SHALL BE INSTALLED ON SUBDIVISION SIDE STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
15. LEVEL 2 TRAFFIC STUDY FINDINGS QUALIFIED NO RECOMMENDED IMPROVEMENTS IN THE CURRENT CONDITIONS.

NON-RESIDENTIAL NOTES:

1. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.

SURVEYOR'S CERTIFICATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON§
THAT I, JASON R. GABRIEL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON THE TITLE POLICY PROVIDED BY _____ ISSUED _____ HAVE BEEN SHOWN OR NOTED HERON.

JASON R. GABRIEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530
JASON.GABRIEL@WESTWOODPS.COM

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. RELEASED 10/2/25.

Line Table

Line #	Length	Direction
L1	8.30'	N15°05'03"W
L2	0.08'	S20°43'38"E
L3	412.80'	S20°43'25"E
L5	124.84'	S12°23'40"E
L7	7.17'	S20°51'50"E
L8	411.28'	N69°16'47"E
L9	17.51'	N20°45'41"W
L10	15.00'	N69°14'19"E
L11	17.52'	S20°45'41"E
L12	61.67'	N69°16'47"E
L13	711.47'	N20°43'13"W
L14	130.63'	S20°51'50"E
L15	399.61'	N69°08'10"E
L16	862.92'	N20°51'50"W
L17	403.61'	S69°16'47"W
L18	70.13'	S20°51'50"E
L19	13.33'	S65°51'50"E
L20	125.00'	S20°51'50"E
L21	13.33'	S24°08'10"W
L22	419.31'	S20°51'50"E

Line Table

Line #	Length	Direction
L23	100.09'	S23°09'16"E
L24	84.30'	S69°16'47"W
L25	239.98'	S20°51'50"E
L26	7.27'	N69°08'10"E
L27	15.00'	S20°51'50"E
L28	7.27'	S69°08'10"W
L29	284.00'	S20°51'50"E
L30	6.60'	N69°08'10"E
L31	15.00'	S20°51'50"E
L32	6.60'	S69°08'10"W
L33	308.90'	S20°51'50"E
L34	35.00'	N69°08'10"E
L35	15.00'	S20°51'50"E
L36	187.10'	S69°08'10"W
L37	6.50'	S20°51'50"E
L38	15.00'	S69°08'10"W
L39	6.50'	N20°51'50"W
L40	247.51'	S69°08'10"W
L41	54.43'	S20°51'50"E
L42	13.33'	S65°51'50"E

Line Table

Line #	Length	Direction
L43	112.57'	S20°51'50"E
L44	13.33'	S24°08'10"W

OWNER'S CERTIFICATE

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

THAT TITAN LEANDER LAND INVESTORS, LLC A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 98.585 ACRE AND 2.841 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2024031064, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATES TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS TITAN LEANDER SUBDIVISION.

TITAN LEANDER LAND INVESTORS, LLC
BY: TITAN LEANDER MANAGEMENT, LLC, ITS MANAGER
BY: TITAN PROPERTY MANAGEMENT, LLC, ITS MANAGER

_____
BEN F. SPENCER
MANAGER

STATE OF NEW MEXICO {
COUNTY OF BERNALILLO {

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____DAY OF _____, 2025, PERSONALLY APPEARED, BEN F. SPENCER, AS MANAGER OF TITAN PROPERTY MANAGEMENT, LLC, AS MANAGER OF TITAN LEANDER MANAGEMENT, LLC, AS MANAGER OF TITAN LEANDER LAND INVESTORS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF _____ , 2025.

NOTARY PUBLIC-STATE OF _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON§

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

_____
HOLLIS A. SCHEFFLER
REGISTERED PROFESSIONAL ENGINEER
136049 STATE OF TEXAS

COUNTY CLERK'S CERTIFICATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, __.M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20_____, A.D., AT ___ O'CLOCK, __.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

NANCY RISTER, CLERK
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

LOT 1 & 3
BLOCK A
TITAN LEANDER COMMERCE CENTER
FINAL PLAT
BEING 38.435 ACRES OUT OF THE
TALBOT CHAMBERS SURVEY, ABSTRACT NO. 125,
CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS

Westwood
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER	PAGE
RPP	JRG	N/A	9/23/2025	0045998.01	3 OF 3

XXXX-XX-XX

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
FINAL PLAT

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 FP1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED
PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER:
A5440-2401

FP3

SHEET NO.
05
OF 41 SHEETS

User Name: jlozano
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TITAN LEANDER COMMERCE CENTER

PRELIMINARY PLAT
PROJECT NO. PP-25-0065

OWNER
TITAN LEANDER LAND INVESTORS, LLC
6300 RIVERSIDE PLAZA LN, NW, SUITE 200
ALBUQUERQUE, NM 87120
(512) 720-7200

ENGINEER
HOLLIS SCHEFFLER, P.E.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
(512) 485-0831

SURVEYOR
JASON R. GABRIEL, R.P.L.S
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
(512) 485-0831

PROJECT AGENT
HOLLIS SCHEFFLER, P.E.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
(512) 485-0831

SUBMITTED FOR APPROVAL BY:

Hollis Scheffler P.E., Westwood Professional Services — *Date* 07/01/2025

APPROVED BY:

Robin M. Griffin, AICP, Executive Director of Development Services — *Date* 07/01/2025

PROPERTY ZONING: TITAN LEANDER MINOR PUD PER ORDINANCE 24-023-00 (HC-4-D)

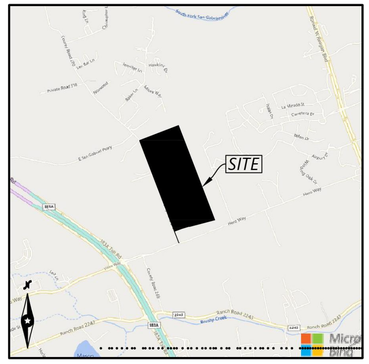
TOTAL ACREAGE: 104.559 AC

FILING DATE: 01/25/2025

FUTURE LAND USE CATEGORY: EMPLOYMENT CENTER

LEANDER COMMERCE CENTER - LOT INFORMATION

PARCEL	LOTS	PHASES	APPRX. LUE'S	APPRX. TRIPS	PROPOSED LAND USE
1	5	1	337	1887	HC-4-D HEAVY COMMERCIAL



WILLIAMSON COUNTY, TEXAS

LOCATION MAP

(1" = 2000')

GENERAL PLAT NOTES:
1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
6. [illegible] SIDE LOT LINES.
7. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0455F, FOR WILLIAMSON CO., EFFECTIVE 12/20/2019.
8. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
9. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
10. SIDEWALKS ARE CURRENTLY PROPOSED BY OTHERS AND ARE TO BE INSTALLED ON THE RIGHT-OF-WAY SIDE OF HERO WAY, SAN GABRIEL PARKWAY AND CR 270. SIDEWALKS SHALL BE INSTALLED ON SUBDIVISION SIDE STREETS. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS). SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
12. LEVEL 2 TRAFFIC STUDY FINDINGS QUALIFIED NO RECOMMENDED IMPROVEMENTS IN THE CURRENT CONDITIONS.

NON-RESIDENTIAL NOTES:
1. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.

SHEET SET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	CONCEPT PLAN
3	EXISTING CONDITIONS AND DEMO PLAN
4	OVERALL PRELIMINARY PLAT
5	PRELIMINARY PLAT
6	PRELIMINARY PLAT
7	OVERALL IMPROVEMENTS PLAN
8	EXISTING DRAINAGE AREA MAP
9	PROPOSED DRAINAGE AREA MAP
10	WATER PLAN
11	WASTEWATER PLAN
12	OVERALL PLAN, NOTES, AND CALCULATIONS
13	TREE PROTECTION PLAN
14	TREE PROTECTION PLAN
15	HERITAGE TREE PROTECTION PLAN
16	EXISTING TREE SURVEY

PP-25-0065

City of Leander — APPROVED RMG

CITY OF LEANDER APPROVAL

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF HOLLIS ANN SCHEFFLER, P.E. 136049 ON 11/27/2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	SF	JAN 2025

SHEET NO. 1

1 OF 16

REVISIONS

REV	DATE	DESCRIPTION	BY

Westwood
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
TollFree (888) 937-5150 Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. 11756
TBPLS FIRM REGISTRATION NO. 10073501

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
PRELIMINARY PLAT

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 FP1.dwg

STATE OF TEXAS — JOSE BONIFACIO LOZANO — 141958 — LICENSED PROFESSIONAL ENGINEER — 12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

PP1

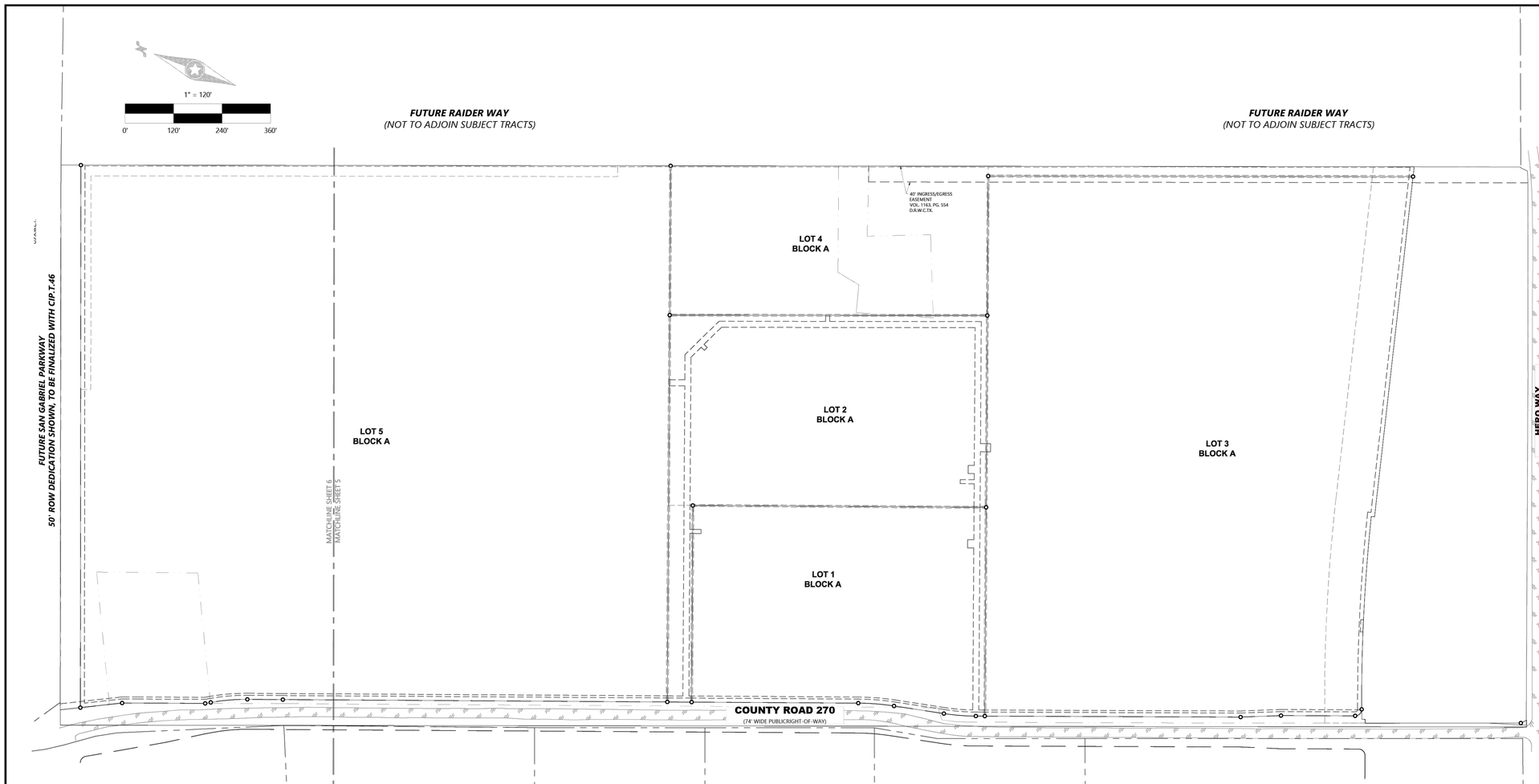
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OF 41 SHEETS

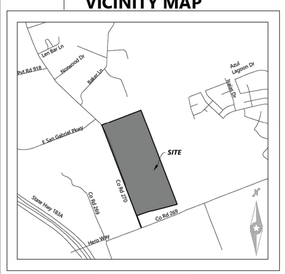
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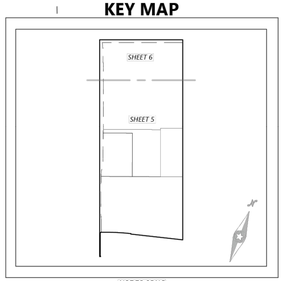


VICINITY MAP



WILLIAMSON COUNTY, TEXAS
(SCALE: 1" = 2000')

KEY MAP



NOT TO SCALE

TITAN LEANDER COMMERCE CENTER - UTILITY DEMAND DATA

BLOCK	LOT NUMBER	AREA (AC.)	ZONING BASE DISTRICT	LUEs	ADT	AVERAGE DAY DEMAND (GPM)	MAXIMUM DAY DEMAND (GPM)	DOM. DEMAND (PEAK HOUR DEMAND GPM)	FIRE DEMAND (W/ REDUCTION GPM)	PDWF	PWWF
A	1	8.25	(HC-4-D)	35.49	199	17.25	45.72	77.63	2000	25.46	29.76
A	2	9.23	(HC-4-D)	35.49	199	17.25	45.72	77.63	2000	25.46	30.27
A	3	30.19	(HC-4-D)	81.90	458	39.81	105.50	179.16	2000	56.94	72.67
A	4	7.29	(HC-4-D)	27.30	153	13.27	35.17	59.72	2000	19.73	23.85
A	5	44.47	(HC-4-D)	156.74	878	76.19	201.91	342.87	2000	112.84	135.95
				TOTAL LUES: 336.92						TOTAL PDWF: 240.8	TOTAL PWWF: 292.5

LEGEND

○	1/2-INCH REBAR W/"WESTWOOD" CAP SET
●	1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
	PROPERTY LINE - SUBJECT
	LOT LINE - SUBJECT
	RIGHT-OF-WAY DEDICATION
	DEED LINE
	EASEMENT LINE
	PROPERTY LINE - ADJOINER
P.U.E.	PUBLIC UTILITY EASEMENT
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
O.P.R.W.C.T	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
(XX"XX'XX" XXX.XX')	RECORD BEARING AND DISTANCE PER DOC. NO. 2024031064

I CERTIFY THAT THIS SURVEY IS BASED ON DEEDS, EASEMENTS AND/OR RECORDED PLATS AND OTHER RECORDS FURNISHED BY THE CLIENT AND/OR THE CLIENT'S REPRESENTATIVE AS WELL AS SIGNIFICANT VISIBLE MONUMENTS FOUND ON THE SUBJECT PROPERTY AND ADJACENT PROPERTIES. FIELD MEASUREMENTS AND EVIDENCE OF BOUNDARIES FOUND ON THE GROUND. HOWEVER, THIS SURVEY SHALL NOT REPRESENT WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE ABSTRACT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. SCT-48-4300112307729-RI, ISSUED APRIL 16, 2024, WITH AN EFFECTIVE DATE OF APRIL 1, 2024.

JASON R. GABRIEL,
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6530

STATE OF TEXAS · JASON R. GABRIEL · 6530 · REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES

1. PER FEMA FIRM PANEL NO. 48491C0455F, EFFECTIVE ON 12/20/2019, THE PROPOSED IMPROVEMENTS ARE IN THE AREA OF MINIMAL HAZARD, ZONE X.
2. THE CITY IS NOT RESPONSIBLE FOR DAMAGE TO THE PARKING LOT IF THE UTILITY HAS TO BE MAINTAINED.

PP-25-0065

City of Leander — APPROVED RMG

CITY OF LEANDER APPROVAL

TITAN LEANDER COMMERCE CENTER
PRELIMINARY PLAT
PROJECT NO. PP-25-0065
OVERALL PRELIMINARY PLAT

REVISIONS

REV	DATE	DESCRIPTION	BY

Westwood
Phone (512) 485-0831
Toll Free (888) 937-5150
8701 N. Mopac Expy. Suite 320
Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPELS FIRM REGISTRATION NO. 10194
TBPLS FIRM REGISTRATION NO. 10074301

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DESIGN	DRAWN	DATE
HAS	SF	JAN 2025

SHEET NO.
4
4 OF 16

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
PRELIMINARY PLAT

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/1/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 FP1.dwg

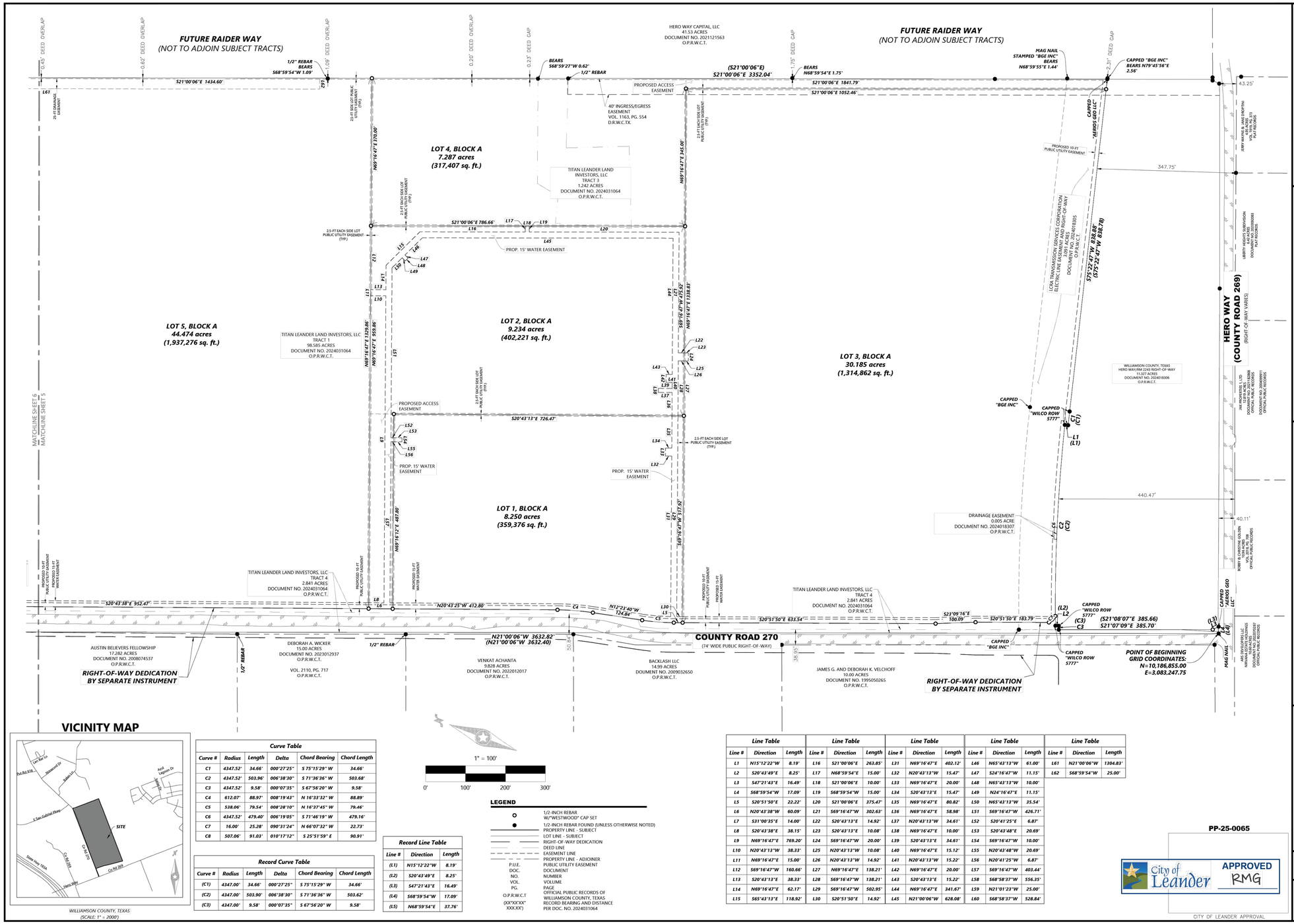
STATE OF TEXAS · JOSE BONIFACIO LOZANO · 141958 · LICENSED PROFESSIONAL ENGINEER
12 Dec 25

JOB NUMBER:
A5440-2401

PP2

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07
OF 41 SHEETS

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User Name : jlozano



VICINITY MAP

WILLIAMSON COUNTY, TEXAS
(SCALE: 1" = 2000')

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	4347.52'	34.66'	000°27'25"	S 75°15'29" W	34.66'
C2	4347.52'	503.96'	006°38'30"	S 71°36'36" W	503.68'
C3	4347.52'	9.58'	000°07'35"	S 67°56'20" W	9.58'
C4	612.07'	88.97'	008°19'43"	N 16°33'32" W	88.89'
C5	538.06'	79.54'	008°28'10"	N 16°37'45" W	79.46'
C6	4347.52'	479.40'	006°19'05"	S 71°46'19" W	479.16'
C7	16.00'	25.28'	090°31'24"	N 66°07'32" W	22.73'
C8	507.06'	91.03'	010°17'12"	S 25°51'59" E	90.91'

Record Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
(C1)	4347.00'	34.66'	000°27'25"	S 75°15'29" W	34.66'
(C2)	4347.00'	503.90'	006°38'30"	S 71°36'36" W	503.62'
(C3)	4347.00'	9.58'	000°07'35"	S 67°56'20" W	9.58'

Record Line Table

Line #	Direction	Length
(L1)	N15°12'22"W	8.19'
(L2)	S20°43'49"E	8.25'
(L3)	S47°21'43"E	16.49'
(L4)	S68°59'54"W	17.09'
(L5)	N68°59'54"E	37.76'

LEGEND

- 1/2-INCH REBAR W/"WESTWOOD" CAP SET
- 1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
- PROPERTY LINE - SUBJECT
- LOT LINE - SUBJECT
- RIGHT-OF-WAY DEDICATION
- DEED LINE
- EASEMENT LINE
- PROPERTY LINE - ADJOINER
- P.U.E. PUBLIC UTILITY EASEMENT
- DOC. DOCUMENT
- NO. NUMBER
- VOL. VOLUME
- PG. PAGE
- O.P.R.W.C.T OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- (XX°XX'XX" XXX.XX') RECORD BEARING AND DISTANCE PER DOC. NO. 2024031064

Line Table

Line #	Direction	Length
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L2	S20°43'49"E	8.25'
L3	S47°21'43"E	16.49'
L4	S68°59'54"W	17.09'
L5	S20°51'50"E	22.22'
L6	N20°43'38"W	60.09'
L7	S31°00'35"E	14.00'
L8	S20°43'38"E	38.15'
L9	N69°16'47"E	769.20'
L10	N20°43'13"W	38.33'
L11	N69°16'47"E	15.00'
L12	S69°16'47"W	160.66'
L13	S20°43'13"E	38.33'
L14	N69°16'47"E	62.17'
L15	S65°43'13"E	118.92'
L16	S21°00'06"E	263.85'
L17	N68°59'54"E	15.00'
L18	S21°00'06"E	10.00'
L19	S68°59'54"W	15.00'
L20	S21°00'06"E	375.47'
L21	S69°16'47"W	302.63'
L22	S20°43'13"E	14.92'
L23	S20°43'13"E	10.08'
L24	S69°16'47"W	20.00'
L25	N20°43'13"W	10.08'
L26	N20°43'13"W	14.92'
L27	N69°16'47"E	138.21'
L28	S69°16'47"W	138.21'
L29	S69°16'47"W	502.95'
L30	S20°51'50"E	14.92'
L31	N69°16'47"E	402.12'
L32	N20°43'13"W	15.47'
L33	N69°16'47"E	20.00'
L34	S20°43'13"E	15.47'
L35	N69°16'47"E	80.82'
L36	N69°16'47"E	58.98'
L37	N20°43'13"W	34.61'
L38	N69°16'47"E	10.00'
L39	S20°43'13"E	34.61'
L40	N69°16'47"E	15.12'
L41	N20°43'13"W	15.22'
L42	N69°16'47"E	20.00'
L43	S20°43'13"E	15.22'
L44	N69°16'47"E	341.67'
L45	N21°00'06"W	628.08'
L46	N65°43'13"W	61.00'
L47	S24°16'47"W	11.15'
L48	N65°43'13"W	10.00'
L49	N24°16'47"E	11.15'
L50	N65°43'13"W	35.54'
L51	S69°16'47"W	426.71'
L52	S20°41'25"E	6.87'
L53	S20°43'48"E	20.69'
L54	S69°16'47"W	10.00'
L55	N20°43'48"W	20.69'
L56	N20°41'25"W	6.87'
L57	S69°16'47"W	403.44'
L58	S68°58'37"W	556.35'
L59	N21°01'23"W	25.00'
L60	S68°58'37"W	528.84'
L61	N21°00'06"W	1304.83'
L62	S68°59'54"W	25.00'

PP-25-0065

City of Leander APPROVED RMG

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. 11756
TBPLS FIRM REGISTRATION NO. 10014301

REVISIONS

REV	DATE	DESCRIPTION	BY

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN

PRELIMINARY PLAT

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 FP1.dwg

JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

TITAN LEANDER COMMERCE CENTER
PRELIMINARY PLAT
PROJECT NO. PP-25-0065

PRELIMINARY PLAT

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1366

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HAS	SF	JAN 2025

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5 OF 16

JOB NUMBER: A5440-2401

PP3

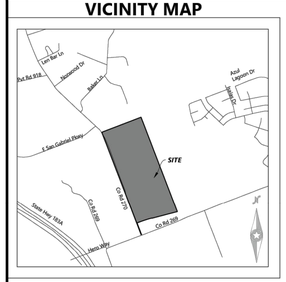
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VICINITY MAP

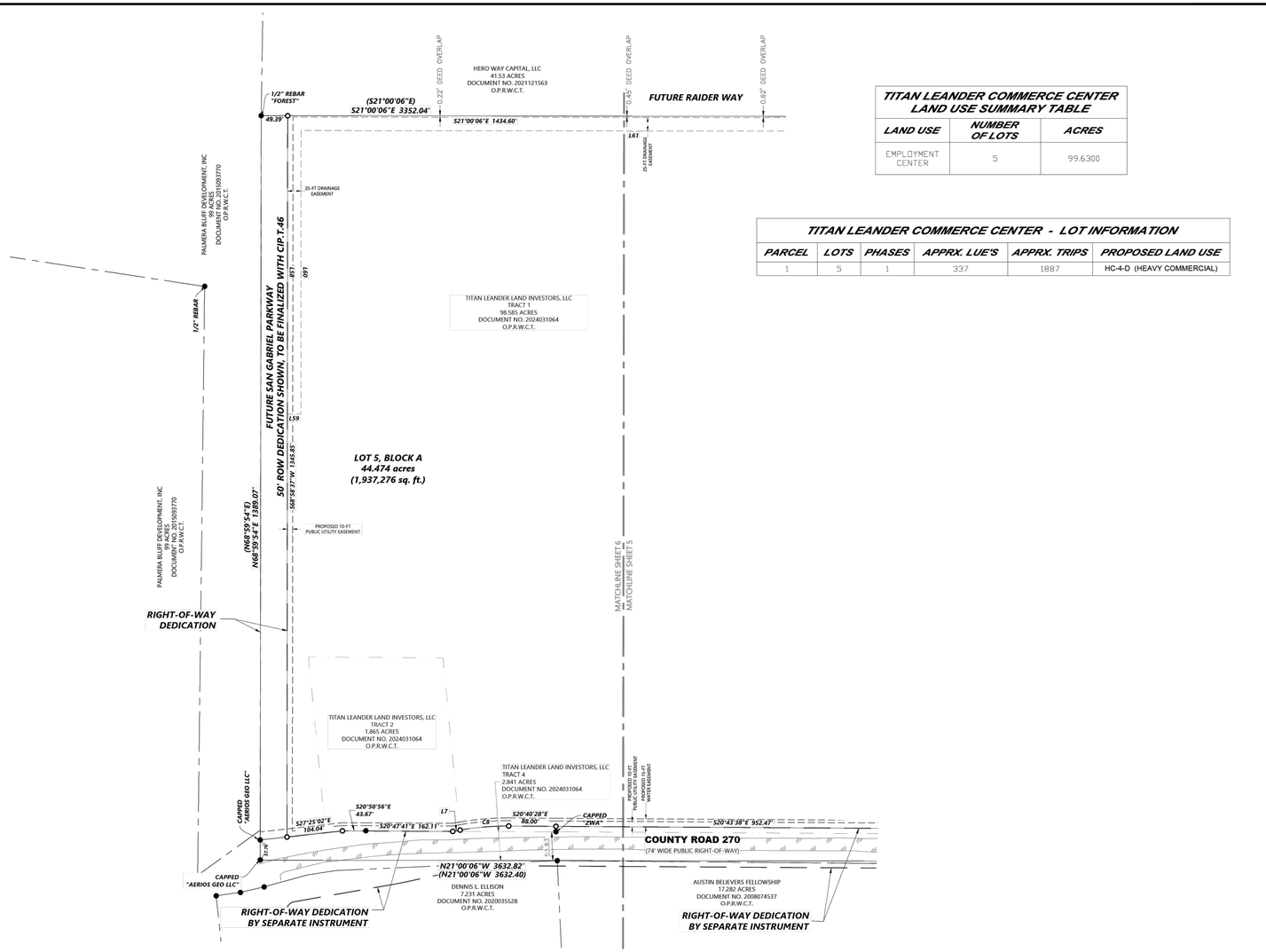


WILLIAMSON COUNTY, TEXAS
(SCALE: 1" = 2000')

LEGEND

○	1/2-INCH REBAR W/"WESTWOOD" CAP SET
●	1/2-INCH REBAR FOUND (UNLESS OTHERWISE NOTED)
	PROPERTY LINE - SUBJECT
	LOT LINE - SUBJECT
	RIGHT-OF-WAY DEDICATION
	DEED LINE
	EASEMENT LINE
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P.U.E.	PUBLIC UTILITY EASEMENT
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
O.P.R.W.C.T	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
(00°XX'XX" XXX.XX')	RECORD BEARING AND DISTANCE PER DOC. NO. 2024031064

NOTES
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TITAN LEANDER COMMERCE CENTER LAND USE SUMMARY TABLE

LAND USE	NUMBER OF LOTS	ACRES
EMPLOYMENT CENTER	5	99.6300

TITAN LEANDER COMMERCE CENTER - LOT INFORMATION

PARCEL	LOTS	PHASES	APPRX. LUE'S	APPRX. TRIPS	PROPOSED LAND USE
1	5	1	337	1887	HC-4-D (HEAVY COMMERCIAL)

Curve Table

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1" = 100'
0' 100' 200' 300'

PP-25-0065

City of Leander APPROVED RMG

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 486-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPELS FIRM REGISTRATION NO. 10194072
TBPLS FIRM REGISTRATION NO. 10194301

REVISIONS

REV	DATE	DESCRIPTION	BY

TITAN LEANDER COMMERCE CENTER
PRELIMINARY PLAT
PROJECT NO. PP-25-0065
PRELIMINARY PLAT

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SHEET NO.
6
6 OF 16

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
PRELIMINARY PLAT

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 FP1.dwg

JOSE BONIFACIO LOZANO 141958 LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd. Suite 200 Round Rock, Texas 78681
Phone 512.439.4700 Fax 512.439.4716 FRB-F-1386

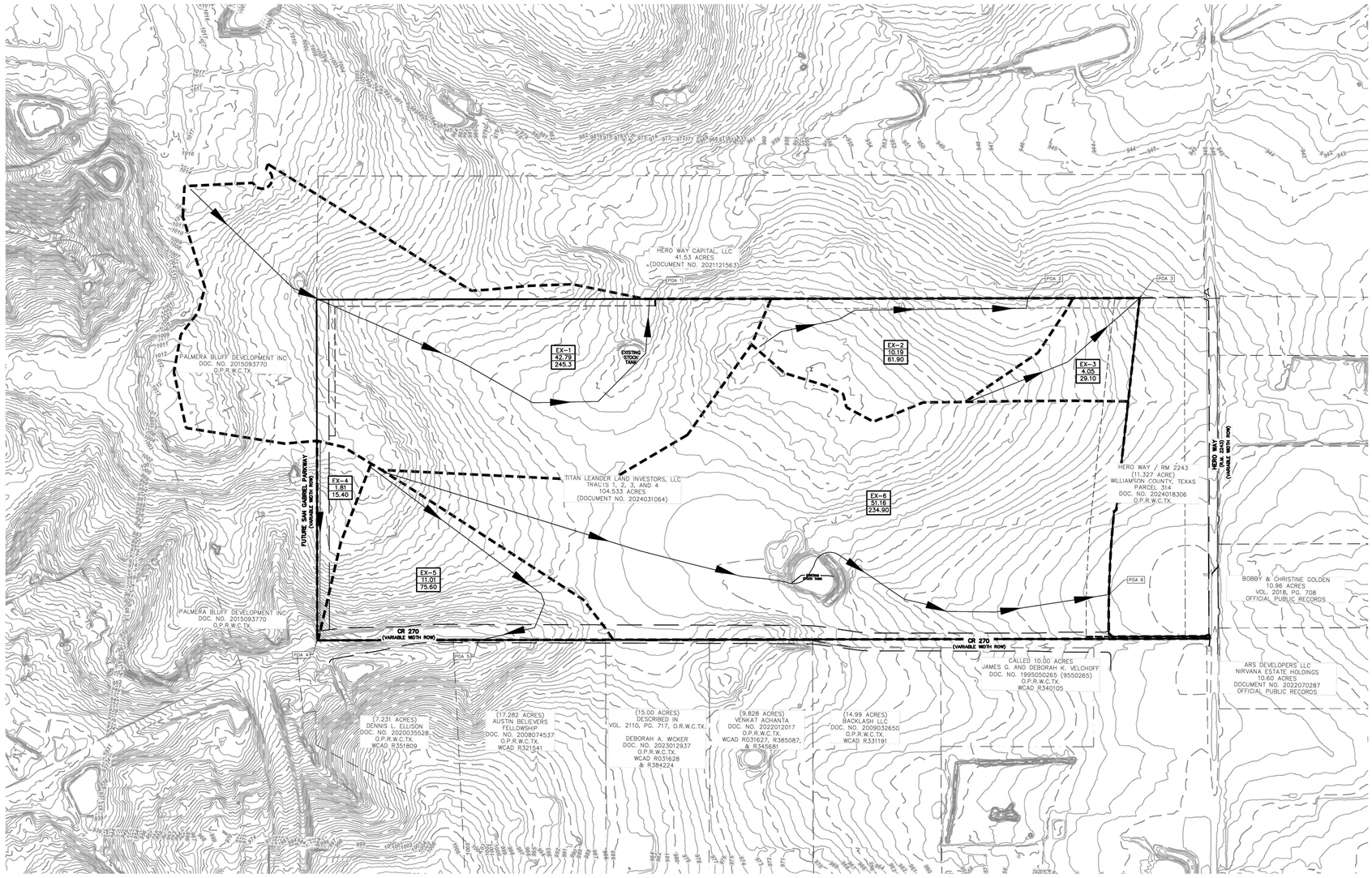
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PP4

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User Name : jlozano

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GRAPHIC SCALE IN FEET
1"=200'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- PROPERTY LINE
- FENCE
- 613 EXISTING CONTOUR
- DRAINAGE FLOW DIRECTION
- EX A14 100-YR FP & BUFFER ZONE
- DRAINAGE DIVIDE
- EX 8 / 1.00 / 7.99 — EXISTING DRAINAGE AREA ID, AREA IN ACRES, Q_{100} IN CUBIC FEET PER SECOND
- TC FLOW PATH & ARROW

THIS SITE IS IN THE AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 48491C0455F, EFFECTIVE DATE 12/20/2019.

Basin ID	Flowpath Length (ft)	Overland Flow: Length	Slope	Surface Cover	Velocity	*Manning's n	T_O	Shallow Concentrated Flow: Length	Slope	Surface Type	Velocity	*K	T_S	Channel Flow: Length	Slope	Type	*K	Velocity	T_D	T_C
	(ft) (1)	(ft) (2)	(ft/ft) (3)	(4)	(ft/s) (5)	(6)	(min) (7)	(ft) (8)	(ft/ft) (9)	(10)	(ft/s) (11)	(12)	(min) (13)	(ft) (14)	(ft/ft) (15)	(16)	(ft) (17)	(ft/s) (18)	(min) (19)	(min) (20)
EX 1	2205	100	0.020	SHORT GRASS PRAIRIE	0.188	0.15	8.85	2105	0.025	UNPAVED	2.55	16.1	13.78							22.63
EX 2	1175	100	0.010	SHORT GRASS PRAIRIE	0.143	0.15	11.68	1075	0.017	UNPAVED	2.10	16.1	8.54							20.22
EX 3	850	100	0.020	SHORT GRASS PRAIRIE	0.188	0.15	8.85	750	0.020	UNPAVED	2.28	16.1	5.49							14.34
EX 4	800	100	0.040	SHORT GRASS PRAIRIE	0.248	0.15	6.71	700	0.050	UNPAVED	3.60	16.1	3.24							9.95
EX 5	1225	100	0.020	SHORT GRASS PRAIRIE	0.188	0.15	8.85	1125	0.027	UNPAVED	2.65	16.1	7.09							15.94
EX 6	3145	100	0.040	SHORT GRASS PRAIRIE	0.248	0.15	6.71	3045	0.014	UNPAVED	1.90	16.1	26.64							33.35

HEC-HMS SUMMARY: EXISTING CONDITONS

Drainage Area Basin Designation	Point of Analysis	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	2 YEAR STORM: Runoff Per Drainage Area (cfs)	2 YEAR STORM: Routed Cumulative Runoff (cfs)	10 YEAR STORM: Runoff Per Drainage Area (cfs)	10 YEAR STORM: Routed Cumulative Runoff (cfs)	25 YEAR STORM: Runoff Per Drainage Area (cfs)	25 YEAR STORM: Routed Cumulative Runoff (cfs)	100 YEAR STORM: Runoff Per Drainage Area (cfs)	100 YEAR STORM: Routed Cumulative Runoff (cfs)
EX 1	POA 1	42.79	80	22.63		4.00%	67.40		128.40		171.40		245.30	
EX 2	POA 2	10.19	80	20.22		2.50%	16.90		32.30		43.20		61.90	
EX 3	POA 3	4.05	80	14.34		0.00%	7.90		15.20		20.40		29.10	
EX 4	POA 4	1.81	80	9.95		1.00%	4.20		8.10		10.80		15.40	
EX 5	POA 5	11.01	80	15.94		4.00%	20.90		39.80		53.00		75.60	
EX 6	POA 6	51.16	80	33.35		0.00%	62.10		120.80		162.60		234.90	

PP-25-0065

City of Leander APPROVED RMG

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 486-0931 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. 17756
TBPLS FIRM REGISTRATION NO. 10073401

REVISIONS

REV	DATE	DESCRIPTION	BY

TITAN LEANDER COMMERCE CENTER
PRELIMINARY PLAT
PROJECT NO. PP-25-0065

EXISTING DRAINAGE AREA MAP

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8 OF 16

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 FP1.dwg

JOSE BONIFACIO LOZANO 141958 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
12 Dec 25

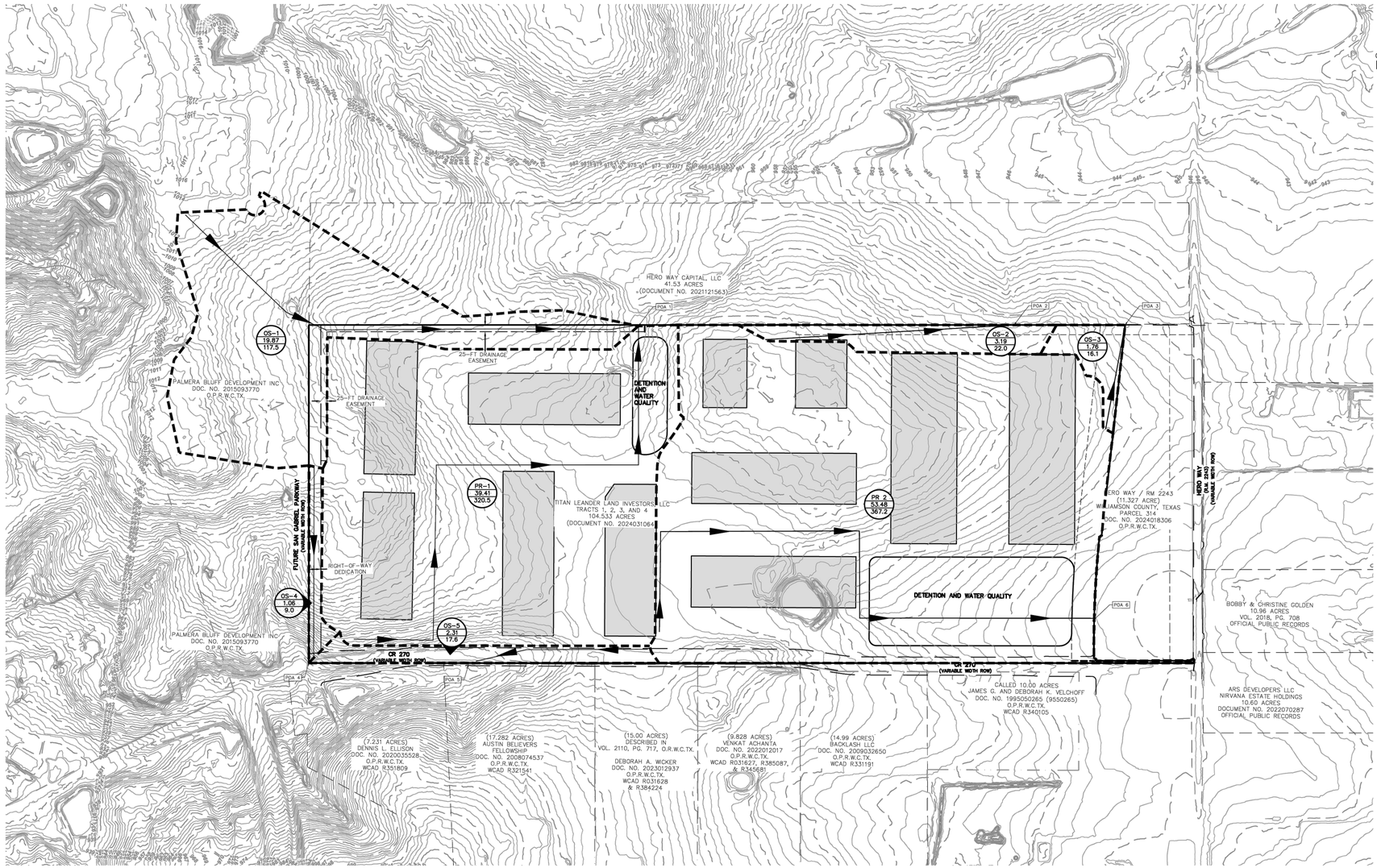
LJA Engineering, Inc.
2700 La Frontera Blvd.
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Phone 512.439.4700
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JOB NUMBER: A5440-2401

PP5

SHEET NO. 10 OF 41 SHEETS

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User Name : jlozano

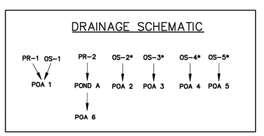


Basin ID	Flowpath Length (fl)	Overland Flow: Length	Slope	Surface Cover	Velocity	"Manning's n	T_O	Shallow Concentrated Flow: Length	Slope	Surface Type	Velocity	*K	T_S	Channel Flow: Length	Slope	Type	*K	Velocity	T_n	T_C
		(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft/s)		(min)	(ft)	(ft/ft)		(ft)	(ft/s)	(min)	(min)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)
PR 1	2450	25	0.020	SHORT GRASS PRAIRIE	0.143	0.15	2.92	100	0.025	UNPAVED	2.55	16.1	0.65	2325	0.005	42" RCP	104.57	7.39	5.24	8.82
PR 2	3425	100	0.040	SHORT GRASS PRAIRIE	0.248	0.15	6.71	850	0.020	UNPAVED	2.28	16.1	6.22	2475	0.005	42" RCP	104.57	7.39	5.58	18.51
PR-OS 1	2050	100	0.020	SHORT GRASS PRAIRIE	0.188	0.15	8.85	650	0.020	UNPAVED	2.28	16.1	4.76	1300	0.010	NATURAL TRAP CHANNEL, B=0, Y= 2, SS=3:1	28.69	2.87	7.55	21.16
PR-OS 2	1025	100	0.020	SHORT GRASS PRAIRIE	0.188	0.15	8.85	925	0.020	UNPAVED	2.28	16.1	6.77							15.62
PR-OS 3	450	100	0.040	SHORT GRASS PRAIRIE	0.248	0.15	6.71	350	0.050	UNPAVED	3.40	16.1	1.62							8.33
PR-OS 4	800	100	0.040	SHORT GRASS PRAIRIE	0.248	0.15	6.71	700	0.050	UNPAVED	3.40	16.1	3.24							9.95
PR-OS 5	725	100	0.020	SHORT GRASS PRAIRIE	0.188	0.15	8.85	625	0.027	UNPAVED	2.65	16.1	3.94							12.79

HEC-HMS SUMMARY: DEVELOPED CONDITONS

Drainage Area Basin Designation	Point of Analysis	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative (ac)	Impervious %	2 YEAR STORM: Runoff Per (cfs)	2 YEAR STORM: Routed (cfs)	10 YEAR STORM: Runoff Per (cfs)	10 YEAR STORM: Routed (cfs)	25 YEAR STORM: Runoff Per (cfs)	25 YEAR STORM: Routed (cfs)	100 YEAR STORM: Runoff Per (cfs)	100 YEAR STORM: Routed (cfs)
PR 1	**POA 1**	39.10	80	10.96		5.50%	89.80		169.20		223.20		320.20	
PR 2	**POA 6**	53.48	80	18.51		65.50%	133.70		214.50		270.70		367.20	
PR-OS 1	**POA 1**	19.87	80	21.16		0.00%	31.50		61.00		81.80		117.50	
PR-OS 2	**POA 2**	3.19	80	15.62		0.00%	6.00		11.50		15.40		22.00	
PR-OS 3	**POA 3**	1.76	80	8.33		1.00%	4.40		8.40		11.30		16.10	
PR-OS 4	**POA 4**	1.06	80	9.95		1.00%	2.50		4.70		6.30		9.00	
PR-OS 5	**POA 5**	2.31	80	12.79		4.00%	4.90		9.30		12.40		17.60	

DRAINAGE SCHEMATIC



* DRAINAGE AREAS MIRRORING EXISTING DRAINAGE CONDITIONS.

PP-25-0065

City of Leander APPROVED RMG

CITY OF LEANDER APPROVAL

Westwood
Phone (512) 485-0831
TollFree (888) 937-5150
8701 N. Mopac Expy, Suite 320
Austin, TX 78759
westwoodps.com
Westwood Professional Services, Inc.
TEXAS REGISTERED ENGINEERING FIRM F-19
TBPLS FIRM REGISTRATION NO. 10074301

REVISIONS

REV	DATE	DESCRIPTION	BY

TITAN LEANDER COMMERCE CENTER
PRELIMINARY PLAT
PROJECT NO. PP-25-0065
PROPOSED DRAINAGE AREA MAP

THE STATE OF TEXAS
NICOLE ANN SCHEFFLER
136049
LICENSED PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISOR OF NICOLE ANN SCHEFFLER, P.E. 136049 ON 1/27/2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
HAS	SF	JAN 2025

SHEET NO. 9
9 OF 16

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

PP6

SHEET NO. 11
OF 41 SHEETS

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
PRELIMINARY PLAT

REVISIONS

NO.	DESCRIPTION	BY	DATE

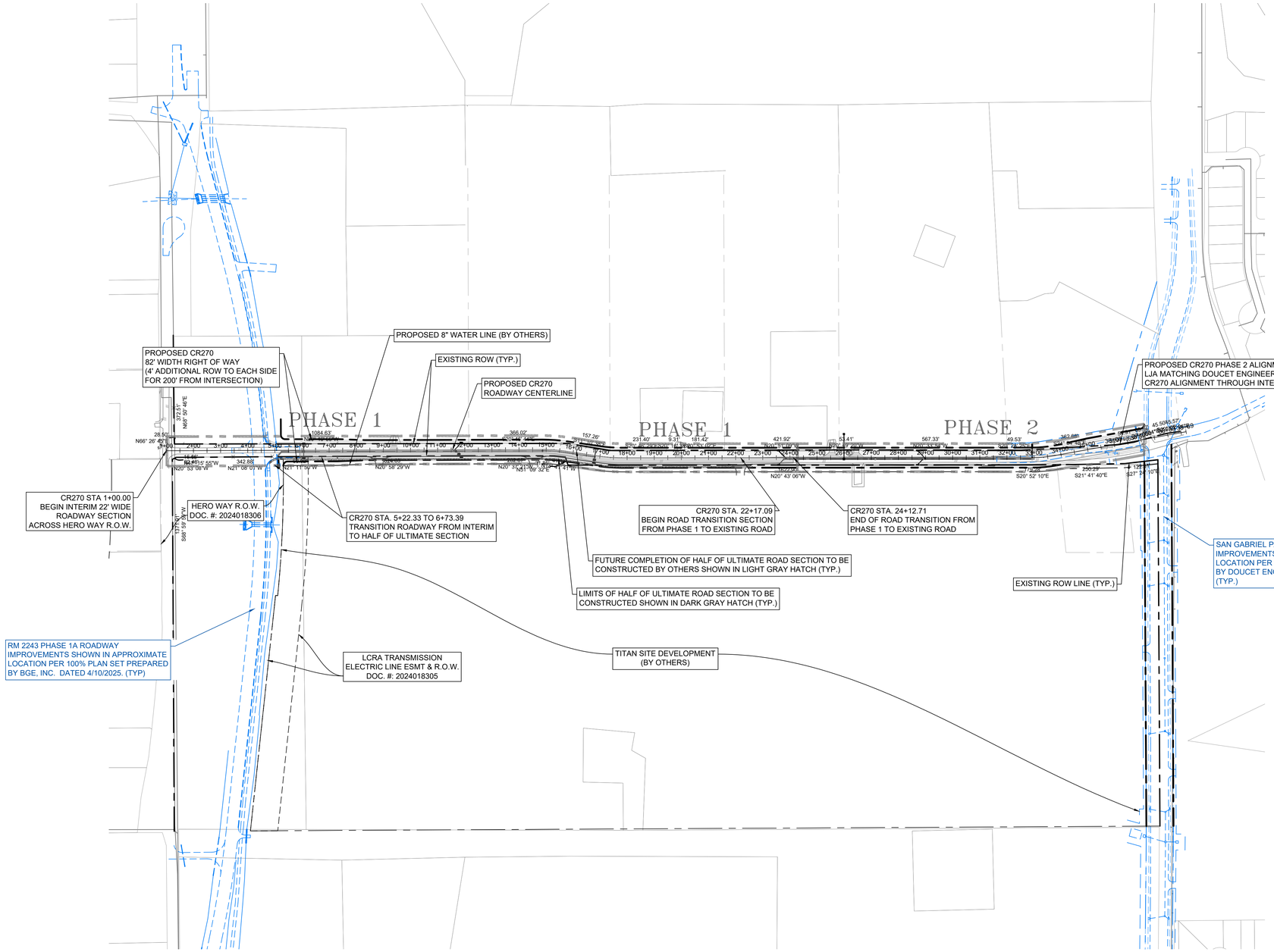
DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 FP1.dwg

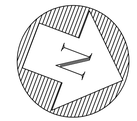
THE STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

User Name: jlozano
DateTime: Thu, 11 Dec 2025 - 2:15pm
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POSTED SPEED LIMIT = 40 MPH
DESIGN SPEED LIMIT = 35 MPH





0 200 400
1" = 200'

PHASING PLAN NOTES:

1. STREET PLAN & PROFILE DESIGN OF BOTH PHASE 1 & PHASE 2 ARE PROVIDED WITH THESE PLANS.
2. REFERENCE ROADWAY SECTIONS SHEET 04.
3. STREET LIGHTING IS DEFERRED TO THE FUTURE BUILDOUT OF WESTERN HALF OF CR270 DUE TO EXISTING OVERHEAD AND UNDERGROUND UTILITIES REQUIRE RELOCATION.
4. TITAN LEANDER COMMERCE CENTER DEVELOPMENT PLATING IS NOT PROPOSED TO BE PHASED. PHASING SHOWN HERE CORRELATES WITH THE EXISTING CHAPTER 380 ECONOMIC INCENTIVE AGREEMENT (EDA-24-001) BETWEEN TITAN LEANDER LAND INVESTORS, LLC AND THE CITY OF LEANDER.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
CR 270PHASING PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN.IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 PH1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

PH 1

SHEET NO. 12 OF 41 SHEETS

User Name : jlozano
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Date\Time : Thu, 11 Dec 2025 - 2:16pm

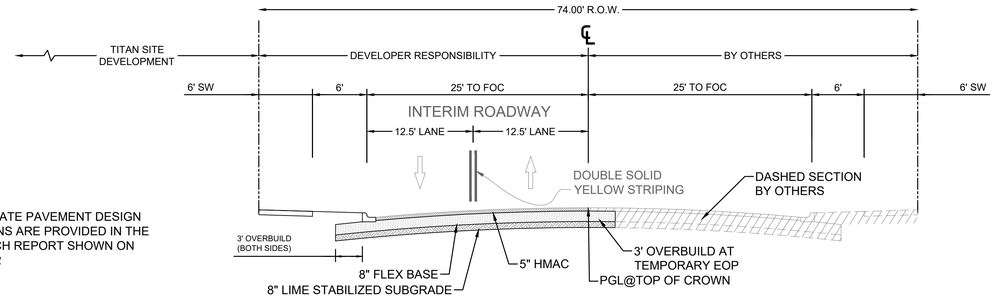
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SUMMARY OF SELECTED DESIGN PARAMETERS	
DESIGN PARAMATER	**URBAN COLLECTOR (HIGH TRAFFIC)**
Initial Average Daily Traffic (ADT) vehicles per day	2,926
%Trucks in ADT/Trucks per day	4.4/129
% Directional Distribution	50
% Lane Distribution	100
% Growth	4.0
Flexible Pavement Analysis Period (years)	40
Rigid Pavement Analyses Period (years)	30
Design Confidence Level (%)	95
Rigid Pavement Traffic Spectrum Type	Collector
% of Slabs Cracked at End of Design Life	15
Initial Serviceability (PSI)	4.5
Terminal Serviceability (PSI)	3.0
Representative ESALs (Flexible Pavements)	1,190,000

The following pavement thickness recommendations are based on the subsurface data obtained during our exploration, our understanding of City of Austin pavement design requirements, engineering analysis facilitated by the FPS 21 program including a mechanistic check and modified Texas Triaxial check, pavementdesigner.org (PCA design methodology), and engineering judgment and experience. Pavement design output files can be found in Appendix D. The following pavement sections should be subject to an as-built PVR of less than 2 inches, as required by the City of Austin for Collector Streets.

PAVEMENT MATERIALS	URBAN COLLECTOR (HIGH TRAFFIC)			
	Option 1A[2]	Option 1B	Option 2A[2]	Option 2B
City of Austin Standard Specifications Item No. 360S – Concrete Pavement			6.0 inches	6.0 inches
City of Austin Standard Specifications Item No. 340 – Hot Mix Asphaltic Concrete Pavement, Type C or Type D	4.5 inches	5.0 Inches	4.0 Inches[3]	4.0 Inches[3]
City of Austin Standard Specifications Item No. 210S – Flexible Base	14.0 inches	8.0 inches		
City of Austin Standard Specifications Item No. 203S – Lime Treated Subgrade[1]		8.0 inches		8.0 inches

Notes: (1) In areas where limestone bedrock is encountered at the pavement subgrade elevation and verified by ECS in the field, the Lime Treated Subgrade thickness can be reduced.
(2) Where selective grading is performed to remove the dark brown fat clay (CH) soils within the proposed pavement alignment, the pavement subgrade can be considered to fall within the Moderate Swell category and Options 1A and 2A can be utilized. Where selective grading is not performed to remove the dark brown fat clay soils, Options 1B and 2B should be utilized.
(3) If the City of Leander allows for deviation from City of Austin pavement design requirements where an HMAC bond breaker is not required, the Option 2A concrete thickness should be increased by 1 inch to meet structural capacity for the anticipated loading. The Option 2B section with lime treated subgrade and without an HMAC bond breaker would not require an increase in concrete thickness to meet structural capacity for the anticipated loading.



CR 270 ULTIMATE ROADWAY
SECTION B-B
- NTS -

NOTE:
ALTERNATE PAVEMENT DESIGN SECTIONS ARE PROVIDED IN THE GEOTECH REPORT SHOWN ON SHEET 2

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
STREET SECTIONS

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 SECTIONS.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

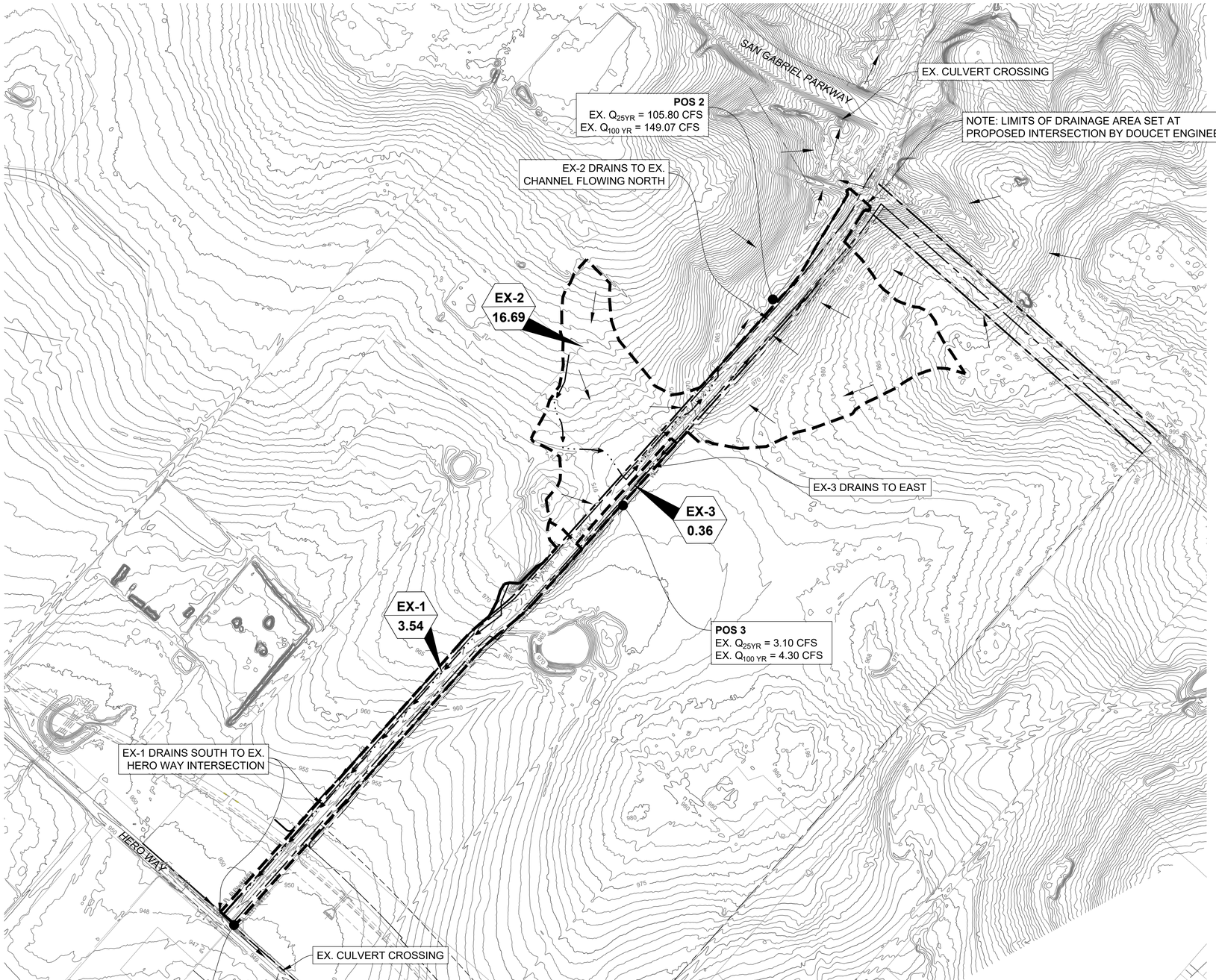
811 Know what's below. Call before you dig.

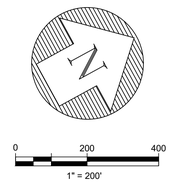
JOB NUMBER: A5440-2401

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SHEET NO. 13
OF 41 SHEETS

Date/Time : Thu, 11 Dec 2025 - 2:16pm
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User Name : jlozano





LEGEND:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- TIME OF CONCENTRATION PATH
- FLOW ARROW
- DRAINAGE BOUNDARY
- EXISTING PROPERTY LINE

DA-X
X.XX
DRAINAGE BASIN NO.
DRAINAGE AREA (ACRES)

EXISTING CONTOURS SHOWN ARE SOURCED FROM WILLIAMSON COUNTY GIS DATA

HEC-HMS SUB-BASIN SUMMARY & VARIABLES:

SUB-BASIN CONDITIONS SUMMARY:

	SUB-BASIN (ID)	AREA (sqft)	AREA (ac)	AREA (mi^2)	CURVE #	IMPERVIOUS COVER AREA (sqft)	IMPERVIOUS COVER AREA (ac)	IC [%]	T_C (min)	$T_{C\ lag}$ (min)	SUB-BASIN RUNOFF Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EXISTING CONDITIONS:	EX-1	154,004	3.54	0.0055241	80.00	43,499	1.00	28.2%	13.24	7.94	8.68	18.02	23.69	32.99
	EX-2	726,864	16.69	0.0260727	80.00	116,959	2.69	16.1%	14.40	8.64	36.21	79.41	105.80	149.07
	EX-3	15,899	0.36	0.0005703	80.00	6,353	0.15	40.0%	6.00	3.60	1.20	2.38	3.10	4.30
			20.59				3.83							

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
EXISTING DRAINAGE MAP

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 DM1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

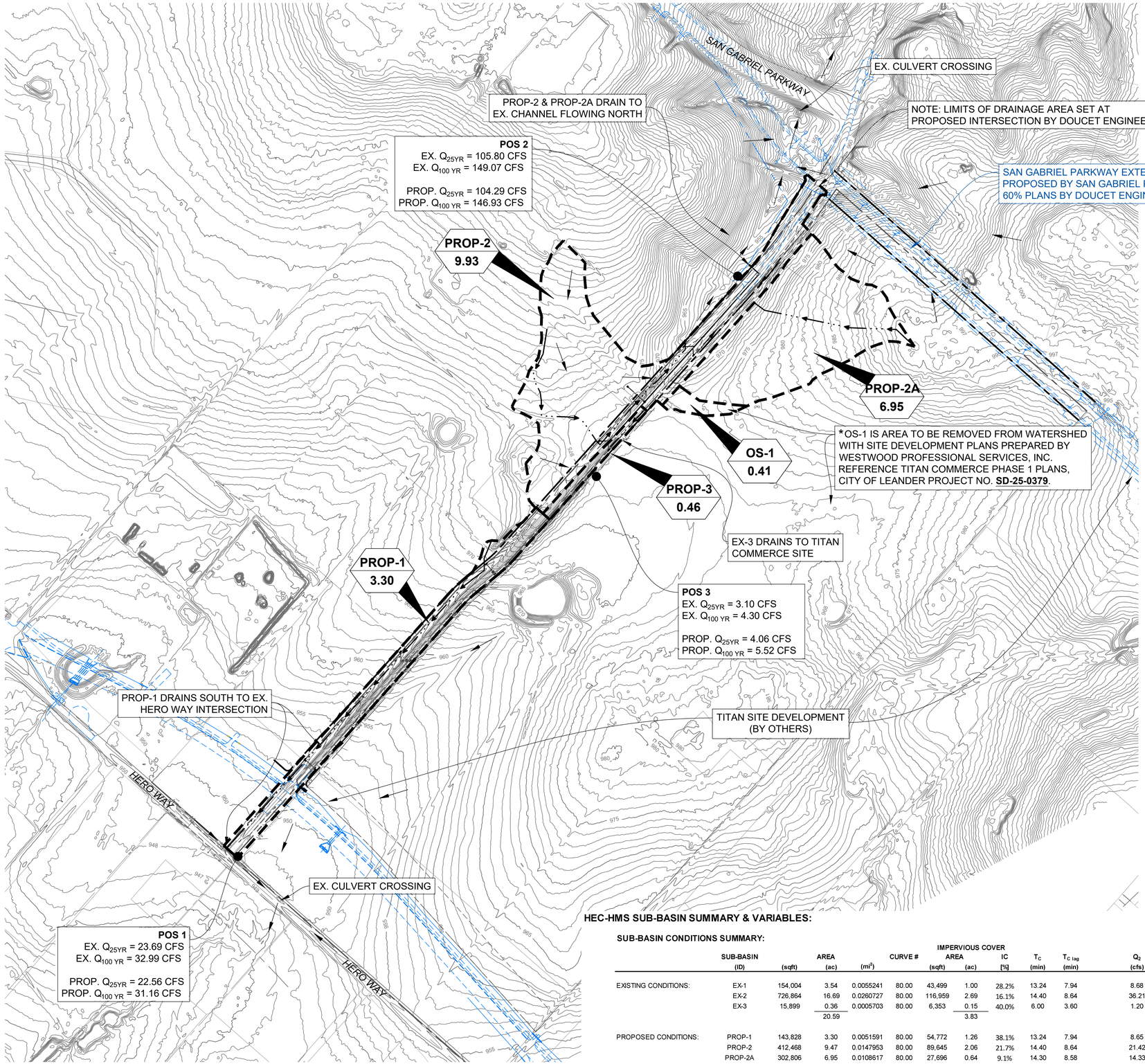
LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

DM1

SHEET NO. 14 OF 41 SHEETS

User Name: jlozano
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N

0 200 400

1" = 200'

LEGEND:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- TIME OF CONCENTRATION PATH
- FLOW ARROW
- DRAINAGE BOUNDARY
- EXISTING PROPERTY LINE

DA-X / X.XX — DRAINAGE BASIN NO. / DRAINAGE AREA (ACRES)

EXISTING CONTOURS SHOWN ARE SOURCED FROM WILLIAMSON COUNTY GIS DATA

NOTES:

1. DRAINAGE CALCULATIONS SHOW ARE FOR STRICTLY FOR PHASE 1 CONSTRUCTION PROPOSED IN THESE PLANS.
2. REFERENCE SHEET 20 FOR WATER QUALITY CALCULATIONS FOR LIMITS OF ADDITIONAL IMPERVIOUS COVER PROPOSED WITH PHASE 1 OF THESE PLANS.

PROPOSED CONDITIONS OVERALL IMPERVIOUS COVER:

LIMITS OF CONSTRUCTION / PROJECT AREA =	3.80 AC
EXISTING =	1.00 AC
PROPOSED =	1.45 AC
TOTAL INCREASE =	**0.45 AC**
TSS REMOVALS REQUIRED (L_M) =	**392 LBS**
TSS REMOVALS PROVIDED (L_G) =	**557 LBS**

HEC-HMS SUB-BASIN SUMMARY & VARIABLES:

SUB-BASIN CONDITIONS SUMMARY:

	SUB-BASIN (ID)	(sqft)	AREA (ac)	(mi^2)	CURVE #	IMPERVIOUS COVER AREA (sqft)	AREA (ac)	IC [%]	T_C (min)	$T_{C\ lag}$ (min)	SUB-BASIN RUNOFF Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EXISTING CONDITIONS:	EX-1	154,004	3.54	0.0055241	80.00	43,499	1.00	28.2%	13.24	7.94	8.68	18.02	23.69	32.99
	EX-2	726,864	16.69	0.0260727	80.00	116,959	2.69	16.1%	14.40	8.64	36.21	79.41	105.80	149.07
	EX-3	15,899	0.36	0.0005703	80.00	6,353	0.15	40.0%	6.00	3.60	1.20	2.38	3.10	4.30
			20.59				3.83							
PROPOSED CONDITIONS:	PROP-1	143,828	3.30	0.0051591	80.00	54,772	1.26	38.1%	13.24	7.94	8.65	17.31	22.56	31.17
	PROP-2	412,468	9.47	0.0147953	80.00	89,645	2.06	21.7%	14.40	8.64	21.42	45.84	60.73	85.17
	PROP-2A	302,806	6.95	0.0108617	80.00	27,696	0.64	9.1%	14.30	8.58	14.33	32.47	43.56	61.76
	PROP-3	19,869	0.46	0.0007127	80.00	12,660	0.29	63.7%	6.00	3.60	1.72	3.18	4.06	5.52
	OS-1	17,799	0.41	0.0006385	80.00	2,955	0.07	16.6%	14.30	8.58	0.89	1.95	2.60	3.66
			20.59				4.31							

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
PROPOSED DRAINAGE MAP

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/15/2025 | DESIGNED BY: JBL | DRAWN BY: OWN IT | CHECKED BY: JDH | DRAWING NAME: A5440-2401 DM2.dwg

STATE OF TEXAS — JOSE BONIFACIO LOZANO — 141958 — LICENSED PROFESSIONAL ENGINEER — 15 Dec 25

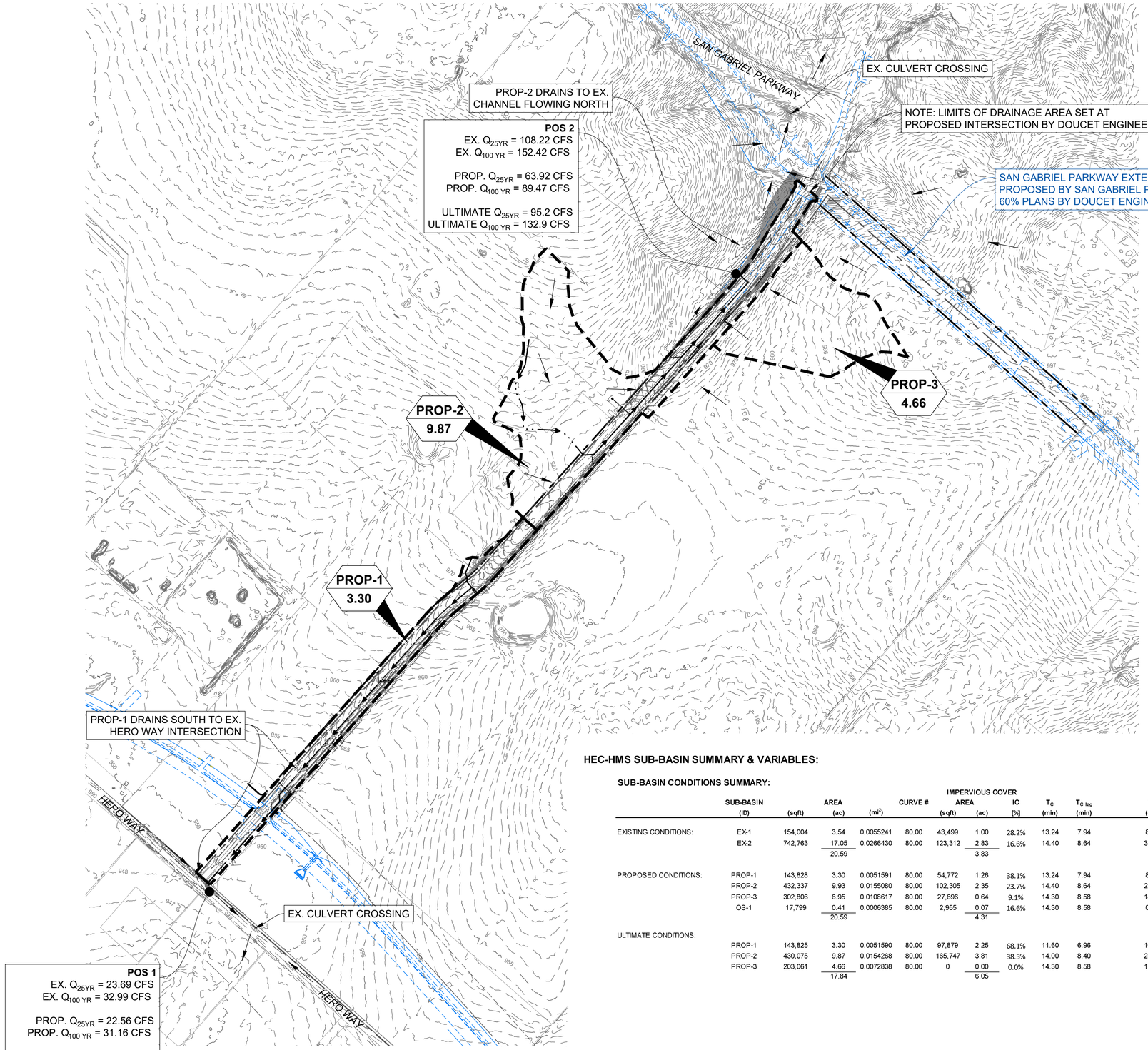
LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

DM2

SHEET NO. 15 OF 41 SHEETS

User Name: jlozano
Date/Time - Mon, 15 Dec 2025 - 2:57pm
Path/Name - G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 DM2.dwg



0 200 400
1" = 200'

LEGEND:

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- TIME OF CONCENTRATION PATH
- FLOW ARROW
- DRAINAGE BOUNDARY
- EXISTING PROPERTY LINE

DRAINAGE BASIN NO. — DA-X / X.XX — DRAINAGE AREA (ACRES)

DASHED CONTOURS SHOWN ARE SOURCED FROM WILLIAMSON COUNTY GIS DATA

NOTES:

1. ULTIMATE CONDITIONS DRAINAGE CALCULATIONS SHOWN ARE FOR STRICTLY INFORMATIONAL PURPOSES. FUTURE CR270 ROADWAY PHASE 2 & FINAL WEST SIDE CONSTRUCTION DRAINAGE CALCULATIONS SHALL BE PREPARED BY OTHERS.

HEC-HMS SUB-BASIN SUMMARY & VARIABLES:

SUB-BASIN CONDITIONS SUMMARY:

	SUB-BASIN (ID)	(sqft)	AREA (ac)	(mi²)	CURVE #	IMPERVIOUS COVER AREA (sqft)	IMPERVIOUS COVER AREA (ac)	IC [%]	T_C (min)	$T_{C\ lag}$ (min)	SUB-BASIN RUNOFF Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EXISTING CONDITIONS:	EX-1	154,004	3.54	0.0055241	80.00	43,499	1.00	28.2%	13.24	7.94	8.68	18.02	23.69	32.99
	EX-2	742,763	17.05	0.0266430	80.00	123,312	2.83	16.6%	14.40	8.64	37.14	81.27	108.22	152.42
			20.59				3.83							
PROPOSED CONDITIONS:	PROP-1	143,828	3.30	0.0051591	80.00	54,772	1.26	38.1%	13.24	7.94	8.65	17.31	22.56	31.16
	PROP-2	432,337	9.93	0.0155080	80.00	102,305	2.35	23.7%	14.40	8.64	22.78	48.34	63.92	89.47
	PROP-3	302,806	6.95	0.0108617	80.00	27,696	0.64	9.1%	14.30	8.58	14.30	32.50	43.60	61.80
	OS-1	17,799	0.41	0.0006385	80.00	2,955	0.07	16.6%	14.30	8.58	0.90	2.00	2.60	3.70
			20.59				4.31							
ULTIMATE CONDITIONS:														
	PROP-1	143,825	3.30	0.0051590	80.00	97,879	2.25	68.1%	11.60	6.96	10.80	19.71	25.07	33.88
	PROP-2	430,075	9.87	0.0154268	80.00	165,747	3.81	38.5%	14.00	8.40	25.39	50.85	66.27	91.60
	PROP-3	203,061	4.66	0.0072838	80.00	0	0.00	0.0%	14.30	8.58	11.60	21.40	28.90	41.30
			17.84				6.05							

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
ULTIMATE DRAINAGE MAP

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 DM3.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

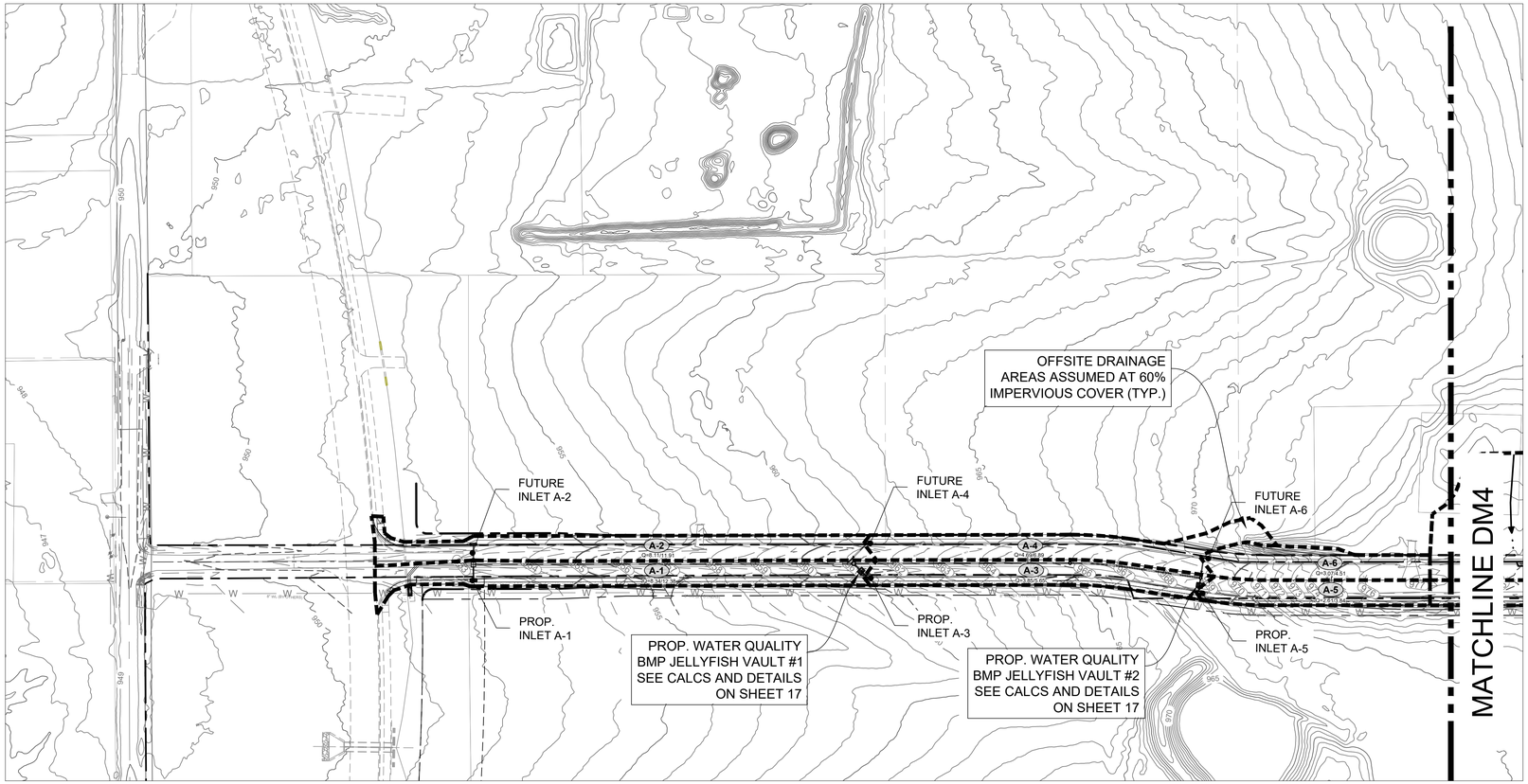
JOB NUMBER: A5440-2401

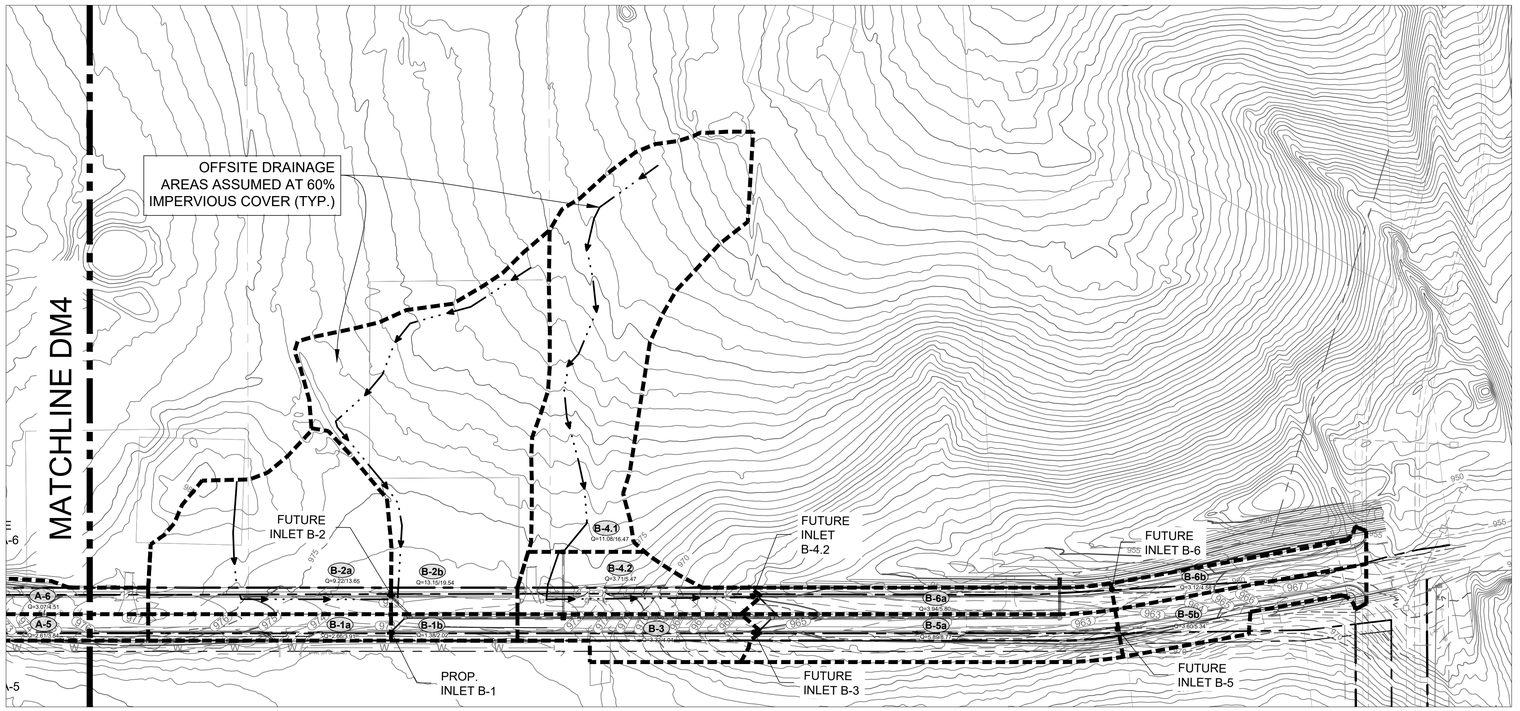
DM3

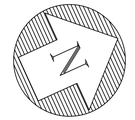
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OF 41 SHEETS

User Name: jlozano
Date/Time: Thu, 11 Dec 2025 - 2:17pm
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LEGEND:

###	DRAINAGE AREA NUMBER
Q=X.XX/X.XX	DESIGN 25YR / 100YR FLOWS
HP	HIGH POINT
LP	LOW POINT
	FLOW DIRECTION ARROW
	DRAINAGE DIVIDE

NOTES:

1. FUTURE INLETS TO BE CONSTRUCTED WITH FUTURE WIDENING OF PHASE 1 & CONSTRUCTION OF CR270 PHASE 2 FUTURE IMPROVEMENTS WILL BE PROPOSED UNDER A SEPARATE CONSTRUCTION PERMIT PLAN.

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
INTERNAL ULTIMATE DRAINAGE MAP

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN.IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 DM4.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED
PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681

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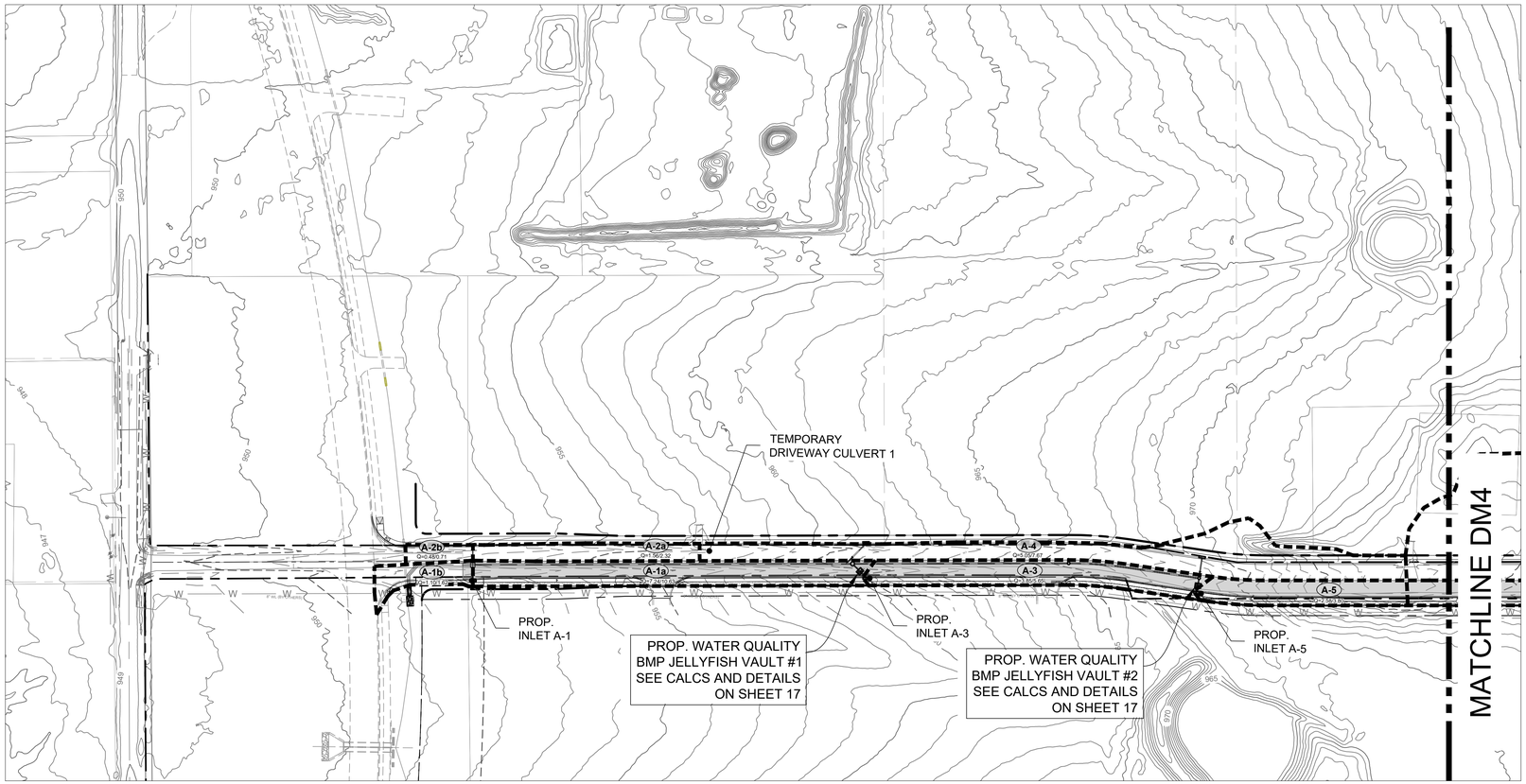
811 Know what's below. Call before you dig.

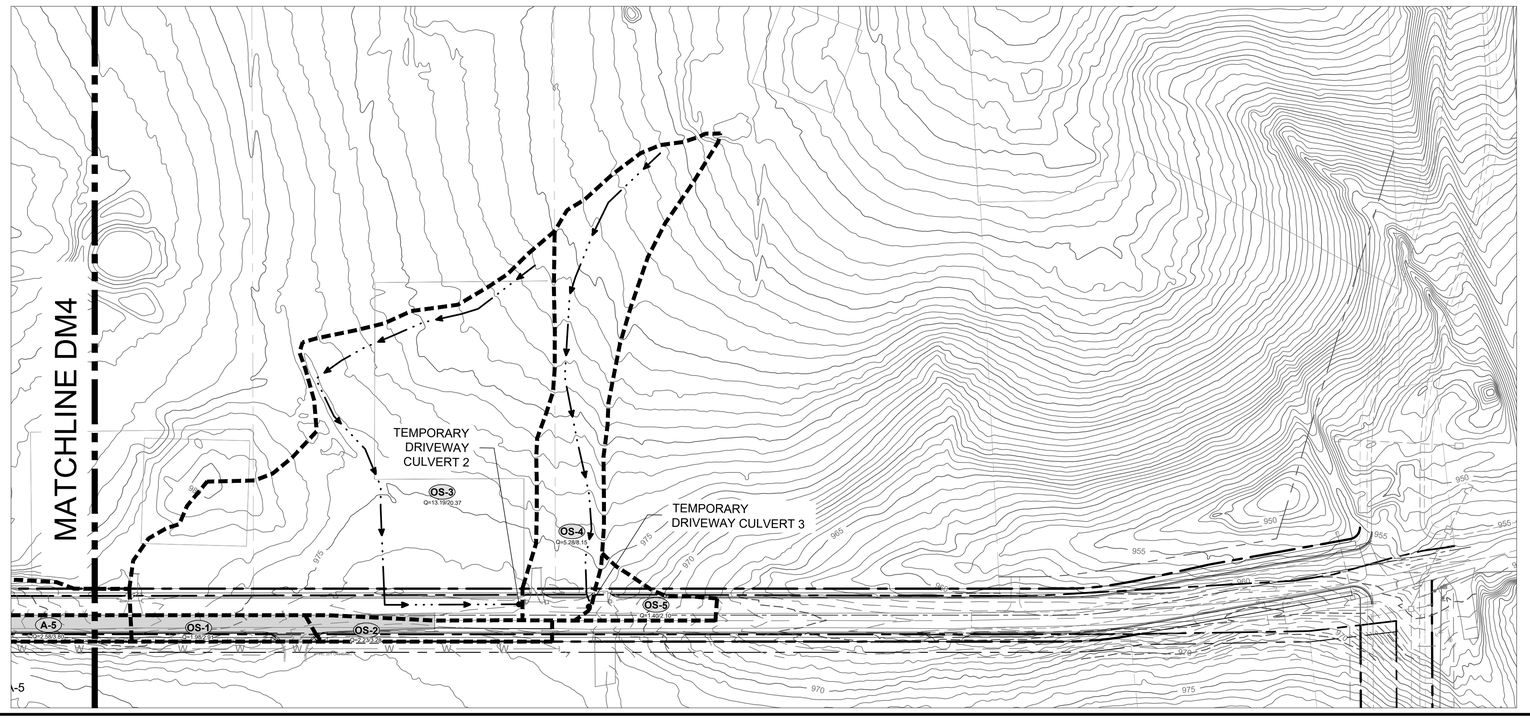
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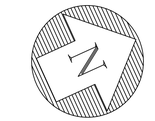
DM4

SHEET NO. 17 OF 41 SHEETS

User Name: jlozano
Date/Time: Thu, 11 Dec 2025 - 2:18pm
Path\Name: G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 DM4.dwg







0 100 200

1" = 100'

LEGEND:

###	DRAINAGE AREA NUMBER
Q=X.XX/X.XX	DESIGN 25YR / 100YR FLOWS
HP	HIGH POINT
LP	LOW POINT
	FLOW DIRECTION ARROW
	DRAINAGE DIVIDE

NOTES:

1. FUTURE INLETS TO BE CONSTRUCTED WITH FUTURE WIDENING OF PHASE 1 & CONSTRUCTION OF CR270 PHASE 2 FUTURE IMPROVEMENTS WILL BE PROPOSED UNDER A SEPARATE CONSTRUCTION PERMIT PLAN.

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
INTERNAL PHASE 1 DRAINAGE MAP

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN.IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 DM4.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
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JOB NUMBER: A5440-2401

DM5

SHEET NO. 18

OF 41 SHEETS

Date/Time : Thu, 11 Dec 2025 - 2:18pm
Path/Name : G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 DM4.dwg
User Name : jlozano

PROPOSED CONDITIONS DRAINAGE CALCULATION (RATIONAL METHOD - ATLAS 14)

DRAINAGE AREA [ID]	AREA [acre]	Tc [minutes]	IMPERVIOUS COVER [%]	C_2	C_{10}	C_{25}	C_{100}	I_2	I_{10}	I_{25}	I_{100}	Q_2	Q_{10}	Q_{25}	Q_{100}
A-1a	0.79	5.00	86	0.69	0.76	0.81	0.90	6.14	9.19	11.30	15.00	3.32	5.53	7.24	10.63
A-1b	0.12	5.00	86	0.69	0.76	0.81	0.90	6.14	9.19	11.30	15.00	0.51	0.84	1.10	1.62
A-2a	0.20	5.00	63	0.58	0.65	0.70	0.78	6.14	9.19	11.30	15.00	0.71	1.19	1.56	2.32
A-2b	0.06	5.00	63	0.58	0.65	0.70	0.78	6.14	9.19	11.30	15.00	0.22	0.37	0.48	0.71
A-3	0.42	5.00	86	0.69	0.76	0.81	0.90	6.14	9.19	11.30	15.00	1.77	2.94	3.85	5.66
A-4	0.86	5.00	27	0.41	0.48	0.52	0.60	6.14	9.19	11.30	15.00	2.18	3.77	5.05	7.67
A-5	0.28	5.23	86	0.69	0.76	0.81	0.90	6.07	9.08	11.17	14.82	1.19	1.97	2.58	3.80
OS-1	0.22	5.00	86	0.69	0.76	0.81	0.90	6.14	9.19	11.30	15.00	0.91	1.51	1.98	2.91
OS-2	0.24	5.00	86	0.69	0.76	0.81	0.90	6.14	9.19	11.30	15.00	1.02	1.70	2.23	3.28
OS-3	4.14	17.03	10	0.34	0.40	0.44	0.51	3.93	5.89	7.26	9.63	5.47	9.71	13.19	20.37
OS-4	1.59	15.58	10	0.34	0.40	0.44	0.51	4.10	6.14	7.56	10.03	2.19	3.89	5.28	8.15
OS-5	0.20	5.00	47	0.51	0.58	0.62	0.70	6.14	9.19	11.30	15.00	0.62	1.06	1.40	2.10

TIME OF CONCENTRATION CALCULATIONS (PHASE 1)

ENTER MANNINGS n-VALUE — Undev.= 0.30, Grass = 0.24, Pvmt = 0.016

AREA NO.	SHEET FLOW DIST (FT)	SHEET FLOW SLOPE (FT/FT)	SHEET FLOW Tc (MIN)	SHALLOW CONC FLOW DIST (FT)	SHALLOW CONC FLOW SLOPE (FT/FT)	SHALLOW CONC FLOW Tc (MIN)	STREET FLOW DIST (FT)	STREET FLOW SLOPE (FT/FT)	STREET FLOW Tc (MIN)	TOTAL Tc (MIN)
A-1a	25	0.020	0.5	NA	NA	0.0	500	0.01	3.6	5.0
A-1b	25	0.020	0.5	NA	NA	0.0	500	0.01	3.6	5.0
A-2a	25	0.020	0.5	NA	NA	0.0	500	0.01	3.6	5.0
A-2b	25	0.020	0.5	NA	NA	0.0	500	0.01	3.6	5.0
A-3	25	0.020	0.5	NA	NA	0.0	500	0.02	2.7	5.0
A-4	25	0.020	0.5	NA	NA	0.0	500	0.02	2.7	5.0
A-5	25	0.020	0.5	NA	NA	0.0	500	0.01	4.7	5.2
OS-1	25	0.020	0.5	NA	NA	0.0	500	0.01	3.6	5.0
OS-2	25	0.020	0.5	NA	NA	0.0	500	0.01	3.6	5.0
OS-3	75	0.025	10.0	618	0.014	5.4	300	0.02	1.6	17.0
OS-4	75	0.023	10.4	593	0.023	4.0	289	0.03	1.1	15.6
OS-5	25	0.020	0.5	NA	NA	0.0	500	0.03	1.9	5.0

STREET GUTTER DEPTH CALCULATIONS FOR 25YR STORM

AREA #	FLOW (CFS)	QBYPASS (CFS)	QTOTAL (CFS)	STREET CAP (CFS)	S (%)	Y (FT)	QX-OVER (CFS)	Q NET (CFS)	FLOW TO	STREET WIDTH (FT)	SPREAD (FT)	ALLOWABLE SPREAD (FT)	INLET TYPE
A-1a	7.24	0.0	7.2	11.6	1.40	0.42	0.0	7.2	NA	48	9.8	19	SUMP
A-1b	1.10	0.0	1.1	15.2	2.40	0.19	0.0	1.1	NA	48	3.9	19	SUMP
A-2a	1.56	0.0	1.6	11.6	1.40	0.24	0.0	1.6	NA	48	5.0	19	SUMP
A-2b	0.48	0.0	0.5	15.2	2.40	0.14	0.0	0.5	NA	48	2.8	19	SUMP
A-3	3.85	0.0	3.8	12.1	1.50	0.33	0.0	3.8	NA	48	7.2	19	ON-GRADE
A-4	5.05	0.0	5.1	12.1	1.50	0.37	0.0	5.1	NA	48	8.1	19	ON-GRADE
A-5	2.58	0.0	2.6	16.3	2.75	0.26	0.0	2.6	NA	48	5.4	19	ON-GRADE
A-6	3.03	0.0	3.0	16.3	2.75	0.27	0.0	3.0	NA	48	5.7	19	ON-GRADE
B-1a	2.66	0.0	2.7	12.1	**1.50**	0.29	0.0	2.7	NA	48	6.1	19	SUMP
B-1b	1.36	0.0	1.4	7.0	**0.50**	0.28	0.0	1.4	NA	48	5.8	19	SUMP
B-2a	9.22	0.0	9.2	12.1	**1.50**	0.45	0.0	9.2	NA	48	10.8	19	SUMP
B-2b	13.15	0.0	13.2	7.0	**0.50**	0.63	0.0	13.2	NA	48	19.6	19	SUMP
B-3	3.32	0.0	3.3	17.0	3.00	0.28	0.0	3.3	NA	48	5.8	19	ON-GRADE
B-4.1	11.08	0.0	11.1	17.0	3.00	0.43	0.0	11.1	NA	48	10.0	19	ON-GRADE
B-4.2	3.71	0.0	3.7	17.0	3.00	0.29	0.0	3.7	NA	48	6.1	19	ON-GRADE
B-5a	5.82	0.0	5.8	7.0	**0.50**	0.47	0.0	5.8	NA	48	11.3	19	SUMP
B-5b	3.60	0.0	3.6	17.7	**3.24**	0.28	0.0	3.6	NA	48	5.9	19	SUMP
B-6a	3.90	0.0	3.9	7.0	**0.50**	0.41	0.0	3.9	NA	48	9.3	19	SUMP
B-6b	3.12	0.0	3.1	17.7	**3.24**	0.27	0.0	3.1	NA	48	5.6	19	SUMP

INLET CALCULATIONS FOR 25YR STORM (ALL INLETS ARE TYPE 1 ON GRADE)

INLET #	AREA #	ST WIDTH (FT)	QTOTAL (CFS)	STREET CAP (CFS)	S (%)	Y (FT)	QA/LA (CFS/FT)	LA (FT)	L (FT)	L/LA	A/Y	Q/QA	QIN (CFS)	QBYPASS (CFS)	FLOW TO
A-3	A-5	48.0	3.85	12.1	1.50	0.33	0.8	4.90	10	2.04	1.26	1.0	3.8	0.0	NA
A-4	A-6	48.0	5.05	12.1	1.50	0.37	0.8	6.15	10	1.63	1.14	1.0	5.1	0.0	NA
A-5	A-7	48.0	2.58	16.3	2.75	0.26	0.7	3.64	10	2.75	1.62	1.0	2.6	0.0	NA
A-6	A-8	48.0	3.03	16.3	2.75	0.27	0.7	4.18	10	2.39	1.53	1.0	3.0	0.0	NA
B-3	B-3	48.0	3.32	17.0	3.00	0.28	0.7	4.55	10	2.20	1.50	1.0	3.3	0.0	NA
B-4.2	B-4.2	48.0	3.71	17.0	3.00	0.29	0.7	5.00	10	2.00	1.44	1.0	3.7	0.0	NA

INLET CALCULATIONS FOR 25YR STORM (ALL INLETS ARE TYPE 1 IN SUMP WITH 10% REDUCTION)

INLET #	AREA #	QTOTAL (CFS)	L (FT)	L x 0.90 (FT)	Q/L (CFS/FT)	Yo + 5" (FT)	INLET Yo (FT)
A-1	A-1a & A-1b	8.34	10	9	0.93	0.46	0.04
A-2	A-2a & A-2b	2.05	10	9	0.23	0.18	-0.24
B-1	B-1a & B-1b	4.02	10	9	0.45	0.28	-0.14
B-2	B-2a & B-2b	22.37	10	9	2.49	0.88	0.46
B-5	B-5a & B-5b	9.43	10	9	1.05	0.50	0.08
B-6	B-6a & B-6b	7.02	10	9	0.78	0.41	-0.01

INLET CALCULATIONS FOR 25YR STORM (ALL INLETS ARE IN SUMP WITH 50% REDUCTION)

	INLET#	GRATE SIZE	Q NET (CFS)	GRATE AREA (SF)	HEAD (FT)	SUMP (FT)	OVERFLOW
B4.1	B4.1	11.08	4x4	7.4	0.39	0.50	0.0

STREET GUTTER DEPTH CALCULATIONS FOR 100YR STORM

AREA #	FLOW (CFS)	QBYPASS (CFS)	QTOTAL (CFS)	STREET CAP (CFS)	S (%)	Y (FT)	QX-OVER (CFS)	Q NET (CFS)	FLOW TO	STREET WIDTH (FT)	SPREAD (FT)	ALLOWABLE SPREAD (FT)	INLET TYPE
A-1a	5.59	0.0	5.6	9.0	0.84	0.42	0.0	5.6	NA	48	9.7	19	SUMP
A-1b	6.80	0.0	6.8	9.0	0.84	0.45	0.0	6.8	NA	48	10.7	19	SUMP
A-2a	5.35	0.0	5.3	9.0	0.84	0.41	0.0	5.3	NA	48	9.5	19	SUMP
A-2b	6.57	0.0	6.6	9.0	0.84	0.45	0.0	6.6	NA	48	10.6	19	SUMP
A-3	5.65	0.0	5.7	12.1	1.50	0.38	0.0	5.7	NA	48	8.6	19	ON-GRADE
A-4	6.89	0.0	6.9	12.1	1.50	0.41	0.0	6.9	NA	48	9.4	19	ON-GRADE
A-5	3.80	0.0	3.8	7.0	0.50	0.40	0.0	3.8	NA	48	9.2	19	ON-GRADE
A-6	4.46	0.0	4.5	7.0	0.50	0.43	0.0	4.5	NA	48	9.9	19	ON-GRADE
B-1a	3.91	0.0	3.9	12.1	**1.50**	0.33	0.0	3.9	NA	48	7.3	19	SUMP
B-1b	2.00	0.0	2.0	7.0	**0.50**	0.32	0.0	2.0	NA	48	6.9	19	SUMP
B-2a	13.65	0.0	13.7	12.1	**1.50**	0.52	1.6	12.1	B-2b	48	13.4	19	SUMP
B-2b	19.54	1.6	21.1	7.0	**0.50**	0.75	0.0	21.1	NA	48	#NUM!	19	SUMP
B-3	4.94	0.0	4.9	17.0	3.00	0.32	0.0	4.9	NA	48	6.9	19	ON-GRADE
B-4.1	16.47	0.0	16.5	17.0	3.00	0.49	0.0	16.5	NA	48	12.2	19	ON-GRADE
B-4.2	5.47	0.0	5.5	17.0	3.00	0.33	0.0	5.5	NA	48	7.2	19	ON-GRADE
B-5a	8.67	0.0	8.7	7.0	**0.50**	0.54	1.7	7.0	B-5b	48	14.2	19	SUMP
B-5b	5.34	1.7	7.1	17.7	**3.24**	0.36	0.0	7.1	NA	48	7.9	19	SUMP
B-6a	5.73	0.0	5.7	7.0	**0.50**	0.47	0.0	5.7	NA	48	11.2	19	SUMP
B-6b	4.58	0.0	4.6	17.7	**3.24**	0.31	0.0	4.6	NA	48	6.6	19	SUMP

INLET CALCULATIONS FOR 100YR STORM (ALL INLETS ARE TYPE 1 ON GRADE)

INLET #	AREA #	ST WIDTH (FT)	QTOTAL (CFS)	STREET CAP (CFS)	S (%)	Y (FT)	QA/LA (CFS/FT)	LA (FT)	L (FT)	L/LA	A/Y	Q/QA	QIN (CFS)	QBYPASS (CFS)	FLOW TO
A-3	A-3	48.0	5.65	12.1	1.50	0.38	0.8	6.75	10	1.48	1.09	1.0	5.7	0.0	NA
A-4	A-4	48.0	6.89	12.1	1.50	0.41	0.9	7.93	10	1.26	1.02	1.0	6.9	0.0	NA
A-5	A-5	48.0	3.80	7.0	0.50	0.40	0.9	4.41	10	2.27	1.04	1.0	3.8	0.0	NA
A-6	A-6	48.0	4.46	7.0	0.50	0.43	0.9	5.03	10	1.99	0.98	1.0	4.5	0.0	NA
B-3	B-3	48.0	4.94	17.0	3.00	0.32	0.8	6.38	10	1.57	1.30	1.0	4.9	0.0	NA
B-4.2	B-4.2	48.0	5.47	17.0	3.00	0.33	0.8	6.95	11	1.58	1.25	1.0	5.5	0.0	NA

INLET CALCULATIONS FOR 100YR STORM (ALL INLETS ARE TYPE 1 IN SUMP WITH 10% REDUCTION)

INLET #	AREA #	QTOTAL (CFS)	L (FT)	L x 0.90 (FT)	Q/L (CFS/FT)	Yo + 5" (FT)	INLET Yo (FT)
A-1	A-1a & A-1b	12.38	10	9	1.38	0.59	0.17
A-2	A-2a & A-2b	11.91	10	9	1.32	0.58	0.16
B-1	B-1a & B-1b	5.91	10	9	0.66	0.36	-0.06
B-2	B-2a & B-2b	34.79	10	9	3.87	1.18	0.76
B-5	B-5a & B-5b	15.73	10	9	1.75	0.70	0.28
B-6	B-6a & B-6b	10.31	10	9	1.15	0.53	0.11

INLET CALCULATIONS FOR 100YR STORM (ALL INLETS ARE IN SUMP WITH 50% REDUCTION)

	INLET#	GRATE SIZE	Q NET (CFS)	GRATE AREA (SF)	HEAD (FT)	SUMP (FT)	OVERFLOW
B4.1	B4.1	16.47	4x4	7.4	0.85	0.50	0.4

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
PHASE 1 INTERNAL DRAINAGE CALCULATIONS

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 DM5.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

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Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

DM6

SHEET NO. 19
OF 41 SHEETS

User Name: jlozano
Date/Time: Thu, 11 Dec 2025 - 2:18pm
Path/Name: G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 DM5.dwg

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Titan Leander Commerce Center - CR270**
Date Prepared: **12/1/2025**

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 * =	3.80	acres
Predevelopment impervious area within the limits of the plan * =	1.00	acres
Total post-development impervious area within the limits of the plan* =	1.45	acres
Total post-development impervious cover fraction * =	0.38	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	392	lbs.

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

PROPOSED CONDITIONS
OVERALL IMPERVIOUS COVER:

LIMITS OF CONSTRUCTION / PROJECT AREA =	3.80 AC
EXISTING =	1.00 AC
PROPOSED =	1.45 AC
TOTAL INCREASE =	**0.45 AC**
TSS REMOVALS REQUIRED (L_M) =	**392 LBS**
TSS REMOVALS PROVIDED (L_G) =	**557 LBS**

(WATER QUALITY VAULT #1)

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: Titan Development - County Road 270
Date Prepared: 11/7/2024

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: $L_M = 27.2(A_N \times P)$

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 85% 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 * =	3.80	acres
Predevelopment impervious area within the limits of the plan * =	1.00	acres
Total post-development impervious area within the limits of the plan* =	1.45	acres
Total post-development impervious cover fraction * =	0.38	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	392	lbs.
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. = A-3

Total drainage basin/outfall area =	0.42	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.36	acres
Post-development impervious fraction within drainage basin/outfall area =	0.86	
$L_{M\ THIS\ BASIN}$ =	334	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	JF	abbreviation
Removal efficiency =	86	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:
LR = (BMP efficiency) x F x (A_C x 34.6 + A_P x 0.54)

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 =	0.42	acres
A_I =	0.36	acres
A_P =	0.06	acres
L_R =	345	lbs.

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

Desired $L_{M\ THIS\ BASIN}$ =	334	lbs.
F =	0.97	

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP =	0.00	acres
Offsite impervious cover draining to BMP =	0.00	acres

Calculations from RG-348 Pages Section 3.2.22

Rainfall Intensity =	2.00	inches per hour
Effective Area =	0.33	acres
Cartridge Length =	54	inches
Peak Treatment Flow Required =	0.66	cubic feet per second

7. Jellyfish
Designed as Required in RG-348 Section 3.2.22

Flow Through Jellyfish Size — Vault

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

(WATER QUALITY VAULT #2)

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: Titan Development - County Road 270
Date Prepared: 11/7/2024

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: $L_M = 27.2(A_N \times P)$

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 85% 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 * =	3.80	acres
Predevelopment impervious area within the limits of the plan * =	1.00	acres
Total post-development impervious area within the limits of the plan* =	1.45	acres
Total post-development impervious cover fraction * =	0.38	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	392	lbs.
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. = A-5

Total drainage basin/outfall area =	0.28	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.24	acres
Post-development impervious fraction within drainage basin/outfall area =	0.86	
$L_{M\ THIS\ BASIN}$ =	223	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	JF	abbreviation
Removal efficiency =	86	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:
LR = (BMP efficiency) x F x (A_C x 34.6 + A_P x 0.54)

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 =	0.28	acres
A_I =	0.24	acres
A_P =	0.04	acres
L_R =	230	lbs.

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

Desired $L_{M\ THIS\ BASIN}$ =	223	lbs.
F =	0.97	

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP =	0.00	acres
Offsite impervious cover draining to BMP =	0.00	acres

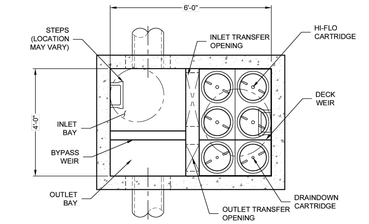
Calculations from RG-348 Pages Section 3.2.22

Rainfall Intensity =	2.00	inches per hour
Effective Area =	0.22	acres
Cartridge Length =	54	inches
Peak Treatment Flow Required =	0.44	cubic feet per second

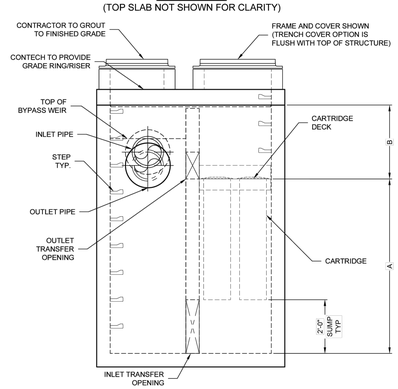
7. Jellyfish
Designed as Required in RG-348 Section 3.2.22

Flow Through Jellyfish Size — Vault

Jellyfish Size for Flow-Based Configuration =	JFPD0406-2-1	
Jellyfish Treatment Flow Rate =	0.45	cfs



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)

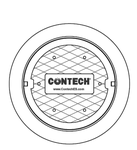


ELEVATION VIEW

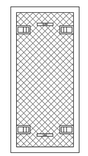
JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT, CURB INLET OR SHALLOW PIPE INLET OPTIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION				
CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HIGH-FLO / DRAINDOWN (CFS) (PER CART.)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	0.89	0.67	0.45	0.25
DECK TO INSIDE TOP (MIN) (B)	5'-0"	4'-0"	4'-0"	4'-0"



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	*
CARTRIDGE LENGTH	*

PIPE DATA	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION AND SITE SPECIFIC EARTH COVER REQUIREMENT. TYPICAL CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,231,618; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0406 STANDARD DETAIL PEAK DIVERSION CONFIGURATION

C:\USERS\JOHN.WRIGHT\ONEDRIVE - THE QUIKRETE COMPANIES\DESKTOP\STANDARD DETAILS\JFPD0406-DTL.DWG 11/15/2022 3:01 PM

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
WATER QUALITY DETAIL & CALCULATIONS

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 12/15/2025
DESIGNED BY: JBL
DRAWN BY: OWN.IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 WQ1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
15 Dec 25

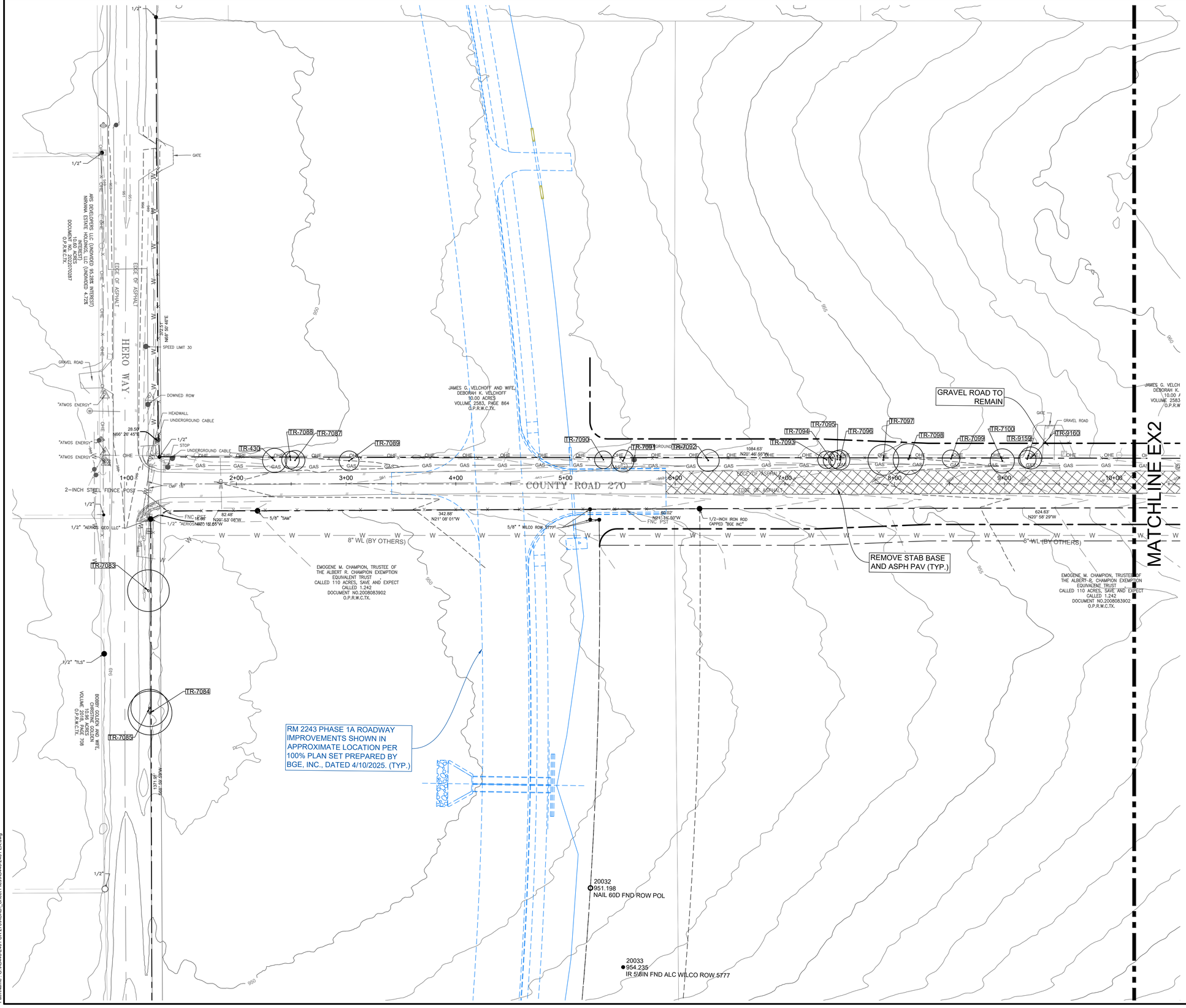
LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

WQ1

SHEET NO. 20 OF 41 SHEETS

DateTime : Mon, 15 Dec 2025 - 2:57pm
Path\Name : G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 WQ1.dwg
User Name : jlozano



0 40 80

1" = 40'

LEGEND:

LEGEND:

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING R.O.W.
- PROPOSED R.O.W.
- TREE TO BE SAVED
- TREE TO BE REMOVED
- TO BE REMOVED

NOTES:

1. COORDINATE WITH ADJACENT PROPERTY OWNERS FOR DRIVEWAY AND MAIL BOX DEMO AND REPLACEMENT.
2. MAILBOXES TO BE REPLACED BY SIMILAR MATERIALS AND STRUCTURES.
3. DRIVEWAYS TO BE REPLACED WITH STANDARD TYPE I RESIDENTIAL DRIVEWAYS PER COA DETAIL 433S-1
4. DRIVEWAY ACCESS TO ADJACENT PROPERTIES SHALL BE AVAILABLE AT ALL TIMES.
5. THIS DEMOLITION PLAN IS A SCHEMATIC AND INDICATES THE GENERAL SCOPE OF THE DEMOLITION. THE CONTRACTOR SHALL MEET THE OWNER AND ENGINEER ON SITE TO VERIFY THE EXTENT OF THE DEMOLITION REQUIRED. THE CONTRACTOR SHALL TAKE PRECAUTIONS NOT TO DAMAGE EXISTING CONSTRUCTION THAT IS TO REMAIN. FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR, THOSE ITEMS SHALL BE REPAIRED OR REPLACED TO LIKE-NEW CONSTRUCTION.
6. TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PROVIDED BY LJA SURVEY, INC. ALL RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY REMAINS WITH THE SURVEYOR WHO PREPARED IT. IN USING THIS SURVEY, THE ENGINEER MUST RELY UPON THE ACCURACY OF THE WORK PROVIDED BY THE SURVEYOR.
7. THE CONTRACTOR'S SURVEYOR SHALL SURVEY AND LEVEL THROUGH BENCHMARKS, PRIOR TO CONSTRUCTION, TO ENSURE THAT THERE ARE NO ERRORS IN THE HORIZONTAL AND VERTICAL DATA PROVIDED. REPORT RESULTS TO THE ENGINEER.
8. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE, PRESERVE, AND PROTECT ALL UNDERGROUND UTILITIES.
9. ALL MAILBOXES ADJACENT TO PROPOSED CONSTRUCTION SHALL BE REMOVED, SALVAGED, AND REPLACED AS NEEDED. TEMPORARY & PERMANENT PLACEMENT OF MAILBOXES SHALL BE COORDINATED WITH THE PROPERTY OWNERS.
10. THE DEMOLITION OF CR270 WILL BE PHASED SUCH THAT ACCESS BY PROPERTY OWNERS IS NOT PROHIBITED. SEE PHASED DEMO AND CONSTRUCTION ON SHEET45

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
EXISTING CONDITIONS & DEMOLITION PLAN (1 OF 4)

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 EX.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRD-F-1386

JOB NUMBER: A5440-2401

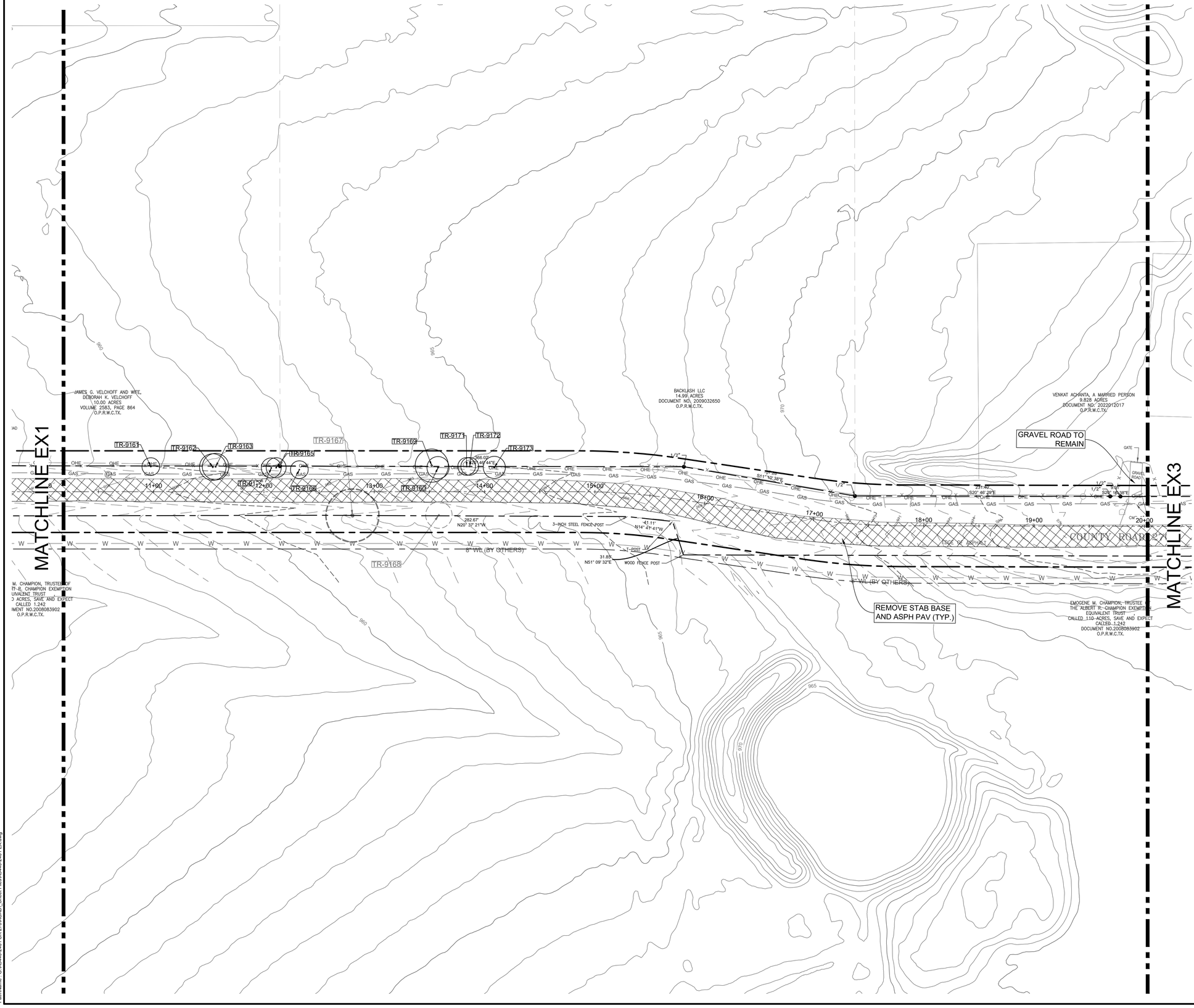
EX1

SHEET NO. 21

OF 41 SHEETS

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0 40 80

1" = 40'

LEGEND:

- PROPOSED CONTOURS (660)
- EXISTING CONTOURS 610
- EXISTING R.O.W.
- PROPOSED R.O.W.
- TREE TO BE SAVED 1234
- TREE TO BE REMOVED 1234
- TO BE REMOVED

NOTES:

1. COORDINATE WITH ADJACENT PROPERTY OWNERS FOR DRIVEWAY AND MAIL BOX DEMO AND REPLACEMENT.
2. MAILBOXES TO BE REPLACED BY SIMILAR MATERIALS AND STRUCTURES.
3. DRIVEWAYS TO BE REPLACED WITH STANDARD TYPE I RESIDENTIAL DRIVEWAYS PER COA DETAIL 433S-1
4. DRIVEWAY ACCESS TO ADJACENT PROPERTIES SHALL BE AVAILABLE AT ALL TIMES.
5. THIS DEMOLITION PLAN IS A SCHEMATIC AND INDICATES THE GENERAL SCOPE OF THE DEMOLITION. THE CONTRACTOR SHALL MEET THE OWNER AND ENGINEER ON SITE TO VERIFY THE EXTENT OF THE DEMOLITION REQUIRED. THE CONTRACTOR SHALL TAKE PRECAUTIONS NOT TO DAMAGE EXISTING CONSTRUCTION THAT IS TO REMAIN. FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR, THOSE ITEMS SHALL BE REPAIRED OR REPLACED TO LIKE-NEW CONSTRUCTION.
6. TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PROVIDED BY LJA SURVEY, INC. ALL RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY REMAINS WITH THE SURVEYOR WHO PREPARED IT. IN USING THIS SURVEY, THE ENGINEER MUST RELY UPON THE ACCURACY OF THE WORK PROVIDED BY THE SURVEYOR.
7. THE CONTRACTOR'S SURVEYOR SHALL SURVEY AND LEVEL THROUGH BENCHMARKS, PRIOR TO CONSTRUCTION, TO ENSURE THAT THERE ARE NO ERRORS IN THE HORIZONTAL AND VERTICAL DATA PROVIDED. REPORT RESULTS TO THE ENGINEER.
8. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE, PRESERVE, AND PROTECT ALL UNDERGROUND UTILITIES.
9. ALL MAILBOXES ADJACENT TO PROPOSED CONSTRUCTION SHALL BE REMOVED, SALVAGED, AND REPLACED AS NEEDED. TEMPORARY & PERMANENT PLACEMENT OF MAILBOXES SHALL BE COORDINATED WITH THE PROPERTY OWNERS.
10. THE DEMOLITION OF CR270 WILL BE PHASED SUCH THAT ACCESS BY PROPERTY OWNERS IS NOT PROHIBITED. SEE PHASED DEMO AND CONSTRUCTION ON SHEET 45.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
EXISTING CONDITIONS & DEMOLITION PLAN (2 OF 4)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 EX.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

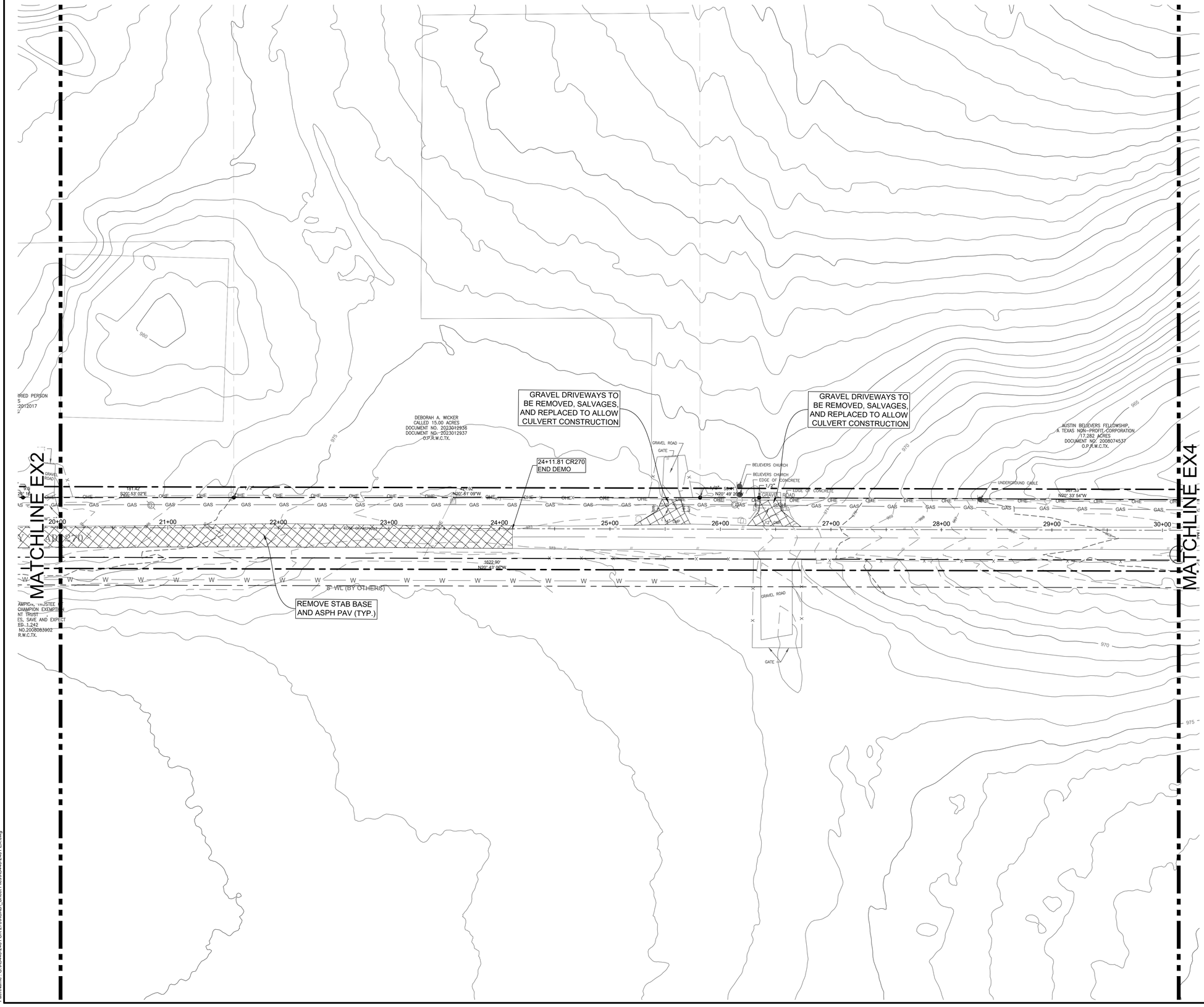
EX2

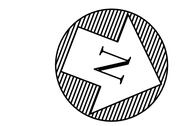
SHEET NO. 22

OF 41 SHEETS

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User Name : jlozano

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LEGEND:

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING R.O.W.
- PROPOSED R.O.W.
- TREE TO BE SAVED (1234)
- TREE TO BE REMOVED (1234)
- TO BE REMOVED

NOTES:

1. COORDINATE WITH ADJACENT PROPERTY OWNERS FOR DRIVEWAY AND MAIL BOX DEMO AND REPLACEMENT.
2. MAILBOXES TO BE REPLACED BY SIMILAR MATERIALS AND STRUCTURES.
3. DRIVEWAYS TO BE REPLACED WITH STANDARD TYPE I RESIDENTIAL DRIVEWAYS PER COA DETAIL 433S-1
4. DRIVEWAY ACCESS TO ADJACENT PROPERTIES SHALL BE AVAILABLE AT ALL TIMES.
5. THIS DEMOLITION PLAN IS A SCHEMATIC AND INDICATES THE GENERAL SCOPE OF THE DEMOLITION. THE CONTRACTOR SHALL MEET THE OWNER AND ENGINEER ON SITE TO VERIFY THE EXTENT OF THE DEMOLITION REQUIRED. THE CONTRACTOR SHALL TAKE PRECAUTIONS NOT TO DAMAGE EXISTING CONSTRUCTION THAT IS TO REMAIN. FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR, THOSE ITEMS SHALL BE REPAIRED OR REPLACED TO LIKE-NEW CONSTRUCTION.
6. TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PROVIDED BY LJA SURVEY, INC. ALL RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY REMAINS WITH THE SURVEYOR WHO PREPARED IT. IN USING THIS SURVEY, THE ENGINEER MUST RELY UPON THE ACCURACY OF THE WORK PROVIDED BY THE SURVEYOR.
7. THE CONTRACTOR'S SURVEYOR SHALL SURVEY AND LEVEL THROUGH BENCHMARKS, PRIOR TO CONSTRUCTION, TO ENSURE THAT THERE ARE NO ERRORS IN THE HORIZONTAL AND VERTICAL DATA PROVIDED. REPORT RESULTS TO THE ENGINEER.
8. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE, PRESERVE, AND PROTECT ALL UNDERGROUND UTILITIES.
9. ALL MAILBOXES ADJACENT TO PROPOSED CONSTRUCTION SHALL BE REMOVED, SALVAGED, AND REPLACED AS NEEDED. TEMPORARY & PERMANENT PLACEMENT OF MAILBOXES SHALL BE COORDINATED WITH THE PROPERTY OWNERS.
10. THE DEMOLITION OF CR270 WILL BE PHASED SUCH THAT ACCESS BY PROPERTY OWNERS IS NOT PROHIBITED. SEE PHASED DEMO AND CONSTRUCTION ON SHEET 45.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
EXISTING CONDITIONS & DEMOLITION PLAN (3 OF 4)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 EX.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

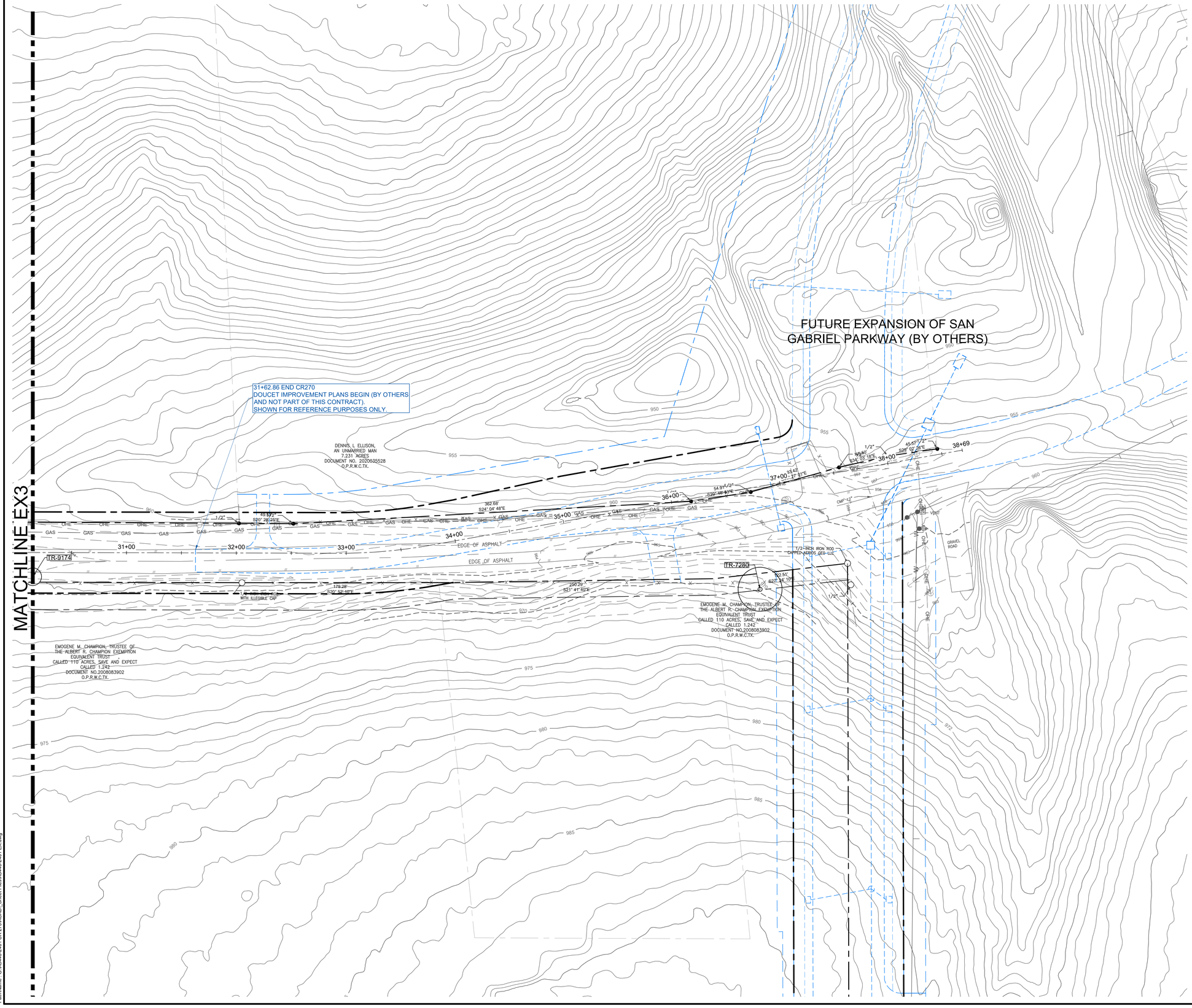
LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

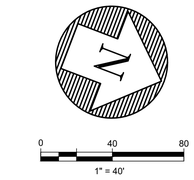
JOB NUMBER: A5440-2401

EX3

SHEET NO. 23 OF 41 SHEETS

User Name: jlozano
Date/Time: Thu, 11 Dec 2025 - 2:19pm
Path/Name: G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 EX.dwg





LEGEND:

- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING R.O.W.
- PROPOSED R.O.W.
- TREE TO BE SAVED
- TREE TO BE REMOVED
- TO BE REMOVED

NOTES:

1. COORDINATE WITH ADJACENT PROPERTY OWNERS FOR DRIVEWAY AND MAIL BOX DEMO AND REPLACEMENT.
2. MAILBOXES TO BE REPLACED BY SIMILAR MATERIALS AND STRUCTURES.
3. DRIVEWAYS TO BE REPLACED WITH STANDARD TYPE I RESIDENTIAL DRIVEWAYS PER COA DETAIL 433S-1
4. DRIVEWAY ACCESS TO ADJACENT PROPERTIES SHALL BE AVAILABLE AT ALL TIMES.
5. THIS DEMOLITION PLAN IS A SCHEMATIC AND INDICATES THE GENERAL SCOPE OF THE DEMOLITION. THE CONTRACTOR SHALL MEET THE OWNER AND ENGINEER ON SITE TO VERIFY THE EXTENT OF THE DEMOLITION REQUIRED. THE CONTRACTOR SHALL TAKE PRECAUTIONS NOT TO DAMAGE EXISTING CONSTRUCTION THAT IS TO REMAIN. FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR, THOSE ITEMS SHALL BE REPAIRED OR REPLACED TO LIKE-NEW CONSTRUCTION.
6. TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PROVIDED BY LJA SURVEY, INC. ALL RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY REMAINS WITH THE SURVEYOR WHO PREPARED IT. IN USING THIS SURVEY, THE ENGINEER MUST RELY UPON THE ACCURACY OF THE WORK PROVIDED BY THE SURVEYOR.
7. THE CONTRACTOR'S SURVEYOR SHALL SURVEY AND LEVEL THROUGH BENCHMARKS, PRIOR TO CONSTRUCTION, TO ENSURE THAT THERE ARE NO ERRORS IN THE HORIZONTAL AND VERTICAL DATA PROVIDED. REPORT RESULTS TO THE ENGINEER.
8. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE, PRESERVE, AND PROTECT ALL UNDERGROUND UTILITIES.
9. ALL MAILBOXES ADJACENT TO PROPOSED CONSTRUCTION SHALL BE REMOVED, SALVAGED, AND REPLACED AS NEEDED. TEMPORARY & PERMANENT PLACEMENT OF MAILBOXES SHALL BE COORDINATED WITH THE PROPERTY OWNERS.
10. THE DEMOLITION OF CR270 WILL BE PHASED SUCH THAT ACCESS BY PROPERTY OWNERS IS NOT PROHIBITED. SEE PHASED DEMO AND CONSTRUCTION ON SHEET 45.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
EXISTING CONDITIONS & DEMOLITION PLAN (4 OF 4)

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 EX.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

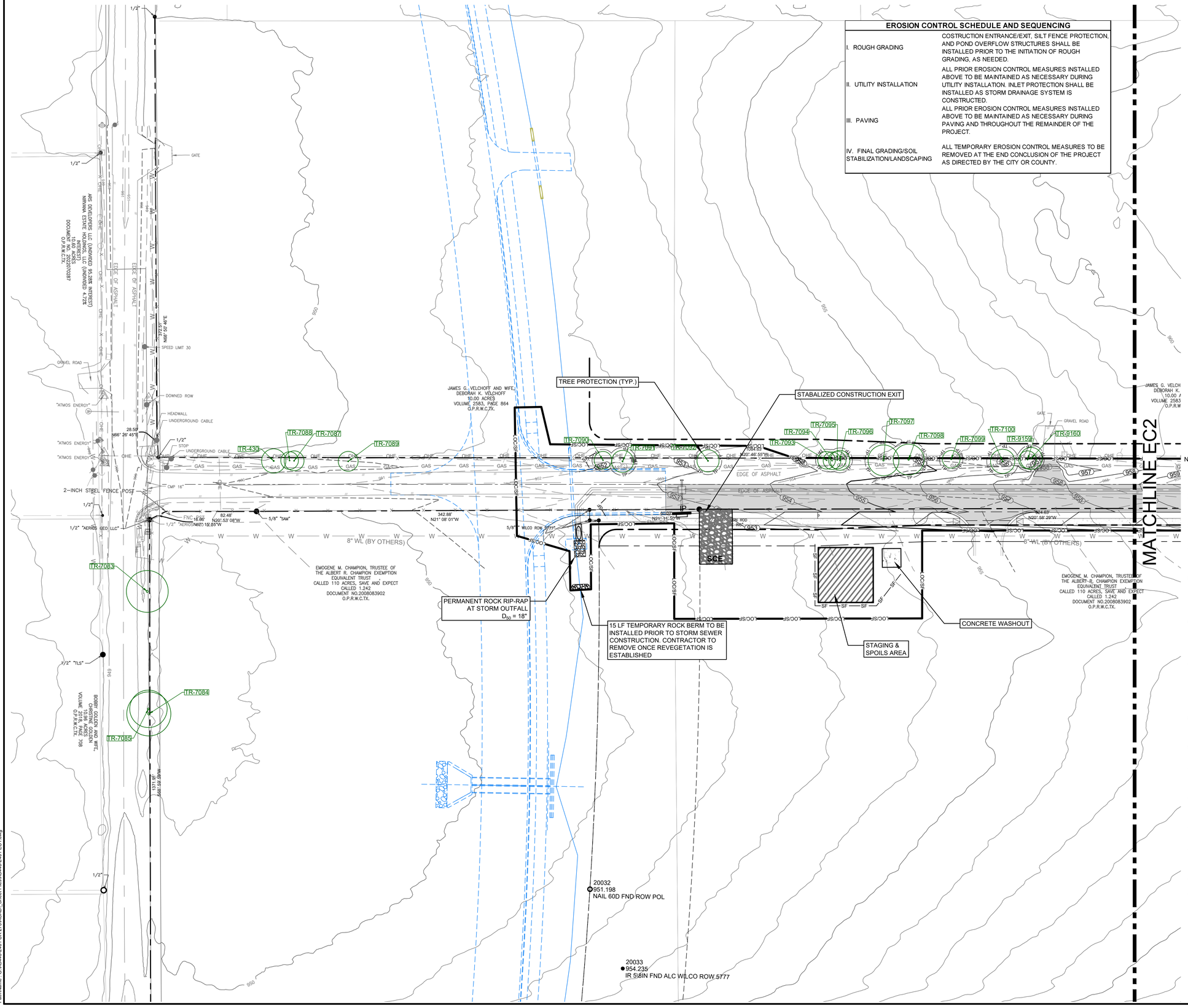
JOB NUMBER: A5440-2401

EX4

SHEET NO. 24 OF 41 SHEETS

User Name: jlozano
Date/Time: Thu, 11 Dec 2025 - 2:19pm
Path/Name: G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 EX.dwg

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NOTES:

1. IF DISTURBED AREA IS NOT WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION MATTING. (ECM 1.4.4.B.3, SECTION 5, I.).
2. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
3. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. (ECM 1.4.4.D.4)
4. LIMITS OF CONSTRUCTION & SILT FENCE SHOWN OFF BOUNDARY LINES FOR CLARITY ONLY. SILT FENCE SHALL BE PLACED WITHIN TRACT BOUNDARIES.
5. NO MORE THAN 2000 LINEAR FEET OF DISTURBANCE FOR UTILITY INSTALLATION SHALL OCCUR AT ANY TIME WITH CLEAN UP AND RESTORATION WORK OCCURING BEFORE PROCEEDING TO THE NEXT SECTION. THE CONTRACTOR IS REQUIRED TO RESTORE ALL DISTURBED AREAS AS THE WORK PROGRESSES.
6. 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.
7. CONTRACTOR SHALL MAINTAIN THE DEWATERING SYSTEM TO ENSURE PERFORMANCE. IF THE DEWATERING SYSTEM IS NOT PERFORMING, THE CONTRACTOR MUST IMMEDIATELY MAKE THE NECESSARY MODIFICATIONS, FOLLOWING THE ENVIRONMENTAL INSPECTOR'S DIRECTION TO ENSURE ADEQUATE SYSTEM PERFORMANCE. CONTRACTOR SHALL PROVIDE THE DEWATERING PLAN AT THE PRE-CONSTRUCTION MEETING.
8. ALL SILT FENCE ALONG EXISTING PAVED R.O.W.S SHALL BE SET AT A MINIMUM OF 3' AWAY FROM BACK OF CURB OR EDGE OF PAVING TO AVOID STANDING WATER ON SUBGRADE SURFACES.
9. SILT FENCE ALONG BACK OF CURB MAY BE TEMPORARILY REMOVED FOR GRADING TO CURB EDGES BUT SHALL BE REINSTALLED DAILY.
10. MID-CONSTRUCTION CONTROLS SHALL BE SET AFTER MAJOR SITE GRADING OPERATIONS ARE COMPLETED TO WITHIN ± 0.1 FEET OF SITE SUBGRADE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE SITE TO THE WATER QUALITY/DETENTION PONDS.
12. ANY SLOPE 4:1 OR GREATER SHALL HAVE CURLEX ROLL INSTALLED TO HELP WITH EROSION CONTROL AND PROMOTE VEGETATION GROWTH.
13. THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
14. ESC & TREE PROTECTION DETAILS ARE SHOWN ON DT4 SHEET 51
15. SEE SHEET EC4 FOR TREE MITIGATION PLANTINGS REQUIREMENTS PER ALTERNATIVE TREE PRESERVATION PLAN REQUEST APPROVED 11/14/2025.

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
EROSION/SEDIMENTATION CONTROL & ALTERNATIVE TREE PRESERVATION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN.IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 EC1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

EC1

SHEET NO. 25 OF 41 SHEETS

Date/Time : Thu, 11 Dec 2025 - 2:20pm
User Name : jlozano
Path/Name : G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 EC1.dwg

EROSION CONTROL SCHEDULE AND SEQUENCING

I. ROUGH GRADING	COSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, AND POND OVERFLOW STRUCTURES SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED.
II. UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III. PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV. FINAL GRADING/SOIL STABILIZATION/LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE END CONCLUSION OF THE PROJECT AS DIRECTED BY THE CITY OR COUNTY.

0 40 80
1" = 40'

LEGEND:

- RB — ROCK BERM
- IP — INLET PROTECTION
- SF — SILT FENCE
- LOC/SF — LIMITS OF CONSTRUCTION/SILT FENCE
- 669 — PROPOSED CONTOURS
- 610 — EXISTING CONTOURS
- SCE — STABILIZED CONSTRUCTION EXIT
- STAGING & SPOILS SITE
- LOT LINE
- 1234 — TREE TO BE SAVED
- 1234 — TREE TO BE REMOVED

NOTES:

1. IF DISTURBED AREA IS NOT WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION MATTING. (ECM 1.4.4.B.3, SECTION 5, I.).
2. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
3. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. (ECM 1.4.4.D.4)
4. LIMITS OF CONSTRUCTION & SILT FENCE SHOWN OFF BOUNDARY LINES FOR CLARITY ONLY. SILT FENCE SHALL BE PLACED WITHIN TRACT BOUNDARIES.
5. NO MORE THAN 2000 LINEAR FEET OF DISTURBANCE FOR UTILITY INSTALLATION SHALL OCCUR AT ANY TIME WITH CLEAN UP AND RESTORATION WORK OCCURING BEFORE PROCEEDING TO THE NEXT SECTION. THE CONTRACTOR IS REQUIRED TO RESTORE ALL DISTURBED AREAS AS THE WORK PROGRESSES.
6. 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.
7. CONTRACTOR SHALL MAINTAIN THE DEWATERING SYSTEM TO ENSURE PERFORMANCE. IF THE DEWATERING SYSTEM IS NOT PERFORMING, THE CONTRACTOR MUST IMMEDIATELY MAKE THE NECESSARY MODIFICATIONS, FOLLOWING THE ENVIRONMENTAL INSPECTOR'S DIRECTION TO ENSURE ADEQUATE SYSTEM PERFORMANCE. CONTRACTOR SHALL PROVIDE THE DEWATERING PLAN AT THE PRE-CONSTRUCTION MEETING.
8. ALL SILT FENCE ALONG EXISTING PAVED R.O.W.S SHALL BE SET AT A MINIMUM OF 3' AWAY FROM BACK OF CURB OR EDGE OF PAVING TO AVOID STANDING WATER ON SUBGRADE SURFACES.
9. SILT FENCE ALONG BACK OF CURB MAY BE TEMPORARILY REMOVED FOR GRADING TO CURB EDGES BUT SHALL BE REINSTALLED DAILY.
10. MID-CONSTRUCTION CONTROLS SHALL BE SET AFTER MAJOR SITE GRADING OPERATIONS ARE COMPLETED TO WITHIN ± 0.1 FEET OF SITE SUBGRADE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE SITE TO THE WATER QUALITY/DETENTION PONDS.
12. ANY SLOPE 4:1 OR GREATER SHALL HAVE CURLEX ROLL INSTALLED TO HELP WITH EROSION CONTROL AND PROMOTE VEGETATION GROWTH.
13. THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
14. EROSION AND SEDIMENTATION CONTROL & TREE PROTECTION DETAILS ARE LOCATED ON SHEET 51.

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
EROSION/SEDIMENTATION CONTROL & ALTERNATIVE TREE PRESERVATION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN.IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 EC1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

EC2

SHEET NO. 26 OF 41 SHEETS

User Name: jlozano
DateTime: Thu, 11 Dec 2025 - 2:20pm
PathName: G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 EC1.dwg

EROSION CONTROL SCHEDULE AND SEQUENCING

I. ROUGH GRADING	COSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, AND POND OVERFLOW STRUCTURES SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED.
II. UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III. PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV. FINAL GRADING/SOIL STABILIZATION/LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE END CONCLUSION OF THE PROJECT AS DIRECTED BY THE CITY OR COUNTY.

N

0 40 80

1" = 40'

LEGEND:

- RB — ROCK BERM
- IP — INLET PROTECTION
- SF — SILT FENCE
- LOC/SF — LIMITS OF CONSTRUCTION/SILT FENCE
- 660 — PROPOSED CONTOURS
- 610 — EXISTING CONTOURS
- SCE — STABILIZED CONSTRUCTION EXIT
- STAGING & SPOILS SITE
- LOT LINE
- 1234 — TREE TO BE SAVED
- 1234 — TREE TO BE REMOVED

DEBORAH A. WICKER
CALLED 15.00 ACRES
DOCUMENT NO. 2023012936
DOCUMENT NO. 2023012937
O.P.R.W.C.TX.

AUSTIN BELIEVERS FELLOWSHIP,

BELIEVERS CHURCH

15 LF TEMPORARY ROCK BERM TO BE INSTALLED PRIOR TO ROAD DITCH RE-GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ROCK BERM ONCE REVEGETATION IS ESTABLISHED.

SILT FENCE (TYP.)

NOTES:

1. IF DISTURBED AREA IS NOT WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION MATTING. (ECM 1.4.4.B.3, SECTION 5, I.).
2. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
3. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. (ECM 1.4.4.D.4)
4. LIMITS OF CONSTRUCTION & SILT FENCE SHOWN OFF BOUNDARY LINES FOR CLARITY ONLY. SILT FENCE SHALL BE PLACED WITHIN TRACT BOUNDARIES.
5. NO MORE THAN 2000 LINEAR FEET OF DISTURBANCE FOR UTILITY INSTALLATION SHALL OCCUR AT ANY TIME WITH CLEAN UP AND RESTORATION WORK OCCURING BEFORE PROCEEDING TO THE NEXT SECTION. THE CONTRACTOR IS REQUIRED TO RESTORE ALL DISTURBED AREAS AS THE WORK PROGRESSES.
6. 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.
7. CONTRACTOR SHALL MAINTAIN THE DEWATERING SYSTEM TO ENSURE PERFORMANCE. IF THE DEWATERING SYSTEM IS NOT PERFORMING, THE CONTRACTOR MUST IMMEDIATELY MAKE THE NECESSARY MODIFICATIONS, FOLLOWING THE ENVIRONMENTAL INSPECTOR'S DIRECTION TO ENSURE ADEQUATE SYSTEM PERFORMANCE. CONTRACTOR SHALL PROVIDE THE DEWATERING PLAN AT THE PRE-CONSTRUCTION MEETING.
8. ALL SILT FENCE ALONG EXISTING PAVED R.O.W.S SHALL BE SET AT A MINIMUM OF 3' AWAY FROM BACK OF CURB OR EDGE OF PAVING TO AVOID STANDING WATER ON SUBGRADE SURFACES.
9. SILT FENCE ALONG BACK OF CURB MAY BE TEMPORARILY REMOVED FOR GRADING TO CURB EDGES BUT SHALL BE REINSTALLED DAILY.
10. MID-CONSTRUCTION CONTROLS SHALL BE SET AFTER MAJOR SITE GRADING OPERATIONS ARE COMPLETED TO WITHIN ± 0.1 FEET OF SITE SUBGRADE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE SITE TO THE WATER QUALITY/DETENTION PONDS.
12. ANY SLOPE 4:1 OR GREATER SHALL HAVE CURLEX ROLL INSTALLED TO HELP WITH EROSION CONTROL AND PROMOTE VEGETATION GROWTH.
13. THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
14. EROSION AND SEDIMENTATION CONTROL & TREE PROTECTION DETAILS ARE LOCATED ON SHEET 51.

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
EROSION/SEDIMENTATION CONTROL & ALTERNATIVE TREE PRESERVATION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 EC1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
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Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

EC3

SHEET NO. 27

OF 41 SHEETS

Date/Time : Thu, 11 Dec 2025 - 2:20pm
User Name : jlozano
Path/Name : G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 EC1.dwg

TAG NUMBER	SIZE (DIAMETER)	CRITICAL ROOT ZONE (RADIUS)	TYPE
TR-7083	19-INCHES	19-FEET	SUGAR BERRY
TR-7084	17-INCHES	17-FEET	CEDAR ELM
TR-7085	20-INCHES	20-FEET	CEDAR ELM
TR-7086	14-INCHES	14-FEET	SUGAR BERRY
TR-7280	20-INCHES	20-FEET	LIVE OAK
TR-9167	24-INCHES	24-FEET	LIVE OAK
TR-9168	12-INCHES	12-FEET	LIVE OAK
TR-9169	15-INCHES	15-FEET	LIVE OAK
TR-9170	10-INCHES	10-FEET	LIVE OAK
TR-9174	8-INCHES	8-FEET	LIVE OAK

R- DENOTES TREE TO BE REMOVED

NOTES:

1. IN THE EVENT OF A CONFLICT WITH TREE REMOVAL/PRESERVATION CALL OUTS ON PLAN SHEET(S) VERSUS TREE REMOVAL/PRESERVATION MATRIX, THE TREE REMOVAL/PRESERVATION MATRIX SHALL APPLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY WITH CITY STAFF SHOULD ANY INCONSISTENCY EXIST WITHIN AN APPROVED PLAN SET. NO IN-FIELD CHANGES ARE MADE TO APPROVED PLANS, NO EXCEPTIONS.

2. ALTERNATE MITIGATION IS PROPOSED FOR THE REMOVED TREES. MITIGATION FOR 60 INCHES AND PROPOSED TO BE PLANTED ON THE TITAN COMMERCE SITE.

3. ALTERNATIVE TREE PRESERVATION/MITIGATION REQUEST LETTER WAS APPROVED ON 11/14/2025 FOR THE REMEDIATION OF 60" CALIPER INCHES OF TREES TO BE PLACED ON THE TITAN COMMERCE SITE PLAN (SD-25-0379). THIS WILL BE IN ADDITION TO LANDSCAPE REQUIREMENTS AND ANY POTENTIAL TREE MITIGATION FOR THE SITE DEVELOPMENT PLAN.

   ALTERNATIVE MITIGATION PLANTINGS REQUIRED PER ALTERNATIVE TREE PRESERVATION REQUEST LETTER:

   PROPOSED TREE REMOVALS
   SIGNIFICANT TREE # 9167 - 24" LIVE OAK
   SIGNIFICANT TREE # 9168 - 12" LIVE OAK

   MITIGATION CALCS
   TREE # 9167 24" X 2 = 48"
   TREE # 9168 12" X 1 = 12"
   TOTAL = 60" MITIGATION PLANTINGS

4. TREE SURVEY FOR THESE IMPROVEMENTS IS DATED 08/06/2024

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
TREE LIST AND ALTERNATIVE TREE PRESERVATION PLAN

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 EC1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

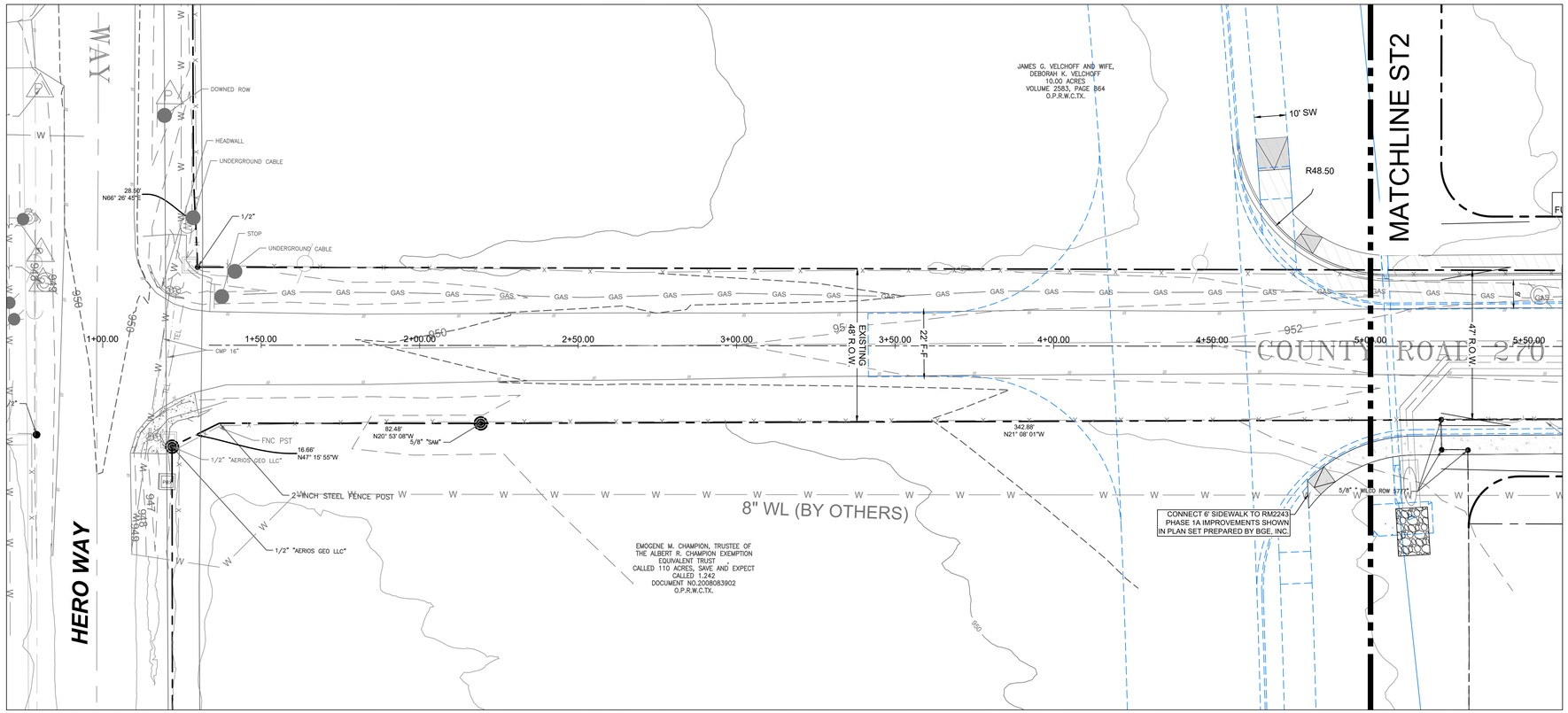
LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 76681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

EC4

SHEET NO. 28 OF 41 SHEETS

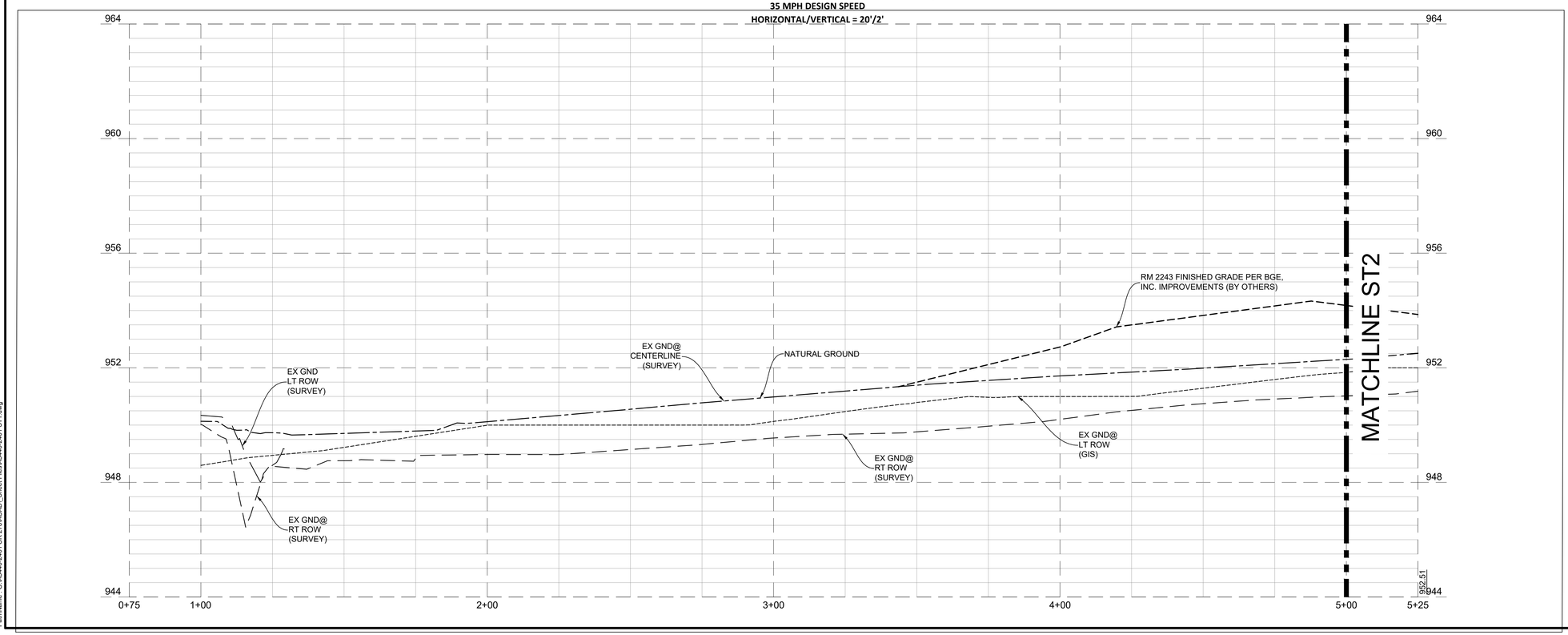
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User Name : jlozano

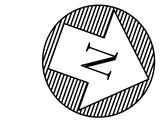


COUNTY ROAD 270 (74' R.O.W.)

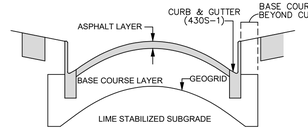
35 MPH DESIGN SPEED

HORIZONTAL/VERTICAL = 20'/2'





COLLECTOR STREET SECTION PAVEMENT DESIGN (1000S-11)



	URBAN COLLECTOR STREETS				
PLASTICITY INDEX	<25	>25			
STRUCTURAL ELEMENT		OPTION 1B			
ASPHALT LAYER	N/A	5.0"			
BASE COURSE LAYER		8.0"			
GEOGRID		XXX			
LIME STABILIZED SUBGRADE		8.0"			
BASE COURSE BEYOND CURB		36"			

LEGEND:

SIDEWALK TO BE CONSTRUCTED

WHEELCHAIR ADA RAMP

NOTES:

1. REFER TO THE GEOTECHNICAL REPORT BY ECS SOUTHWEST, LLP, DATED 10/24/2025, FOR FURTHER INFORMATION REGARDING THIS SITE AND ALTERNATE PAVEMENT DESIGN OPTIONS.

PROFILE LINE LEGEND

- EXIST. GROUND @ CENTERLINE
- EXIST. GROUND @ LT. R.O.W. (SURVEY)
- EXIST. GROUND @ LT. R.O.W. (GIS)
- EXIST. GROUND @ RT. R.O.W.
- PROPOSED FG @ CROWN (PGL)

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER

CR 270 ROADWAY IMPROVEMENTS PLAN

PLAN AND PROFILE
STA. 1+00 TO 5+00

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 ST1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

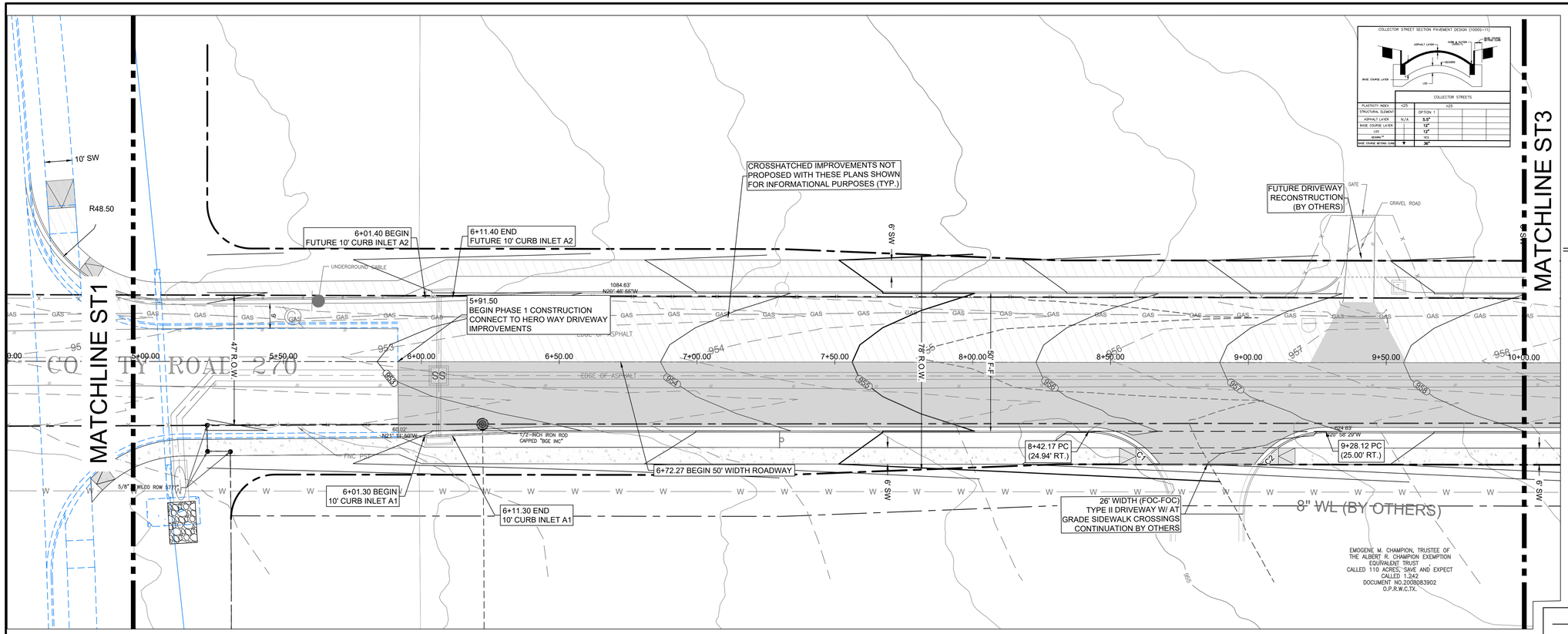
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ST1

SHEET NO. 29 OF 41 SHEETS

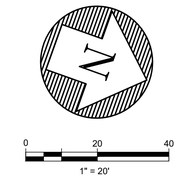
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User Name - jlozano

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COLLECTOR STREET SECTION PAVEMENT DESIGN (10005-117)

COLLECTOR STREETS		
PLASTICITY INDEX	<25	>25
STRUCTURAL ELEMENT	OPTION 1	
ASPHALT LAYER	N/A	5.5"
BASE COURSE LAYER		12"
LIME		12"
SIDEWALK*		YES
BASE COURSE BEHIND CURB	▼	36"



LEGEND:

SIDEWALK TO BE CONSTRUCTED

WHEELCHAIR ADA RAMP

NOTES:

1. REFER TO THE GEOTECHNICAL REPORT BY ECS SOUTHWEST, LLP, DATED 10/24/2025, FOR FURTHER INFORMATION REGARDING THIS SITE AND ALTERNATE PAVEMENT DESIGN OPTIONS.
2. REFER TO TYPICAL SECTION SHOWN ON ST2 SHEET 29 FOR ULTIMATE ROADWAY SECTION. FUTURE CONSTRUCTION OF TOTAL SECTION & FINAL ALIGNMENT OF FUTURE SECTIONS WILL BE BY OTHERS

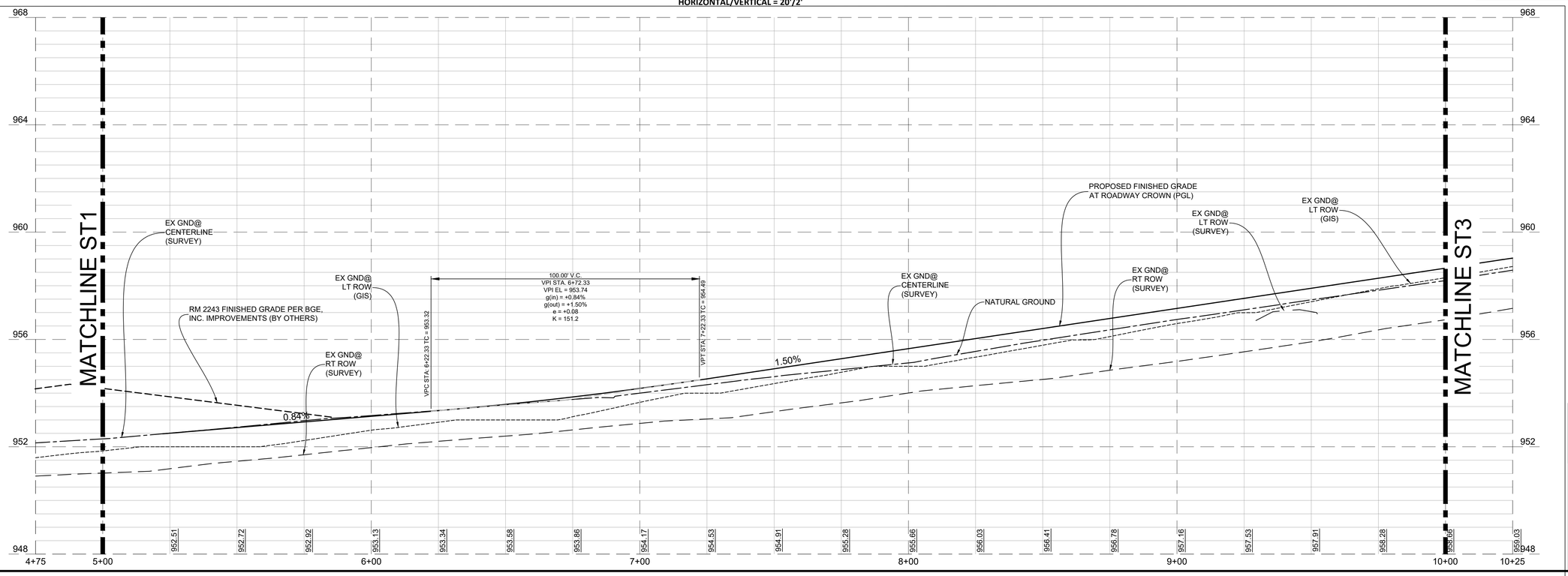
PROFILE LINE LEGEND

- EXIST. GROUND @ CENTERLINE
- EXIST. GROUND @ LT. R.O.W. (SURVEY)
- EXIST. GROUND @ LT. R.O.W. (GIS)
- EXIST. GROUND @ RT. R.O.W.
- PROPOSED FG @ CROWN (PGL)

COUNTY ROAD 270 (74' R.O.W.)

35 MPH DESIGN SPEED

HORIZONTAL/VERTICAL = 20'/2'



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

TITAN LEANDER COMMERCE CENTER

CR 270 ROADWAY IMPROVEMENTS PLAN

PLAN AND PROFILE
STA. 5+00 TO 10+00

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JRL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 ST1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

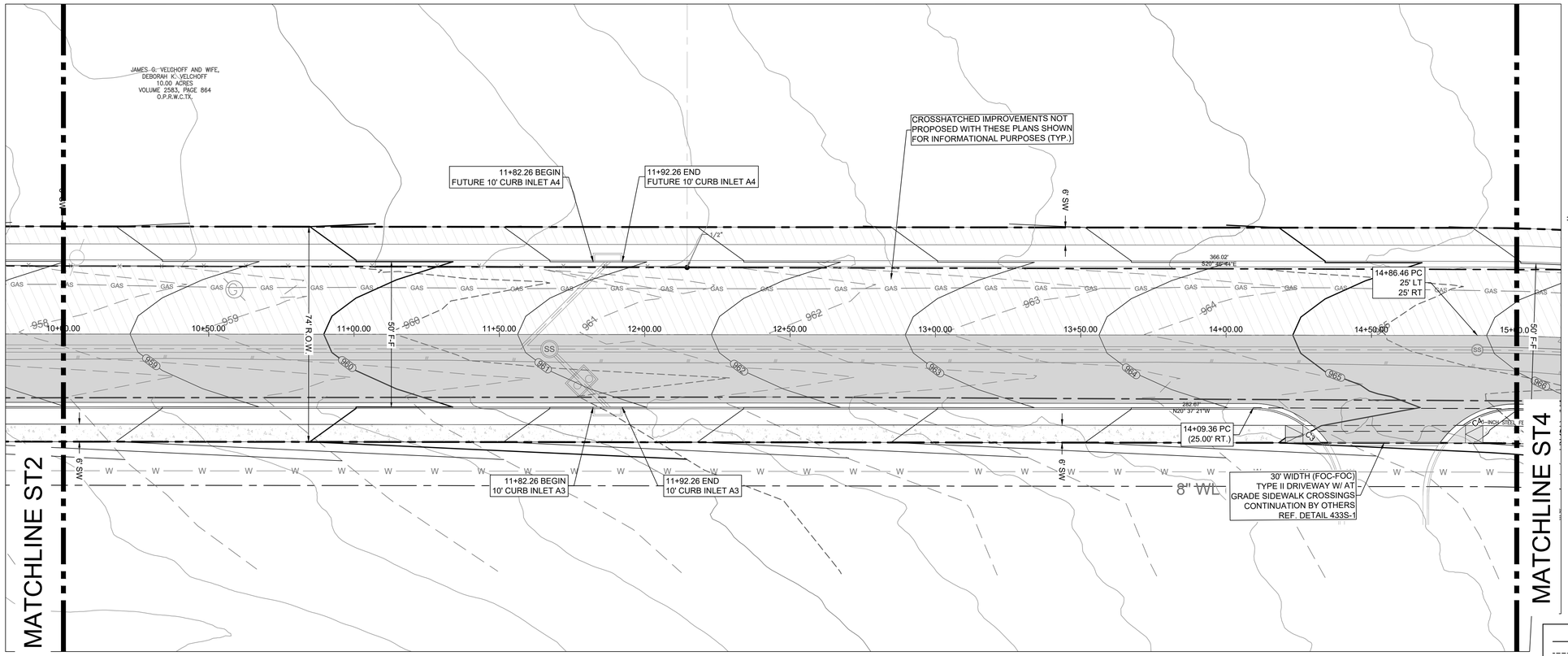
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SHEET NO. 30

OF 41 SHEETS

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N

0 20 40

1" = 20'

LEGEND:

SIDEWALK TO BE CONSTRUCTED

WHEELCHAIR ADA RAMP

NOTES:

1. REFER TO THE GEOTECHNICAL REPORT BY ECS SOUTHWEST, LLP, DATED 10/24/2025, FOR FURTHER INFORMATION REGARDING THIS SITE AND ALTERNATE PAVEMENT DESIGN OPTIONS.
2. REFER TO TYPICAL SECTION SHOWN ON ST2 SHEET 29 FOR ULTIMATE ROADWAY SECTION. FUTURE CONSTRUCTION OF TOTAL SECTION & FINAL ALIGNMENT OF FUTURE SECTIONS WILL BE BY OTHERS

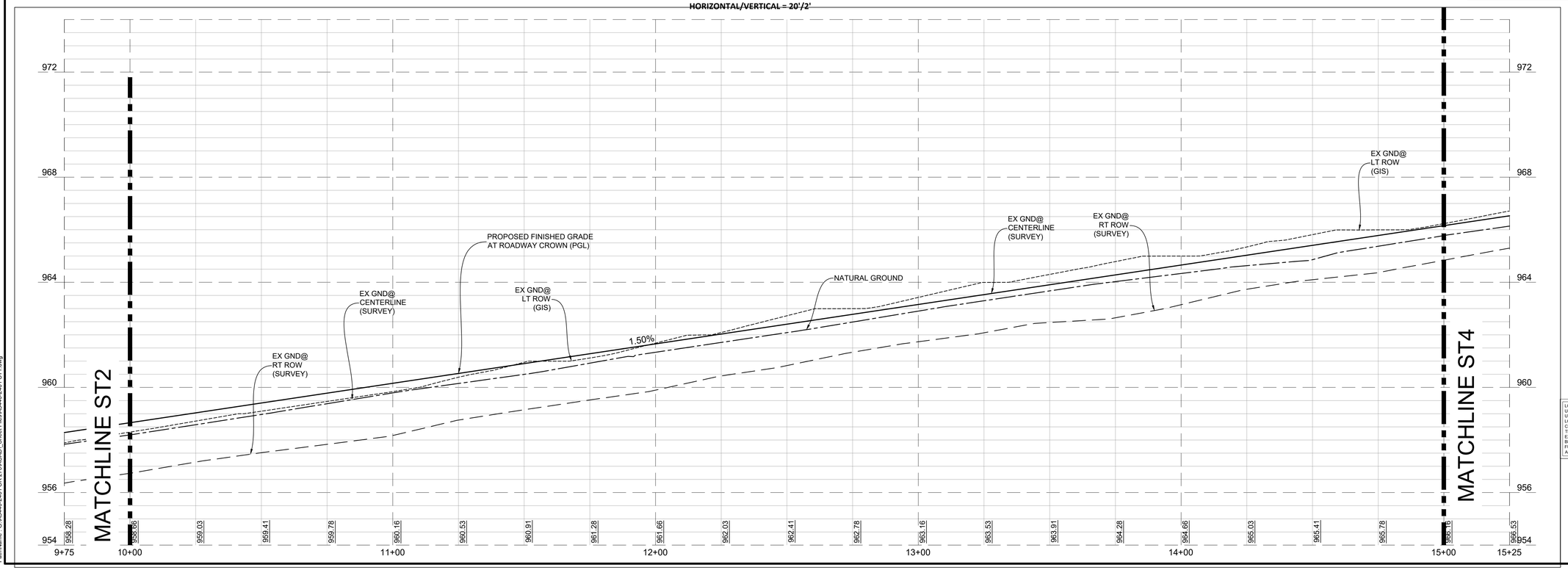
PROFILE LINE LEGEND

- EXIST. GROUND @ CENTERLINE
- EXIST. GROUND @ LT. R.O.W. (SURVEY)
- EXIST. GROUND @ LT. R.O.W. (GIS)
- EXIST. GROUND @ RT. R.O.W.
- PROPOSED FG @ CROWN (PGL)

COUNTY ROAD 270 (74' R.O.W.)

35 MPH DESIGN SPEED

HORIZONTAL/VERTICAL = 20'/2'



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TITAN LEANDER COMMERCE CENTER

CR 270 ROADWAY IMPROVEMENTS PLAN

PLAN AND PROFILE
STA. 10+00 TO 15+00

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 ST1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

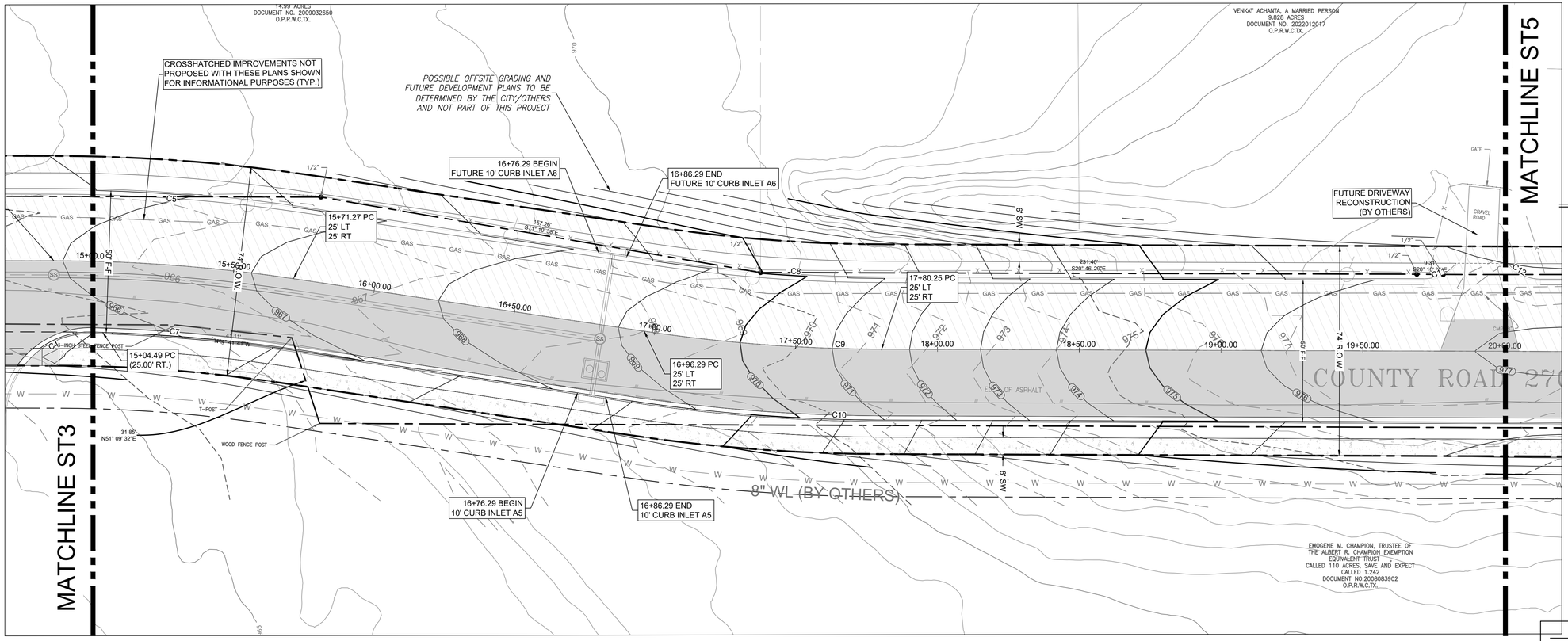
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OF 41 SHEETS

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0 20 40
1" = 20'

LEGEND:

SIDEWALK TO BE CONSTRUCTED

WHEELCHAIR ADA RAMP

NOTES:

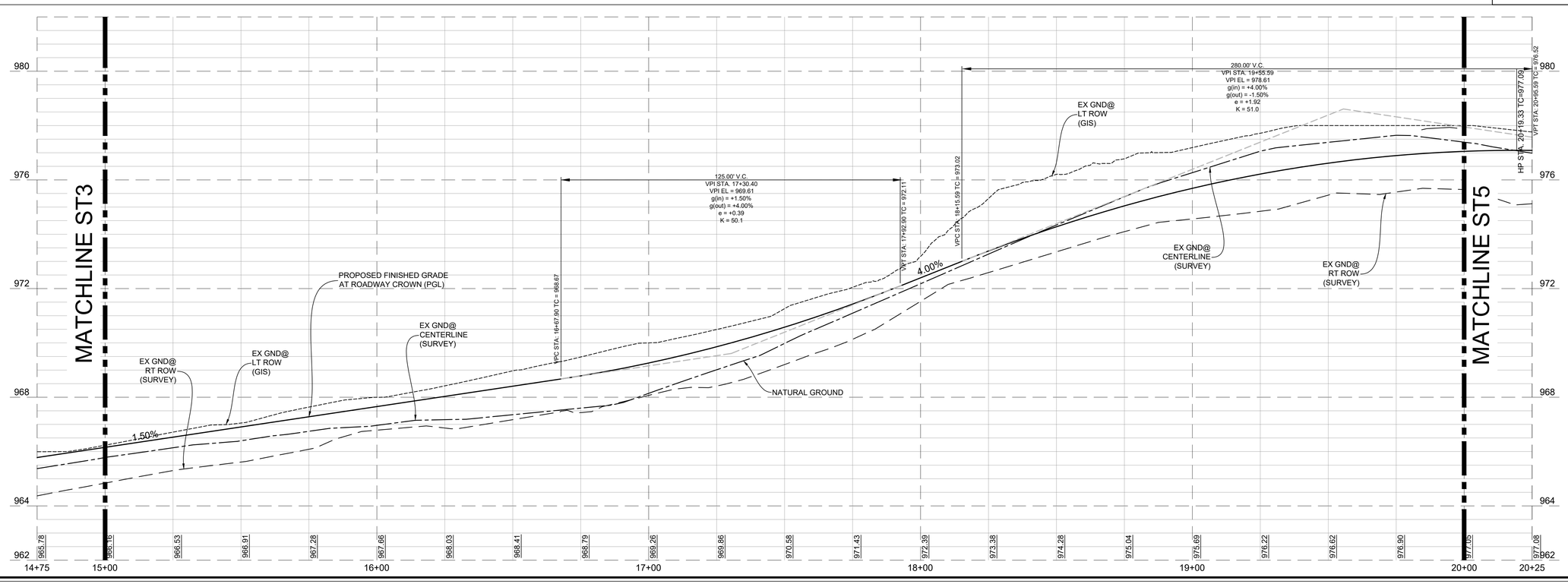
1. REFER TO THE GEOTECHNICAL REPORT BY ECS SOUTHWEST, LLP, DATED 10/24/2025, FOR FURTHER INFORMATION REGARDING THIS SITE AND ALTERNATE PAVEMENT DESIGN OPTIONS.
2. REFER TO TYPICAL SECTION SHOWN ON ST2 SHEET 29 FOR ULTIMATE ROADWAY SECTION. FUTURE CONSTRUCTION OF TOTAL SECTION & FINAL ALIGNMENT OF FUTURE SECTIONS WILL BE BY OTHERS

PROFILE LINE LEGEND
- EXIST. GROUND @ CENTERLINE
- EXIST. GROUND @ LT. R.O.W. (SURVEY)
- EXIST. GROUND @ LT. R.O.W. (GIS)
- EXIST. GROUND @ RT. R.O.W.
- PROPOSED FG @ CROWN (PGL)

COUNTY ROAD 270 (74' R.O.W.)

35 MPH DESIGN SPEED

HORIZONTAL/VERTICAL = 20'/2'



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TITAN LEANDER COMMERCE CENTER

CR 270 ROADWAY IMPROVEMENTS PLAN

PLAN AND PROFILE
STA. 15+00 TO 20+00

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 ST1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
TBPE-F-1386

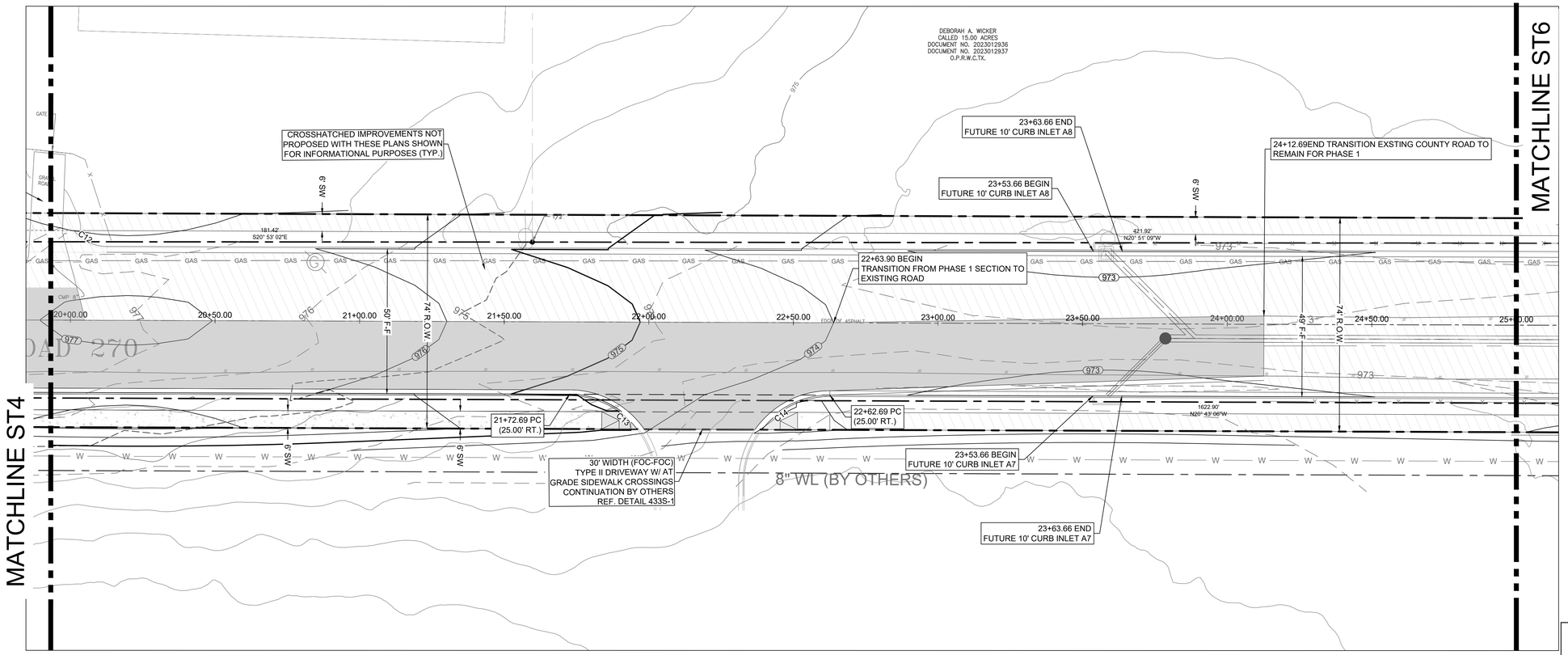
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A5440-2401

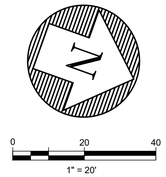
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32
OF 41 SHEETS

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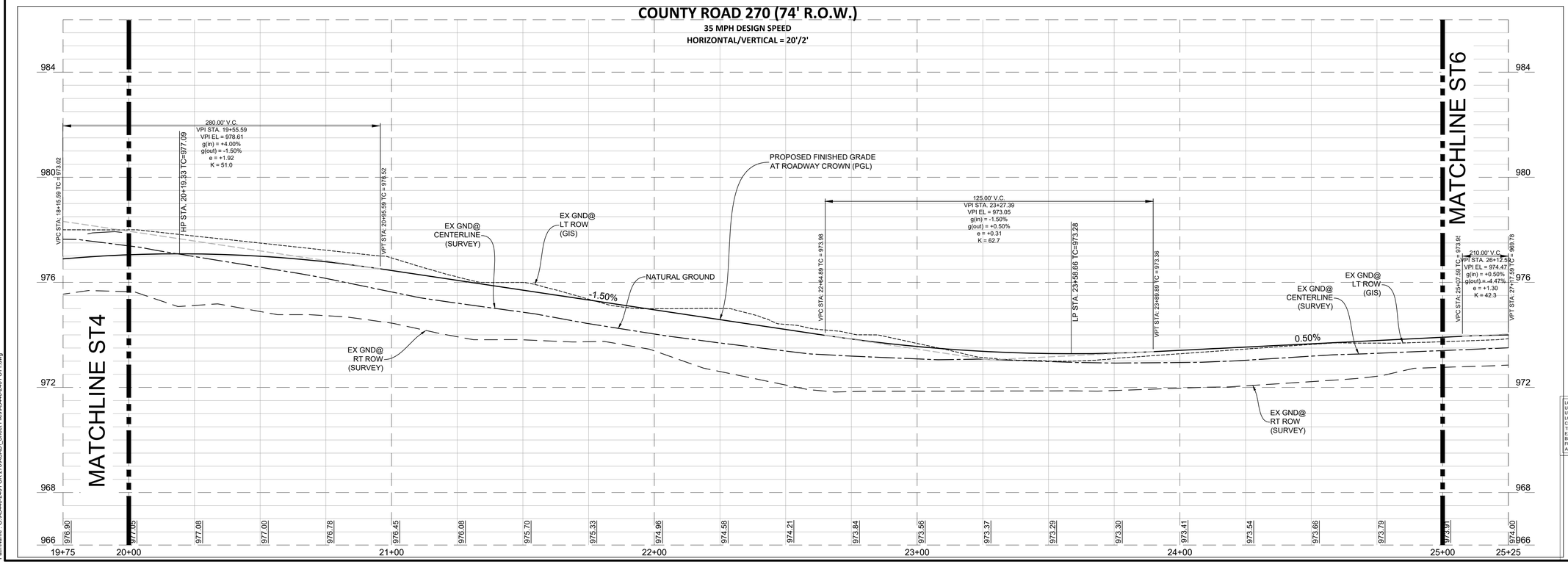
- SIDEWALK TO BE CONSTRUCTED
- WHEELCHAIR ADA RAMP

NOTES:

1. REFER TO THE GEOTECHNICAL REPORT BY ECS SOUTHWEST, LLP, DATED 10/24/2025, FOR FURTHER INFORMATION REGARDING THIS SITE AND ALTERNATE PAVEMENT DESIGN OPTIONS.
2. REFER TO TYPICAL SECTION SHOWN ON ST2 SHEET 29 FOR ULTIMATE ROADWAY SECTION. FUTURE CONSTRUCTION OF TOTAL SECTION & FINAL ALIGNMENT OF FUTURE SECTIONS WILL BE BY OTHERS

PROFILE LINE LEGEND

- EXIST. GROUND @ CENTERLINE
- EXIST. GROUND @ LT. R.O.W. (SURVEY)
- EXIST. GROUND @ LT. R.O.W. (GIS)
- EXIST. GROUND @ RT. R.O.W.
- PROPOSED FG @ CROWN (PGL)



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TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
PLAN AND PROFILE
STA. 20+00 TO 25+00

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN.IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 ST1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED
PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

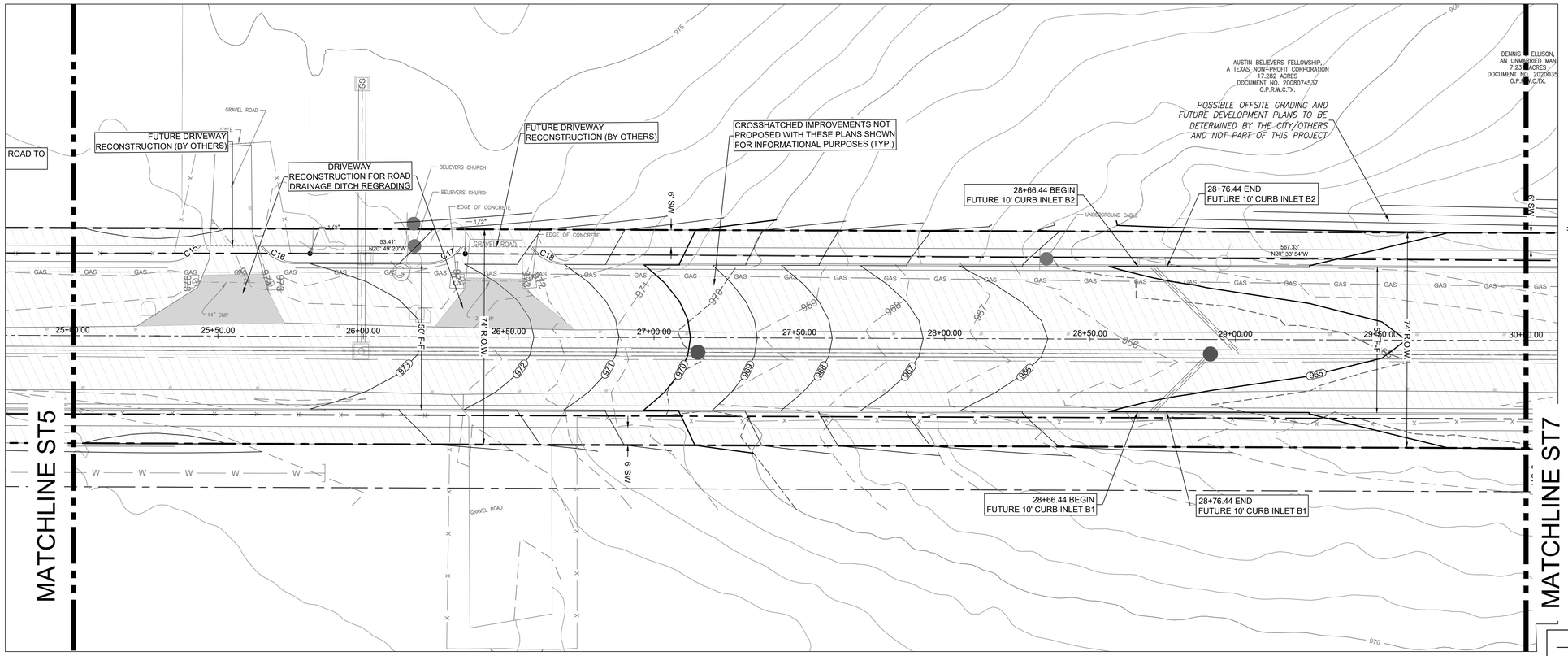
JOB NUMBER: A5440-2401

ST5

SHEET NO. 33 OF 41 SHEETS

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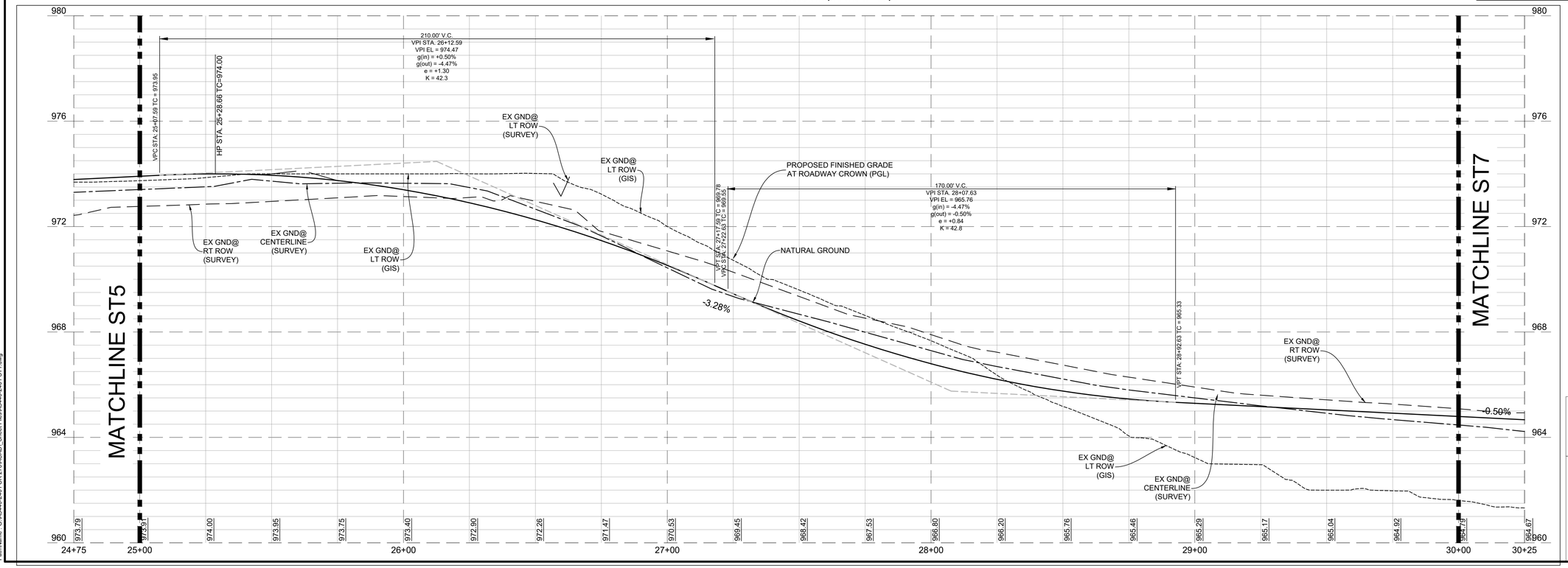
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COUNTY ROAD 270 (74' R.O.W.)

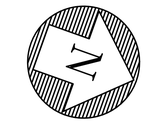
35 MPH DESIGN SPEED

HORIZONTAL/VERTICAL = 20'/2'



LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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LEGEND:

- SIDEWALK TO BE CONSTRUCTED
- WHEELCHAIR ADA RAMP

NOTES:

1. REFER TO THE GEOTECHNICAL REPORT BY ECS SOUTHWEST, LLP, DATED 10/24/2025, FOR FURTHER INFORMATION REGARDING THIS SITE AND ALTERNATE PAVEMENT DESIGN OPTIONS.
2. REFER TO TYPICAL SECTION SHOWN ON ST2 SHEET 29 FOR ULTIMATE ROADWAY SECTION. FUTURE CONSTRUCTION OF TOTAL SECTION & FINAL ALIGNMENT OF FUTURE SECTIONS WILL BE BY OTHERS

PROFILE LINE LEGEND

- EXIST. GROUND @ CENTERLINE
- EXIST. GROUND @ LT. R.O.W. (SURVEY)
- EXIST. GROUND @ LT. R.O.W. (GIS)
- EXIST. GROUND @ RT. R.O.W.
- PROPOSED FG @ CROWN (PGL)

TITAN LEANDER COMMERCE CENTER

CR 270 ROADWAY IMPROVEMENTS PLAN

PLAN AND PROFILE
STA. 25+00 TO 30+00

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 ST1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

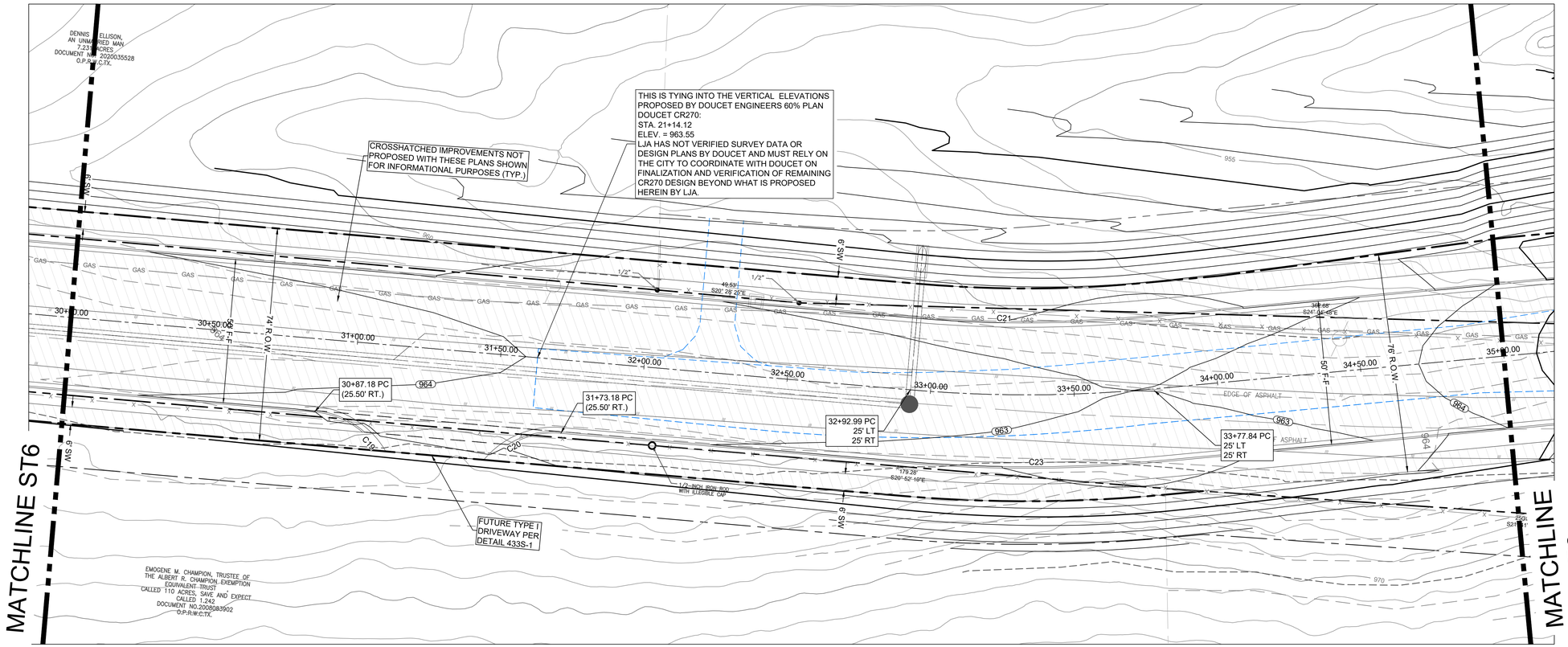
JOB NUMBER: A5440-2401

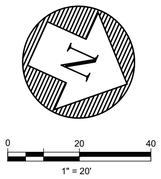
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SHEET NO. 34 OF 41 SHEETS

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Date/Time: Thu, 11 Dec 2025 - 2:22pm
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G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 ST1.dwg, 12/11/2025 2:22:30 PM, DWG To PDF (1200).pc3





LEGEND:

SIDEWALK TO BE CONSTRUCTED

WHEELCHAIR ADA RAMP

NOTES:

1. REFER TO THE GEOTECHNICAL REPORT BY ECS SOUTHWEST, LLP, DATED 10/24/2025, FOR FURTHER INFORMATION REGARDING THIS SITE AND ALTERNATE PAVEMENT DESIGN OPTIONS.
2. REFER TO TYPICAL SECTION SHOWN ON ST2 SHEET 29 FOR ULTIMATE ROADWAY SECTION. FUTURE CONSTRUCTION OF TOTAL SECTION & FINAL ALIGNMENT OF FUTURE SECTIONS WILL BE BY OTHERS

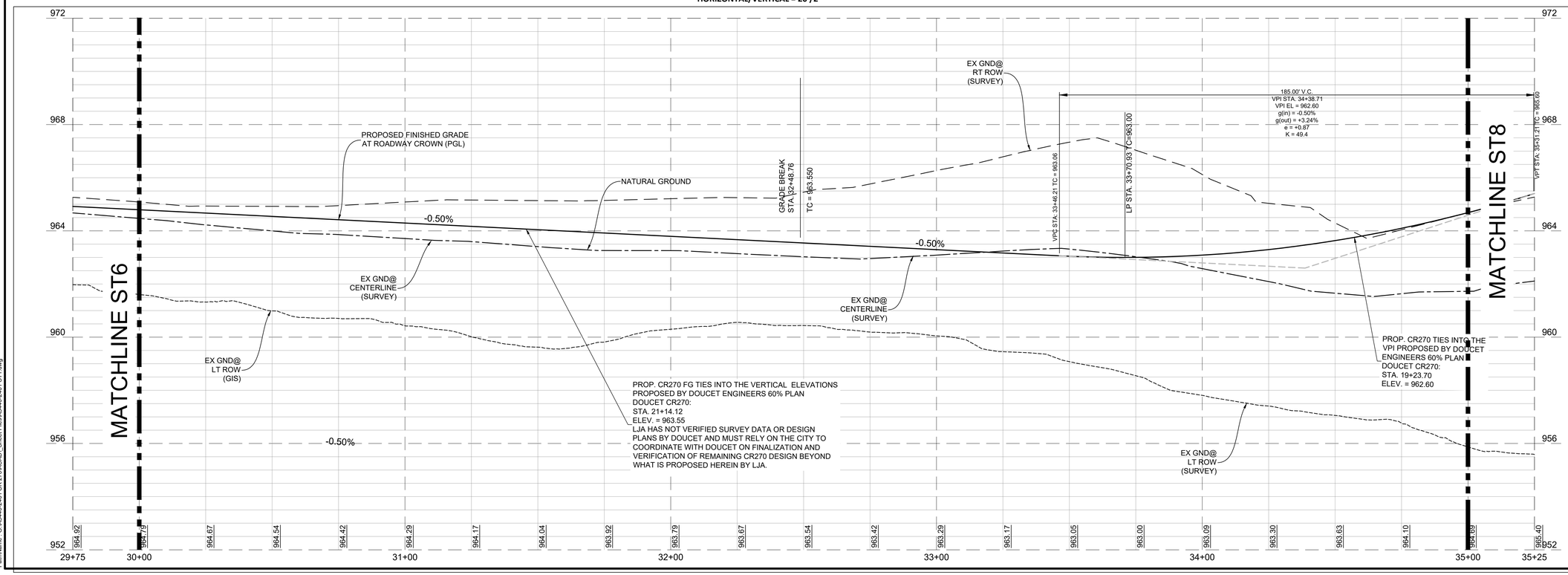
PROFILE LINE LEGEND

- EXIST. GROUND @ CENTERLINE
- EXIST. GROUND @ LT. R.O.W. (SURVEY)
- EXIST. GROUND @ LT. R.O.W. (GIS)
- EXIST. GROUND @ RT. R.O.W.
- PROPOSED FG @ CROWN (PGL)

COUNTY ROAD 270 (74' R.O.W.)

35 MPH DESIGN SPEED

HORIZONTAL/VERTICAL = 20'/2'



LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
PLAN AND PROFILE
STA. 30+00 TO 35+00

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 ST1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 76681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

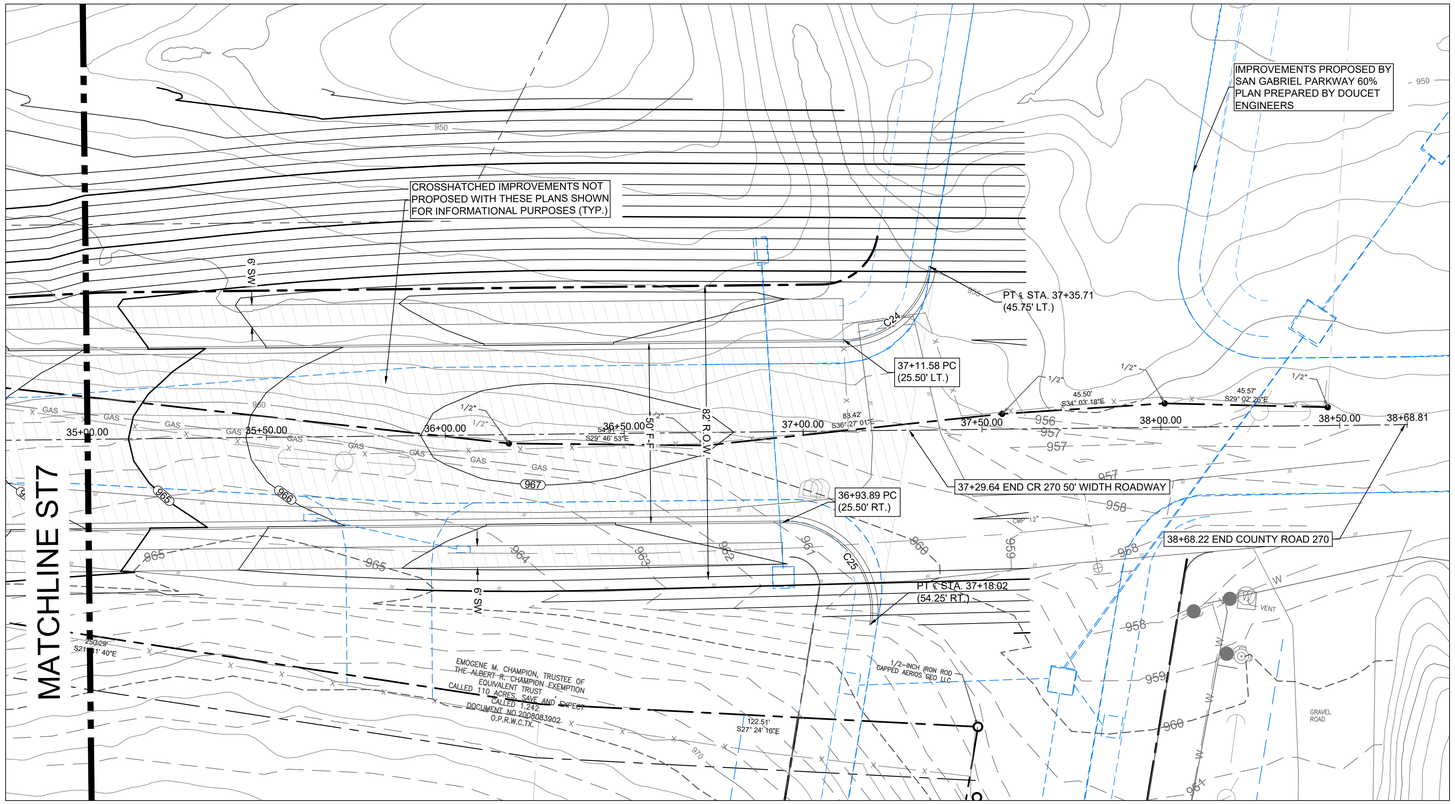
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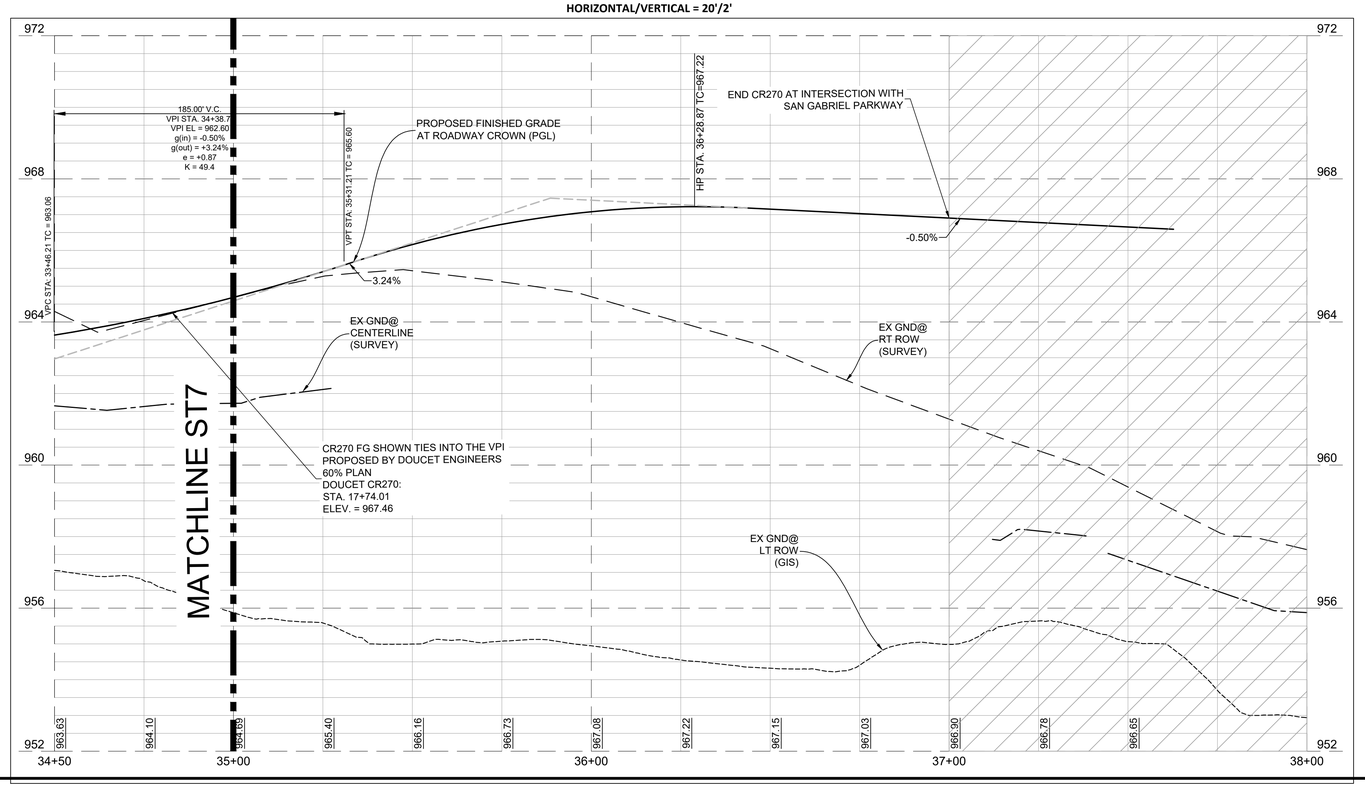
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OF 41 SHEETS

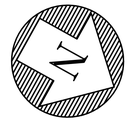
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Curve Table							
Name	Radius	Arc Length	Chord Length	Tangent Length	External Distance	Chord Direction	Delta
C1	30.00	29.76	28.55	16.23	29.76	S07° 33' 09.28"W	056.8329
C2	30.00	29.05	27.93	15.78	29.05	S48° 36' 32.26"E	055.4819
C3	30.00	27.72	26.75	14.94	27.72	S05° 47' 38.17"W	052.9453
C4	30.00	27.73	26.75	14.94	27.73	S47° 09' 18.61"E	052.9529
C5	600.00	88.69	88.61	44.43	88.69	S16° 35' 05.07"E	008.4694
C7	592.02	93.57	93.48	46.88	93.57	N14° 40' 45.70"W	009.0560
C8	550.00	79.95	79.88	40.05	79.95	N16° 30' 51.72"W	008.3287
C9	575.00	83.58	83.51	41.87	83.58	N16° 30' 51.72"W	008.3287
C10	600.00	87.22	87.14	43.69	87.22	N16° 30' 51.72"W	008.3287
C11	15.00	13.91	13.42	7.50	13.91	N47° 14' 37.56"W	053.1301
C12	15.00	13.91	13.42	7.50	13.91	N05° 53' 10.81"E	053.1301
C13	30.00	27.80	26.81	14.99	27.80	S05° 51' 50.88"W	053.0857
C14	30.00	27.84	26.85	15.01	27.84	S47° 15' 57.57"E	053.1746
C15	15.00	13.91	13.42	7.50	13.91	N47° 14' 37.56"W	053.1301
C16	15.00	13.91	13.42	7.50	13.91	N05° 53' 10.81"E	053.1301
C17	15.00	13.91	13.42	7.50	13.91	N47° 14' 37.56"W	053.1301
C18	15.00	13.91	13.42	7.50	13.91	N05° 55' 03.25"E	053.1301
C19	30.00	27.47	26.52	14.78	27.47	S06° 58' 17.89"W	052.4671
C20	30.00	27.00	26.10	14.49	27.00	S48° 03' 10.16"E	051.5745
C21	445.00	79.89	79.79	40.05	79.89	N25° 49' 19.19"W	010.2866
C23	495.00	88.87	88.75	44.55	88.87	N25° 49' 19.19"W	010.2866
C24	25.00	34.91	32.14	20.98	34.91	N70° 58' 22.62"W	080.0153
C25	25.00	43.63	38.30	29.79	43.63	S19° 01' 40.83"W	099.9866



LEGEND:

SIDEWALK TO BE CONSTRUCTED

WHEELCHAIR ADA RAMP

NOTES:

1. REFER TO THE GEOTECHNICAL REPORT BY ECS SOUTHWEST, LLP, DATED 10/24/2025, FOR FURTHER INFORMATION REGARDING THIS SITE AND ALTERNATE PAVEMENT DESIGN OPTIONS.
2. REFER TO TYPICAL SECTION SHOWN ON ST2 SHEET 29 FOR ULTIMATE ROADWAY SECTION. FUTURE CONSTRUCTION OF TOTAL SECTION & FINAL ALIGNMENT OF FUTURE SECTIONS WILL BE BY OTHERS

PROFILE LINE LEGEND

- EXIST. GROUND @ CENTERLINE
- EXIST. GROUND @ LT. R.O.W. (SURVEY)
- EXIST. GROUND @ LT. R.O.W. (GIS)
- EXIST. GROUND @ RT. R.O.W.
- PROPOSED FG @ CROWN (PGL)

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
PLAN AND PROFILE
STA. 35+00.00 TO 38+68.81

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 ST1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

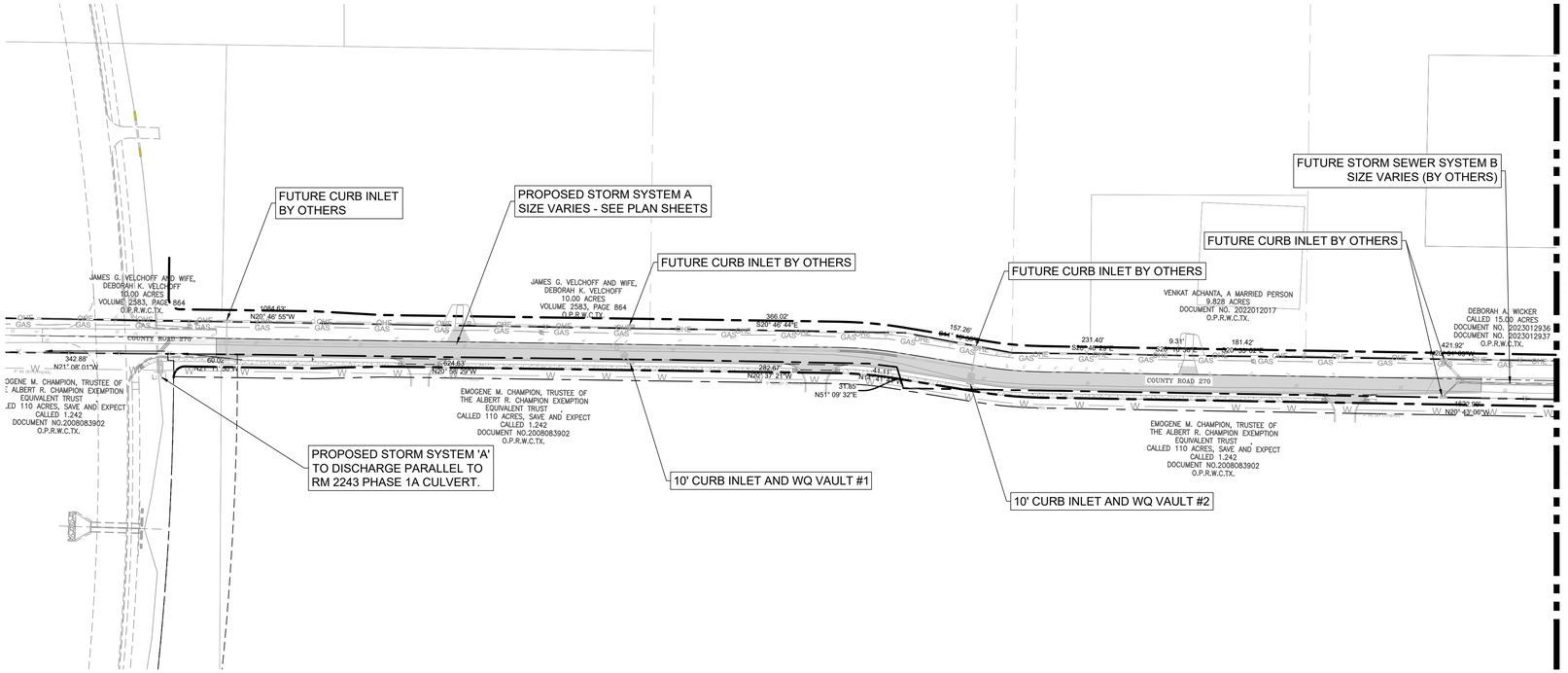
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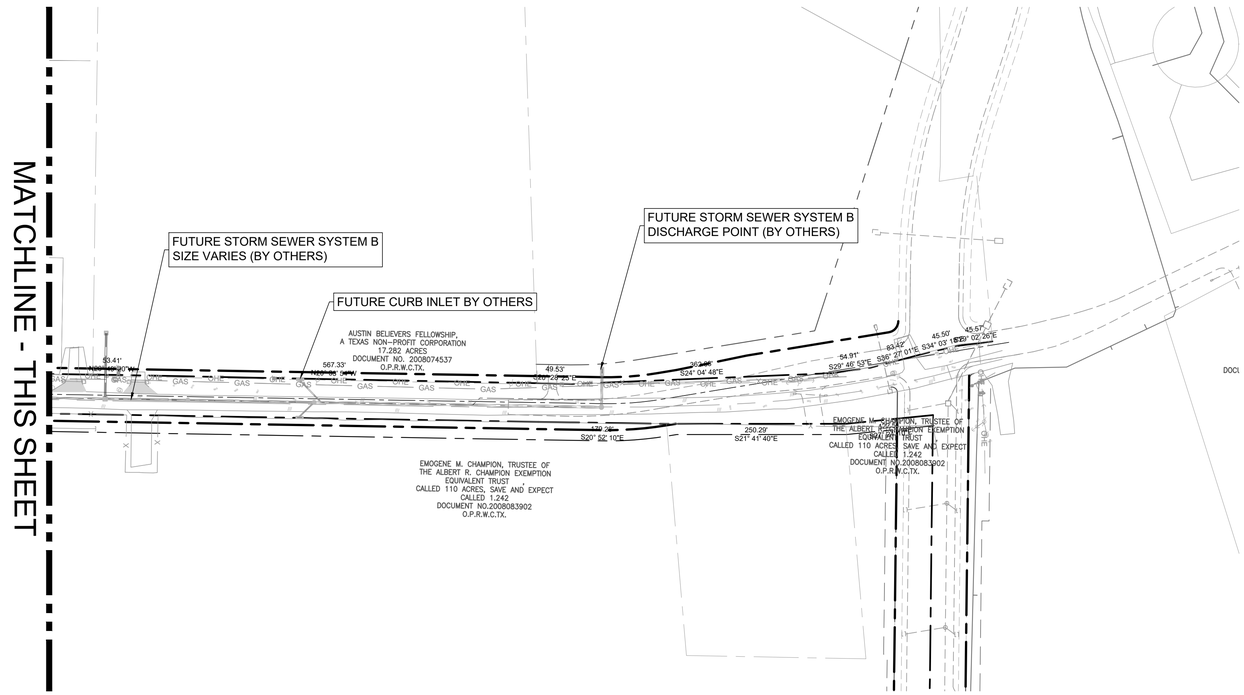
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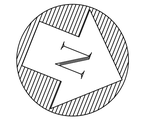
SHEET NO. 36

OF 41 SHEETS

User Name: jlozano
Date/Time: Thu, 11 Dec 2025 - 2:23pm
Path/Name: G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 ST1.dwg







LEGEND:

- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING AIR RELEASE VALVE
- PROPOSED PLUG OR CAP
- EXISTING PLUG OR CAP
- EXISTING CLEAN OUT
- PROPOSED STORM SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE

NOTES:

1. REFER TO DETAILS 508-3 AND/OR 508-4 FOR INLET CONSTRUCTION.
2. REFER TO DETAILS 506S-5, 506S-7, 506S-8, 506S-9 AND/OR 506S-10 FOR MANHOLE CONSTRUCTION. CONTRACTOR MAY SUBSTITUTE JUNCTION BOXES FOR RING MANHOLES WITH APPROVAL OF THE ENGINEER.
3. PIPE STATIONING AND LINEAR FOOTAGE IS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE SLOPE IS CALCULATED FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE.
4. INLET CURB TRANSITIONS SHALL BE STANDARD 10' LONG UNLESS OTHERWISE NOTED ON THESE PLANS. THE MINIMUM ALLOWABLE TRANSITION LENGTH SHALL BE 5 FEET.
5. ACCESS TO EXISTING DRIVEWAYS ALONG WEST SIDE OF CR270 SHALL BE MAINTAINED AT ALL TIMES. REFERENCE SCHEMATIC TRAFFIC CONTROL PLAN SHOWN ON SHEET 44.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
OVERALL STORM SEWER LAYOUT

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: CWN,IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 SS.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

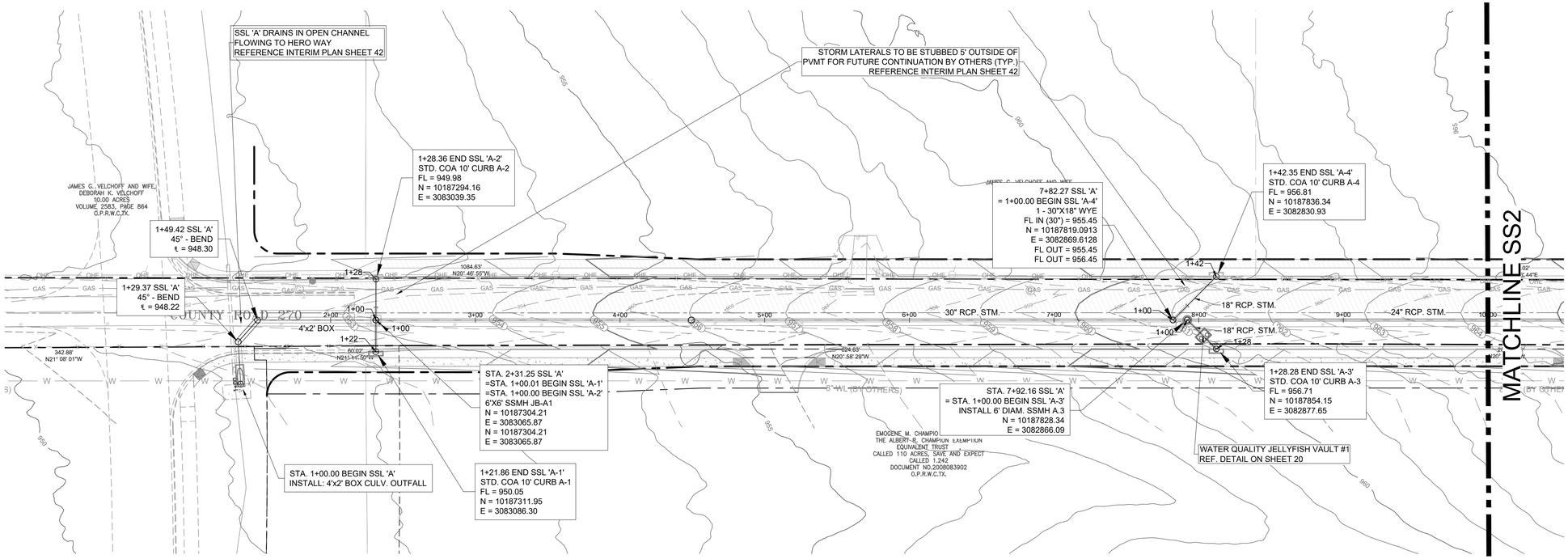
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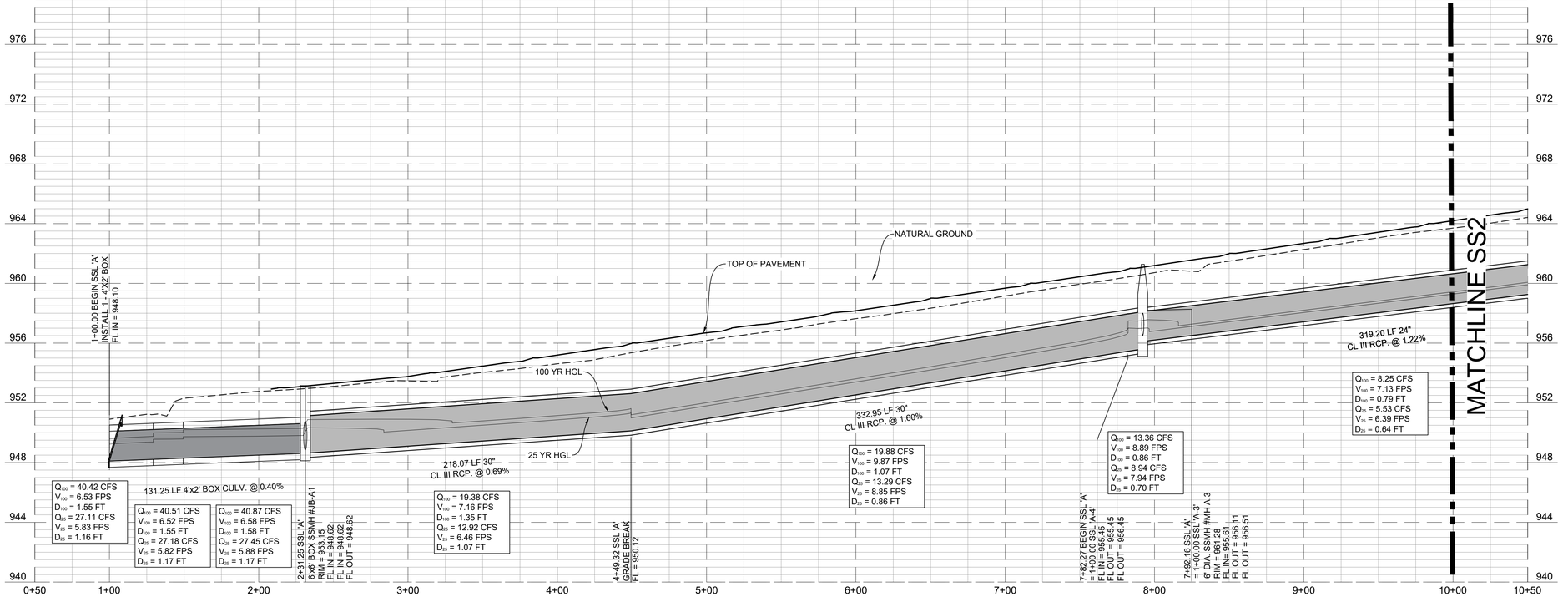
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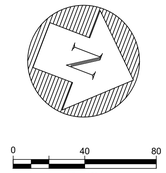
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OF 41 SHEETS

DateTime - Thu, 11 Dec 2025 - 2:23pm
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User Name - jlozano







LEGEND:

- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING AIR RELEASE VALVE
- PROPOSED PLUG OR CAP
- EXISTING PLUG OR CAP
- EXISTING CLEAN OUT
- PROPOSED STORM SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
STORM SEWER SYSTEM A
STA 1+00 TO X+XX

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 SS1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

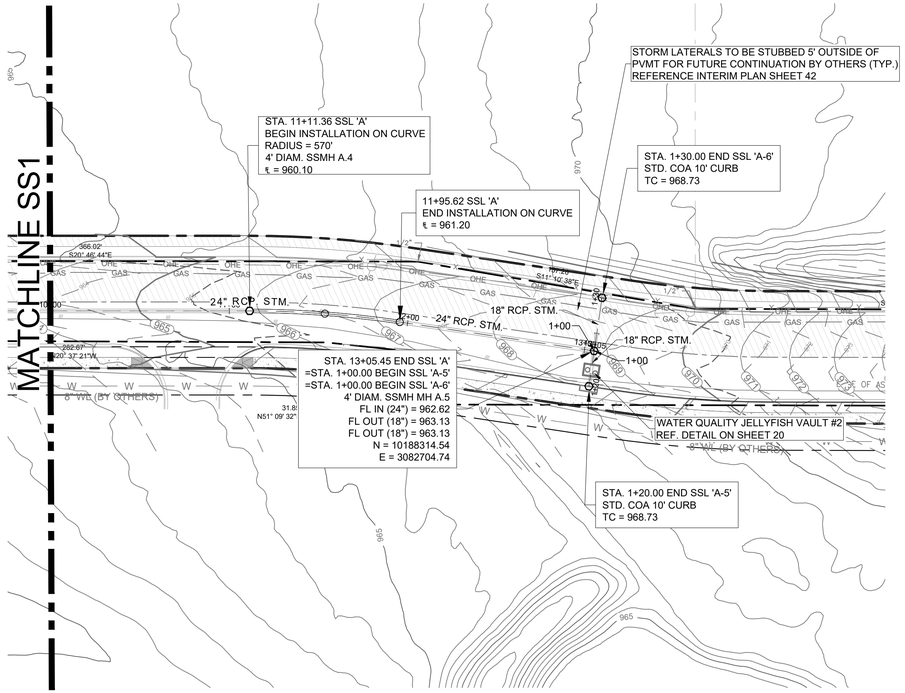
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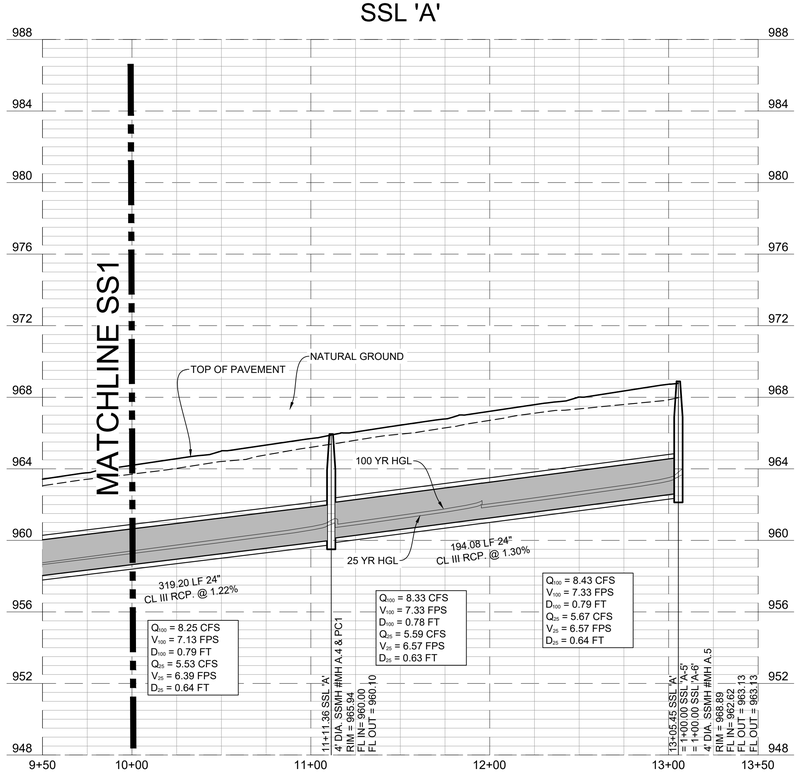
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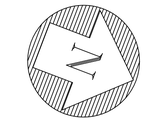
SHEET NO. 38

OF 41 SHEETS

User Name : jlozano
Date/Time : Thu, 11 Dec 2025 - 2:24pm
Path/Name : G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 SS1.dwg







LEGEND:

- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING AIR RELEASE VALVE
- PROPOSED PLUG OR CAP
- EXISTING PLUG OR CAP
- EXISTING CLEAN OUT
- PROPOSED STORM SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
STORM SEWER SYSTEM A STA 10+00 TO END

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 SS2.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 Lk Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

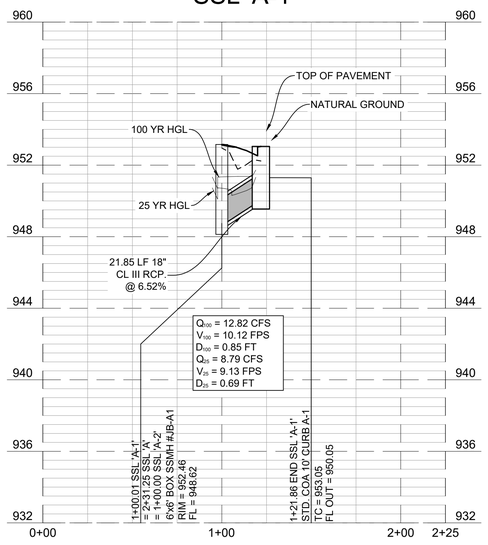
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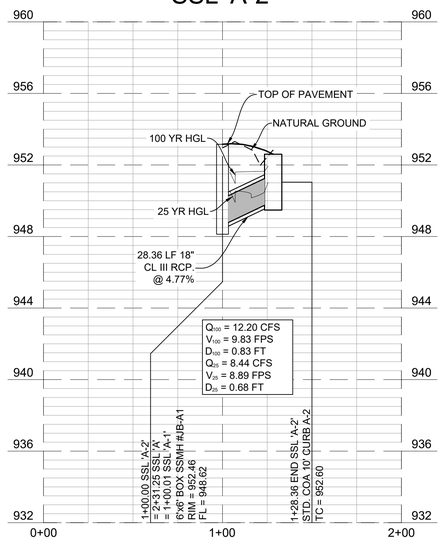
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User Name - jlozano

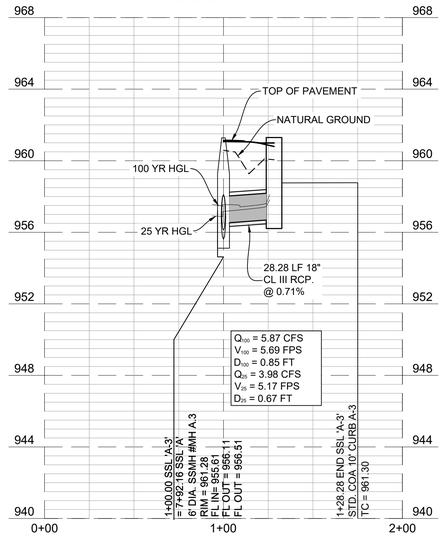
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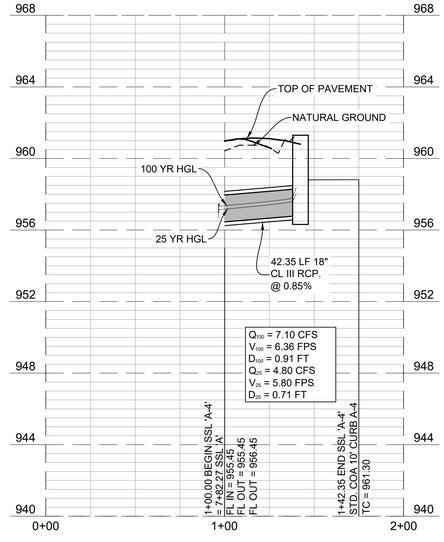
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SSL 'A-3'



SSL 'A-4'



0 40 80
1" = 40'

SSL 'A-5'

SSL 'A-6'

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
STORM SEWER SYSTEM A
STA 10+00 TO END

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 SS4.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

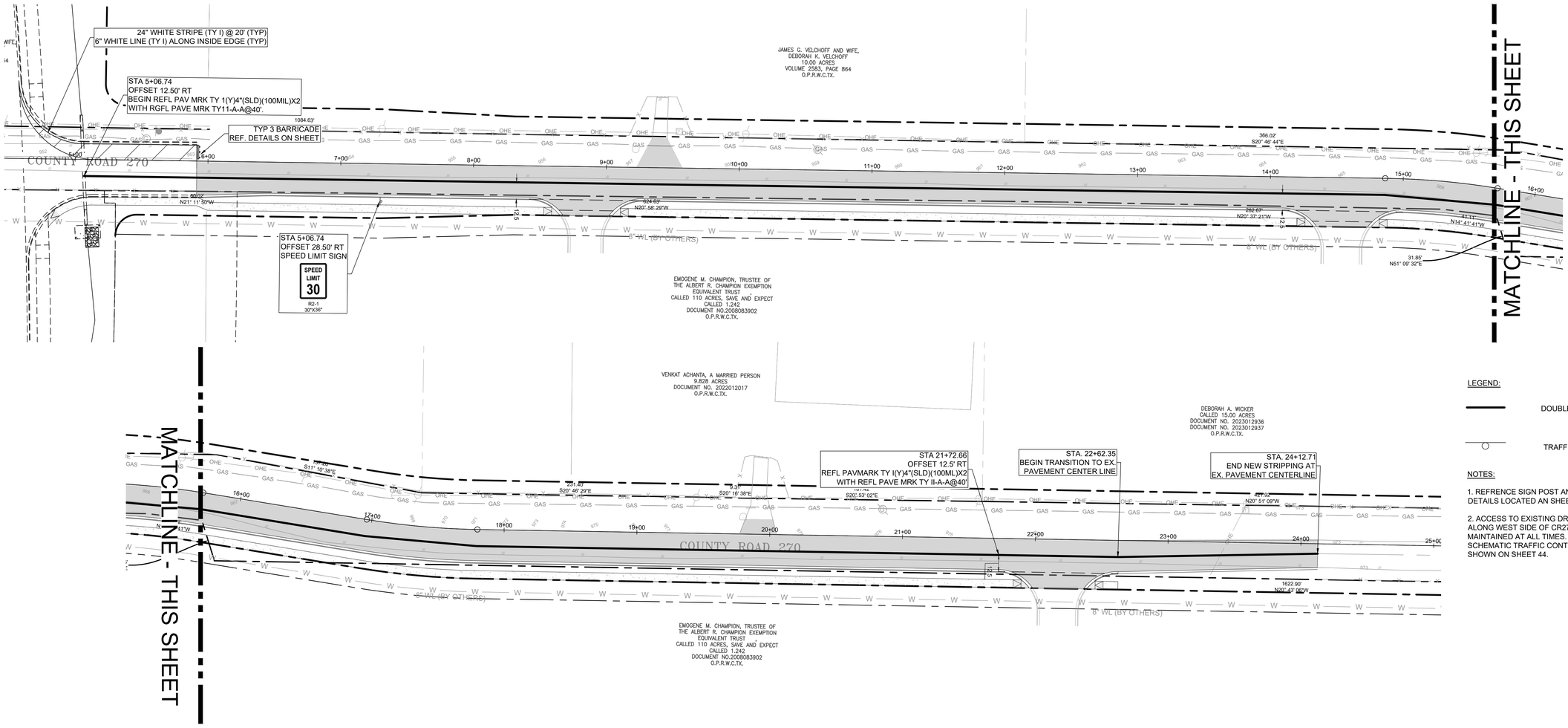
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SS3

SHEET NO. 40 OF 41 SHEETS

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User Name : jlozano

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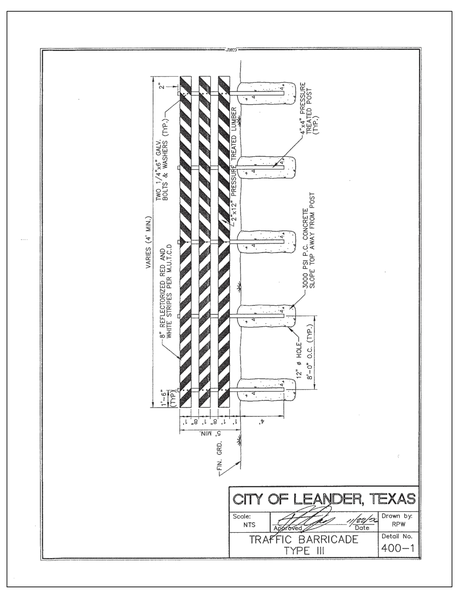
DOUBLE YELLOW SOLID STRIPING

TRAFFIC SIGN

NOTES:

1. REFRENCE SIGN POST AND FOUNDATION DETAILS LOCATED AN SHEET 48.

2. ACCESS TO EXISTING DRIVEWAYS ALONG WEST SIDE OF CR270 SHALL BE MAINTAINED AT ALL TIMES. REFERENCE SCHEMATIC TRAFFIC CONTROL PLAN SHOWN ON SHEET 44.



LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER

CR 270 ROADWAY IMPROVEMENTS PLAN

SIGNAGE & STRIPING PLAN
& TRAFFIC CONTROL PLAN

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 STRIPING.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

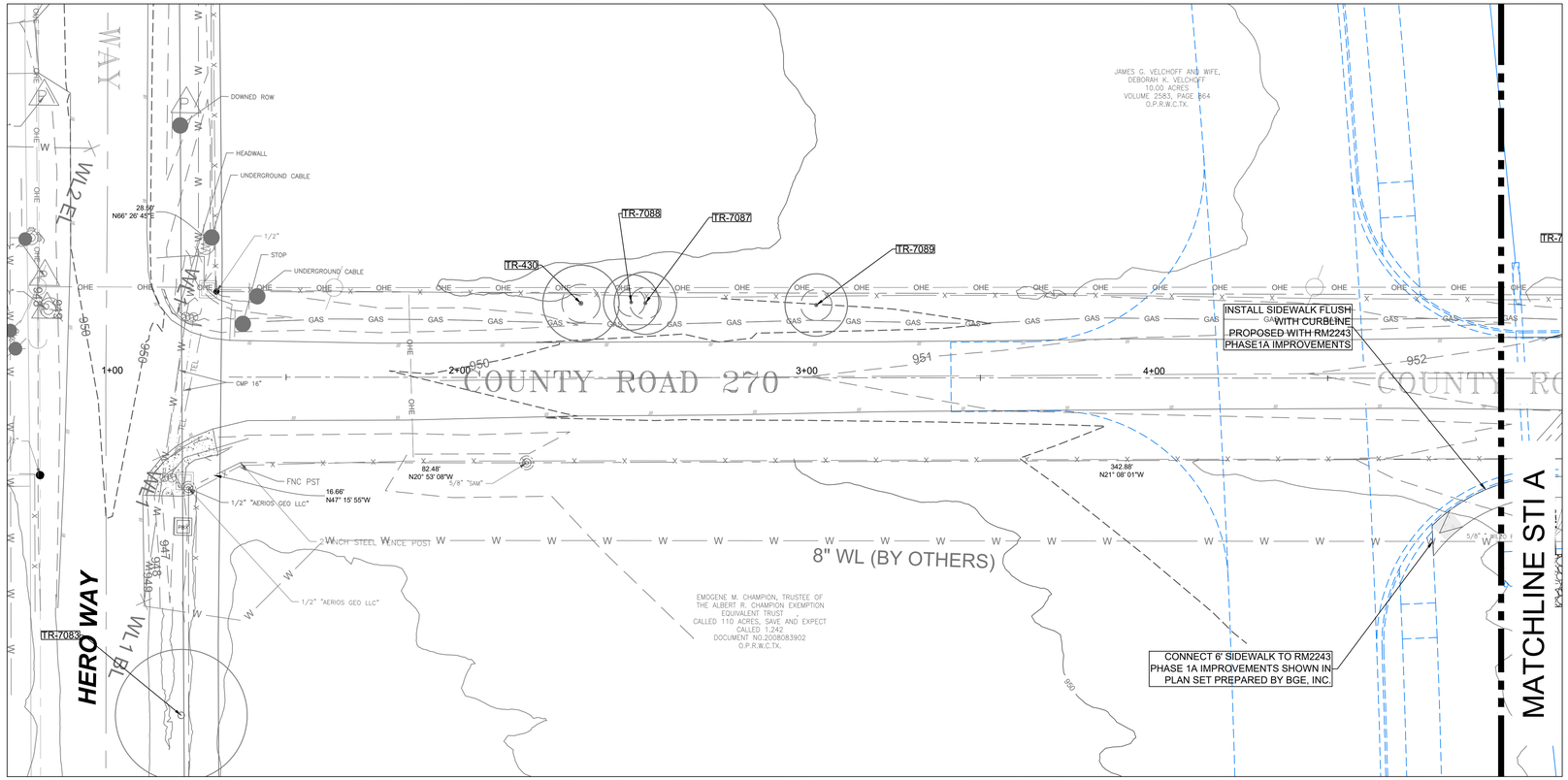
LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 76681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

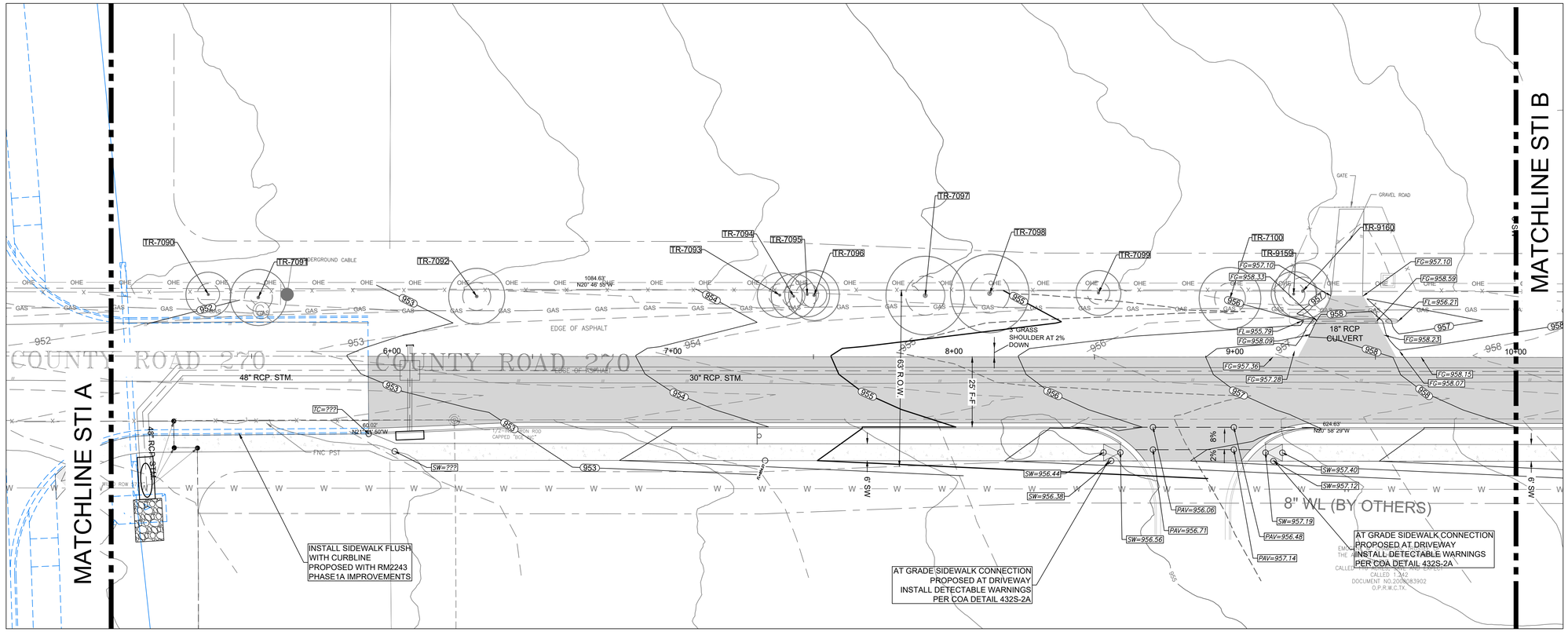
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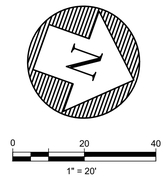
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SHEET NO. 41 OF 41 SHEETS

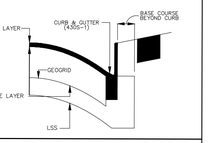
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User Name : jlozano
Path/Name : G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 STRIPING.dwg







COLLECTOR STREET SECTION PAVEMENT DESIGN (1000S-11)



	COLLECTOR STREETS				
PLASTICITY INDEX	<25	>25			
STRUCTURAL ELEMENT		OPTION 1B			
ASPHALT LAYER	N/A	5.0"			
BASE COURSE LAYER		8.0"			
LIME STABILIZED SUBGRADE		8.0"			
GEOGRID [1,2]		NO			
BASE COURSE BEYOND CURB	▼	36"			

LEGEND:

SIDEWALK TO BE CONSTRUCTED

WHEELCHAIR ADA RAMP

NOTES:

1. REFER TO THE GEOTECHNICAL REPORT BY ECS SOUTHWEST, LLP, DATED 10/30/2024, FOR FURTHER INFORMATION REGARDING THIS SITE AND ALTERNATE PAVEMENT DESIGN OPTIONS.
2. REFER TO TYPICAL SECTION SHOWN ON ST2 SHEET 28 FOR PHASE 1 ROADWAY SECTION. FUTURE CONSTRUCTION OF TOTAL SECTION & FINAL ALIGNMENT OF FUTURE SECTIONS WILL BE BY OTHERS
3. TURF GRASS IS PROHIBITED IN STRIPS OF LAND LESS THAN SIX (6') IN WIDTH BETWEEN SIDEWALKS AND PAVEMENT PER COL ZONING ARTICLE VI SEC. 1.8.4

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER

CR 270 ROADWAY IMPROVEMENTS PLAN

INTERIM STREET PLAN
STA. 1+00 TO 10+00

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 STI1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

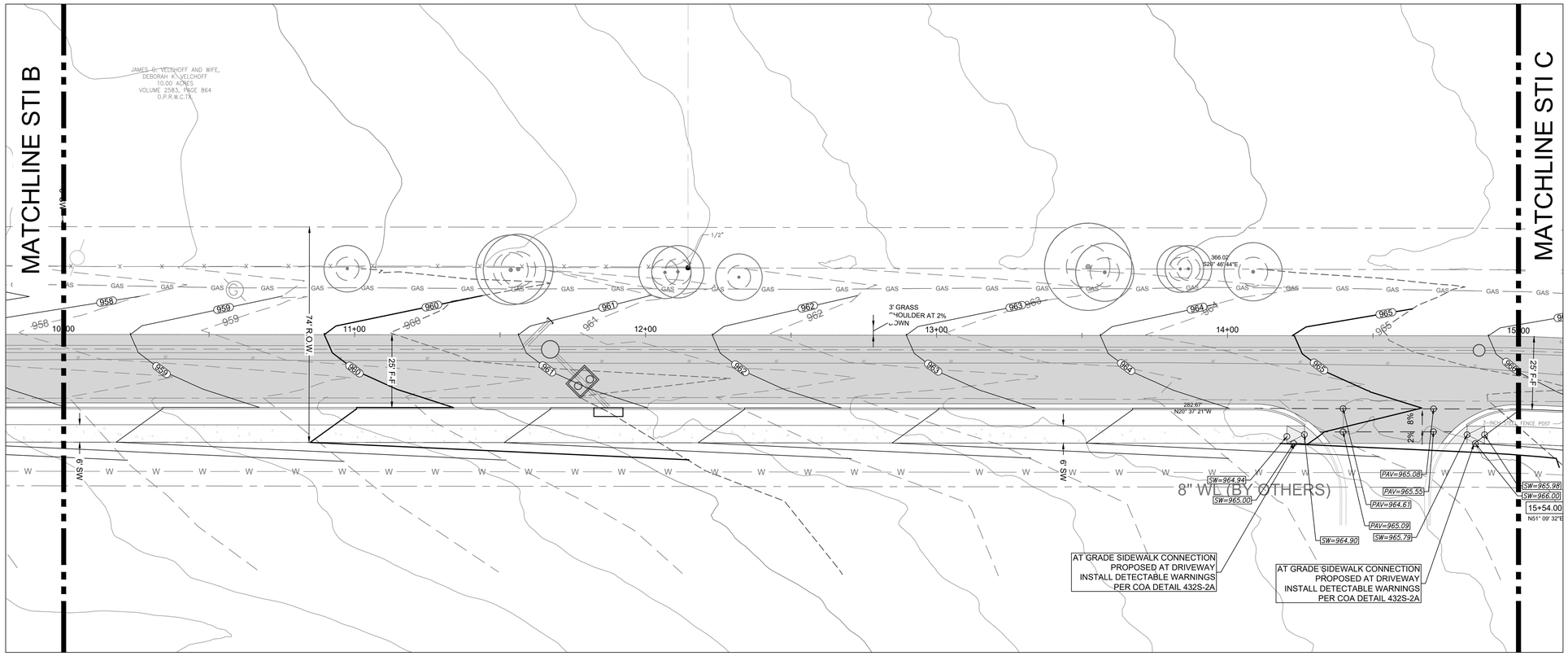
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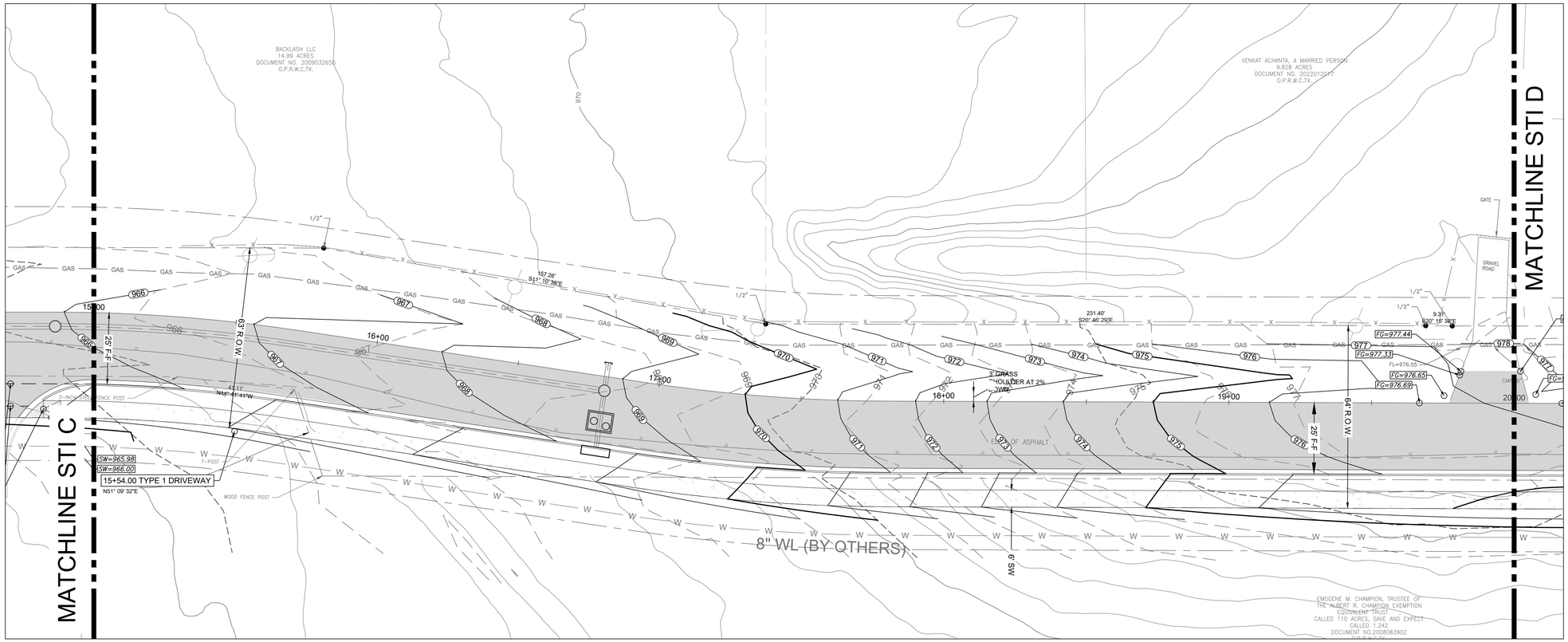
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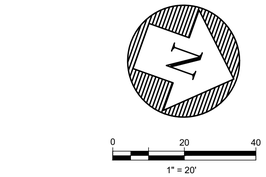
OF 41 SHEETS

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Date/Time : Thu, 11 Dec 2025 - 2:26pm
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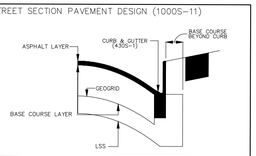


LEGEND:

SIDEWALK TO BE CONSTRUCTED

WHEELCHAIR ADA RAMP

COLLECTOR STREET SECTION PAVEMENT DESIGN (1000S-11)



	COLLECTOR STREETS				
PLASTICITY INDEX	<25	>25			
STRUCTURAL ELEMENT		OPTION 1B			
ASPHALT LAYER	N/A	5.0"			
BASE COURSE LAYER		8.0"			
LIME STABILIZED SUBGRADE		8.0"			
GEOGRID [1,2]		NO			
BASE COURSE BEYOND CURB	▼	36"			

NOTES:

1. REFER TO THE GEOTECHNICAL REPORT BY ECS SOUTHWEST, LLP, DATED 10/30/2024, FOR FURTHER INFORMATION REGARDING THIS SITE AND ALTERNATE PAVEMENT DESIGN OPTIONS.
2. REFER TO TYPICAL SECTION SHOWN ON ST2 SHEET 28 FOR PHASE 1 ROADWAY SECTION. FUTURE CONSTRUCTION OF TOTAL SECTION & FINAL ALIGNMENT OF FUTURE SECTIONS WILL BE BY OTHERS
3. TURF GRASS IS PROHIBITED IN STRIPS OF LAND LESS THAN SIX (6') IN WIDTH BETWEEN SIDEWALKS AND PAVEMENT PER COL ZONING ARTICLE VI SEC. 1.8.4

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
INTERIM STREET PLAN
STA. 10+00 TO 20+00

NO.	REVISIONS DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: ____ OWN IT
CHECKED BY: ____ JDH
DRAWING NAME: A5440-2401 STI2.dwg

JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
TBPE-F-1386
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681

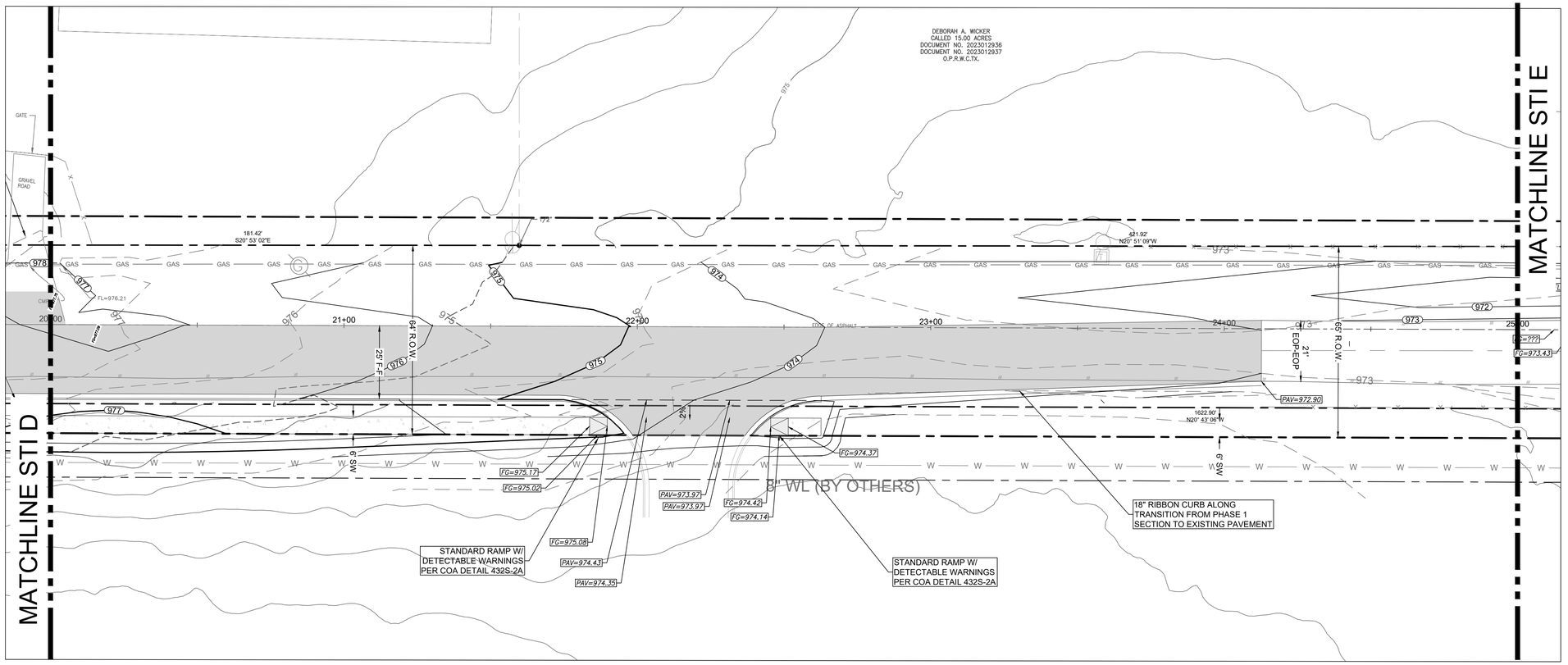
JOB NUMBER: A5440-2401

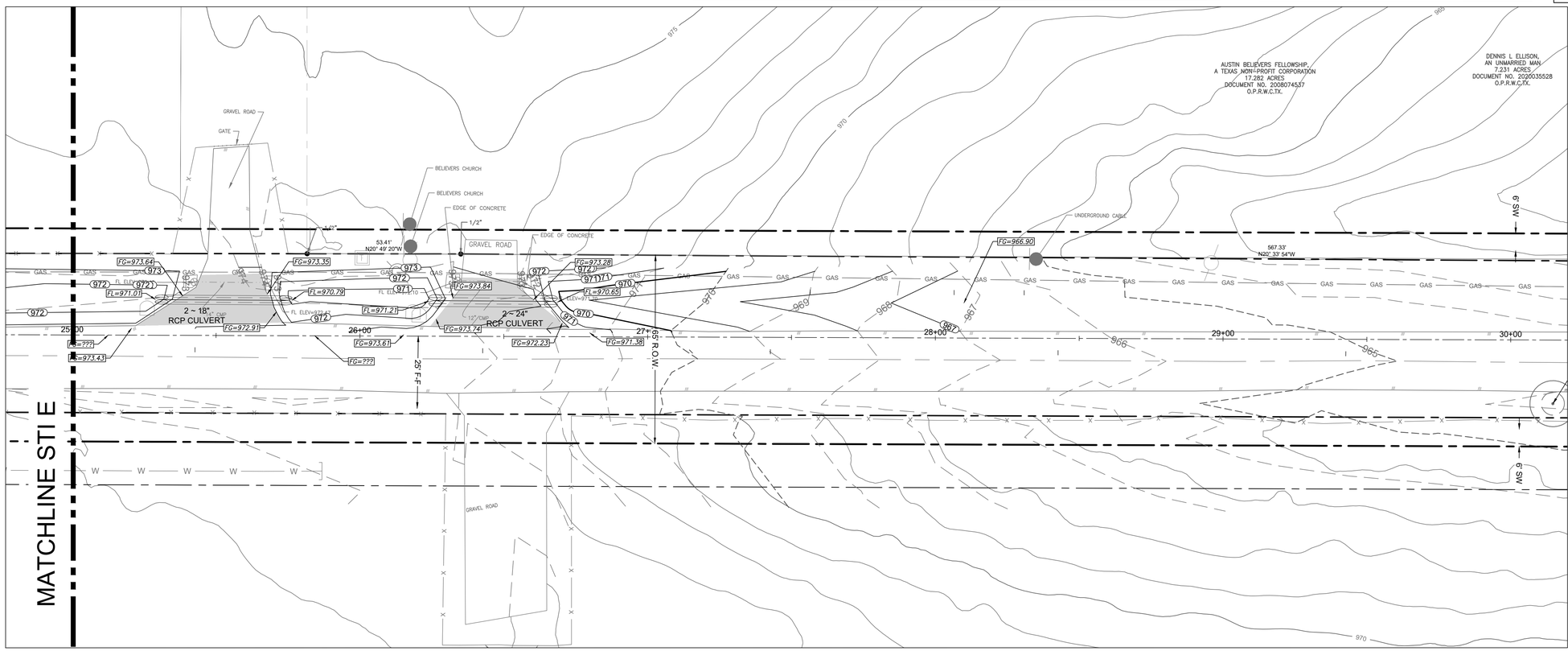
STI 2

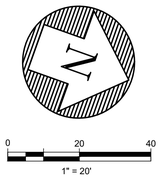
SHEET NO. 43 OF 41 SHEETS

User Name: jlozano
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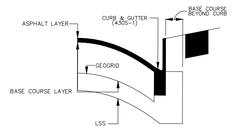


LEGEND:

SIDEWALK TO BE CONSTRUCTED

WHEELCHAIR ADA RAMP

COLLECTOR STREET SECTION PAVEMENT DESIGN (1000S-11)



		COLLECTOR STREETS				
PLASTICITY INDEX	<25	>25				
STRUCTURAL ELEMENT		OPTION 1B				
ASPHALT LAYER	N/A	5.0"				
BASE COURSE LAYER		8.0"				
LIME STABILIZED SUBGRADE		8.0"				
GEOGRID [1,2]		NO				
BASE COURSE BEYOND CURB	▼	36"				

NOTES:

1. REFER TO THE GEOTECHNICAL REPORT BY ECS SOUTHWEST, LLP, DATED 10/30/2024, FOR FURTHER INFORMATION REGARDING THIS SITE AND ALTERNATE PAVEMENT DESIGN OPTIONS.
2. REFER TO TYPICAL SECTION SHOWN ON ST2 SHEET 28 FOR PHASE 1 ROADWAY SECTION. FUTURE CONSTRUCTION OF TOTAL SECTION & FINAL ALIGNMENT OF FUTURE SECTIONS WILL BE BY OTHERS
3. TURF GRASS IS PROHIBITED IN STRIPS OF LAND LESS THAN SIX (6') IN WIDTH BETWEEN SIDEWALKS AND PAVEMENT PER COL ZONING ARTICLE VI SEC. 1.8.4

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
INTERIM STREET PLAN
STA. 20+00 TO 30+00

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: GWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 STI3.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED
PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

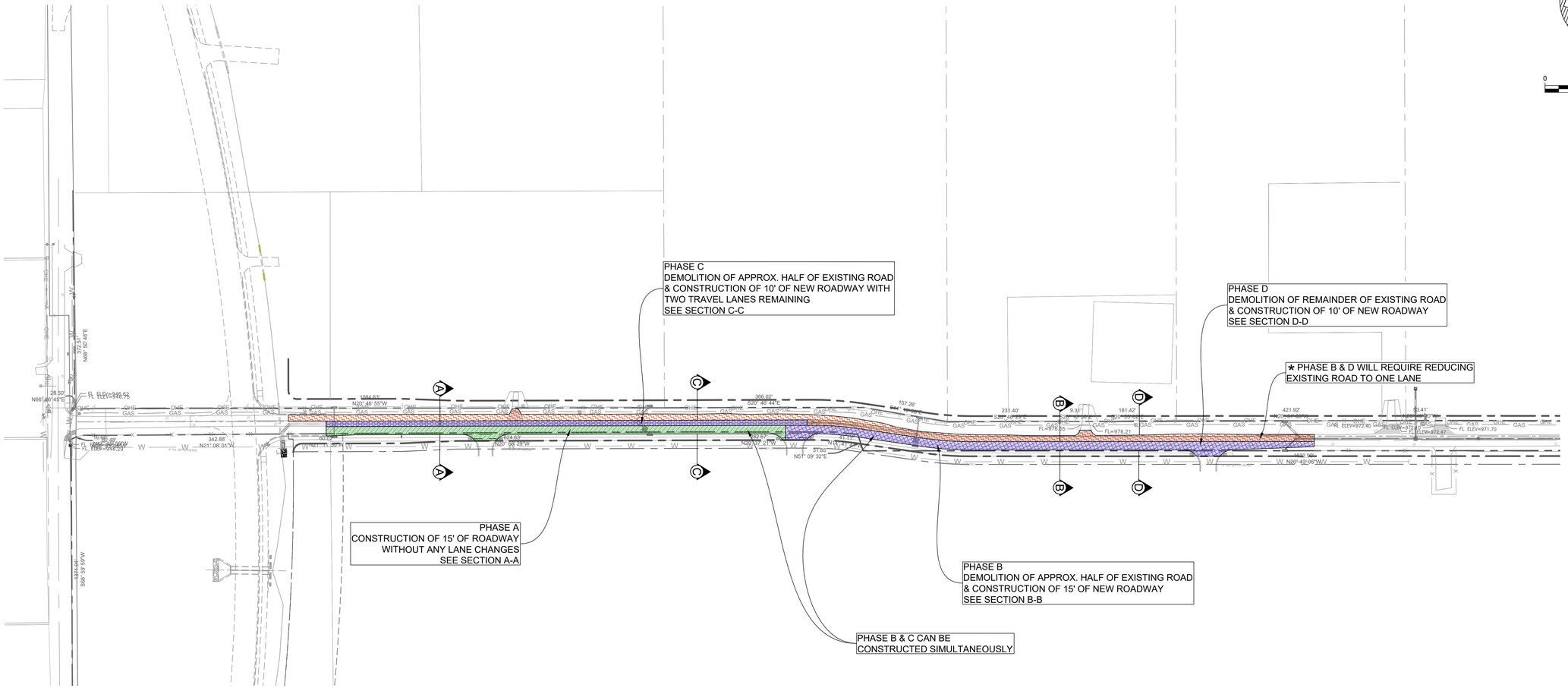
JOB NUMBER: A5440-2401

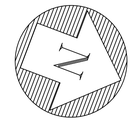
STI 3

SHEET NO. 44

OF 41 SHEETS

User Name: jlozano
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LEGEND:

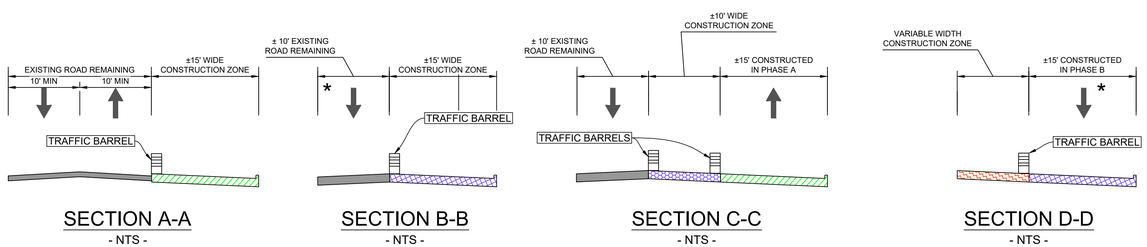
NOTES:

1. DRIVEWAY ACCESS FOR ALL RESIDENCES & BUSINESSES SHALL REMAIN AT ALL TIMES DURING CONSTRUCTION

2. COORDINATION WITH CITY WILL BE REQUIRED FOR CIP WORK ZONE OF E. SAN GABRIEL PARKWAY, JUST NORTH OF THIS PROJECT.

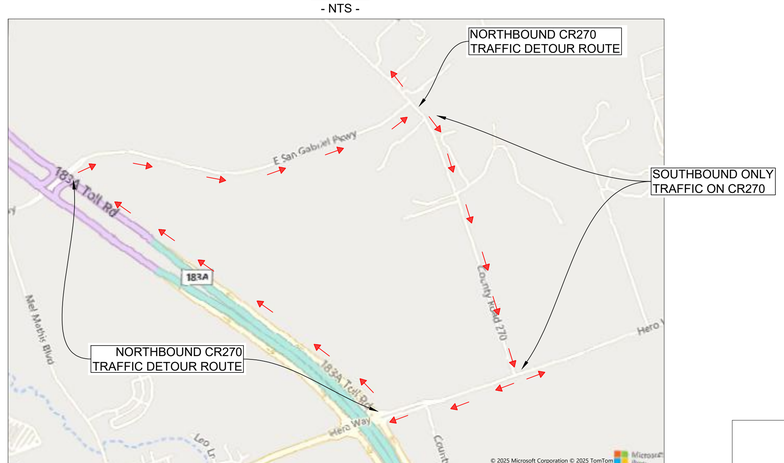
3. COORDINATION WITH WILLIAMSON COUNTY WILL BE REQUIRED FOR WORK ZONE OF RM2243 PHASE 1A (HERO WAY), JUST SOUTH OF THE PROJECT. THIS PLAN IS PROVIDED FOR CONTRACTOR REFERENCE FOR WORK ZONE PHASING. TXDOT TRAFFIC CONTROL DETAILS , ON SHEETS TC2 & TC3, SHALL BE FOLLOWED. ALTERNATING PHASING AND TRAFFIC CONTROL PLANS MAY BE SUBMITTED FOR ENGINEER & CITY APPROVAL.

4. A DETAILED SITE-SPECIFIC TRAFFIC CONTROL PLAN WILL NEED TO BE SUBMITTED BY THE CONTRACTOR TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.



SCHEMATIC PHASE B&D DETOUR PLAN:

- NTS -



★ CONSTRUCTION OF PHASE B & D WILL REQUIRE 1-WAY TRAFFIC DURING CONSTRUCTION. SCHEMATIC DETOUR PLAN SHOWN ON SHEET FOR INFORMATIONAL PURPOSES. FINAL DETOUR PLAN WILL BE SUBMITTED BY CONTRACTOR PRIOR TO CONSTRUCTION.

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
PHASE 1 TRAFFIC CONTROL PLAN

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 TCP1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 76681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

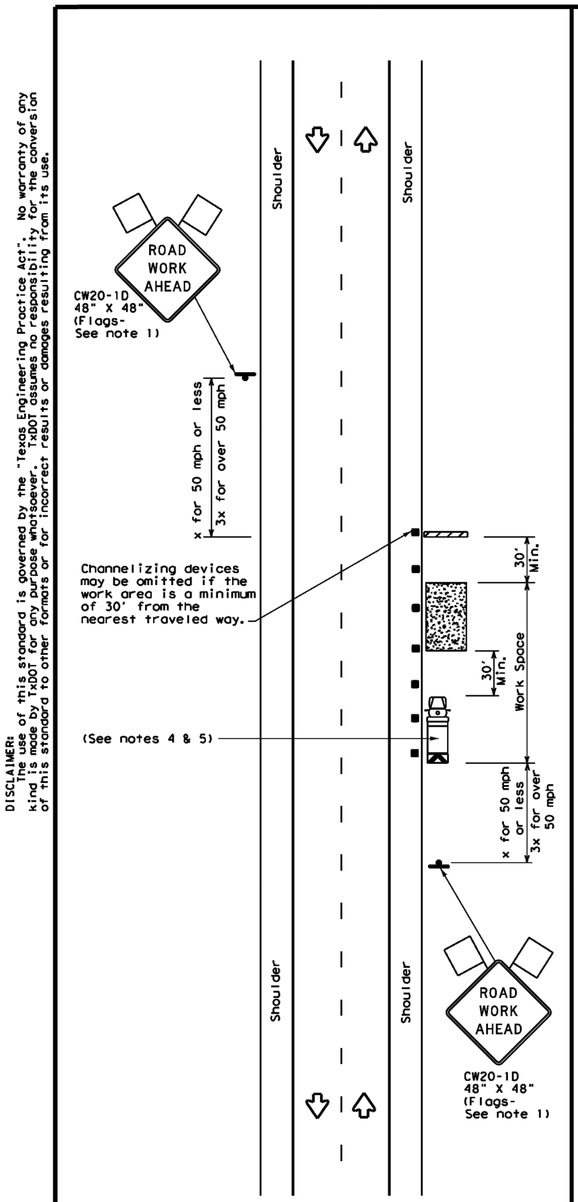
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TC1

SHEET NO. 45 OF 41 SHEETS

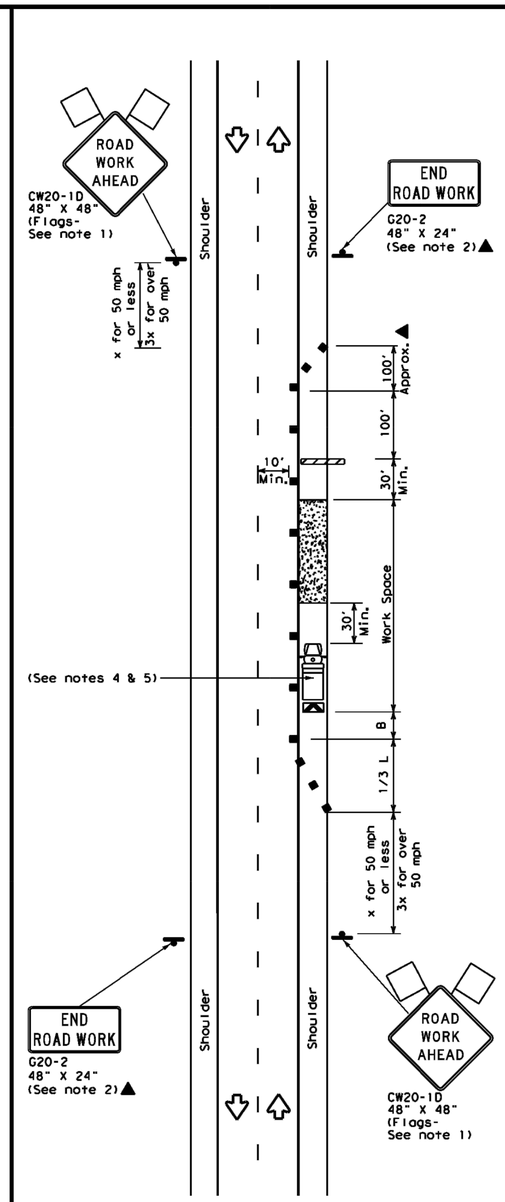
User Name: jlozano
Date/Time: Thu, 11 Dec 2025 - 2:27pm
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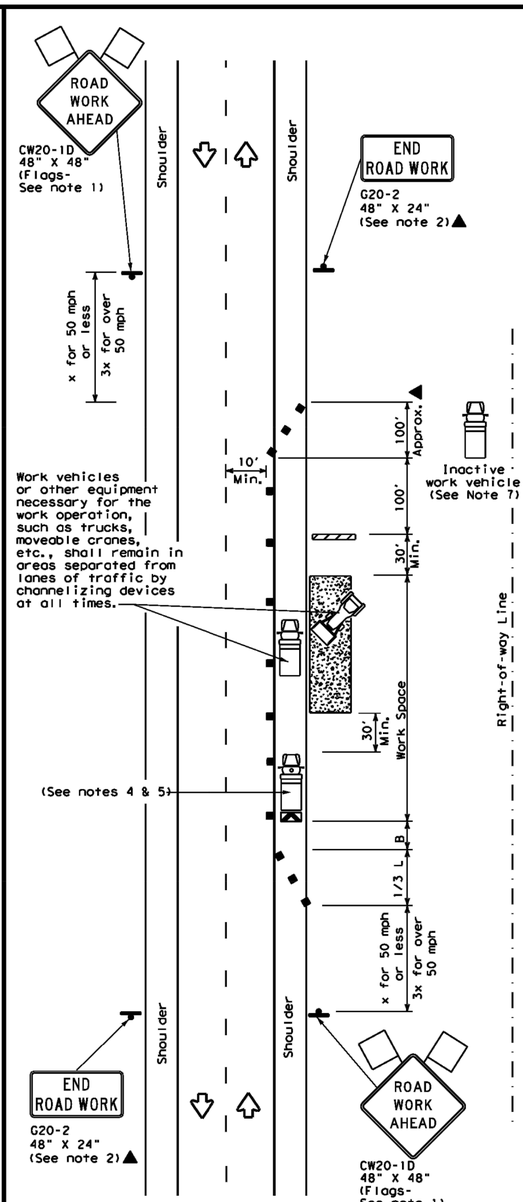
TCP (2-1a)

WORK SPACE NEAR SHOULDER
Conventional Roads



TCP (2-1b)

WORK SPACE ON SHOULDER
Conventional Roads



TCP (2-1c)

WORK VEHICLES ON SHOULDER
Conventional Roads

DATE:
FILE:

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L=WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓	✓	✓

GENERAL NOTES

1. Flags attached to signs where shown, are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated in the plans, or for routine maintenance work, when approved by the Engineer.
3. Stockpiled material should be placed a minimum of 30 feet from nearest traveled way.
4. Shadow Vehicle with TMA and high intensity rotating, flashing, oscillating or strobe lights. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.
6. See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
7. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
8. CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

Texas Department of Transportation — *Traffic Operations Division Standard*

TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP(2-1)-18

FILE: tcp2-1-18.dgn	DN:	CK:	DW:	CK:
©TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS				
2-94 4-98	DIST	COUNTY		SHEET NO.
8-95 2-12				
1-97 2-18				

161

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
PHASE 1 TRAFFIC CONTROL DETAILS

NO.	REVISIONS DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 TCP1.dwg



LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

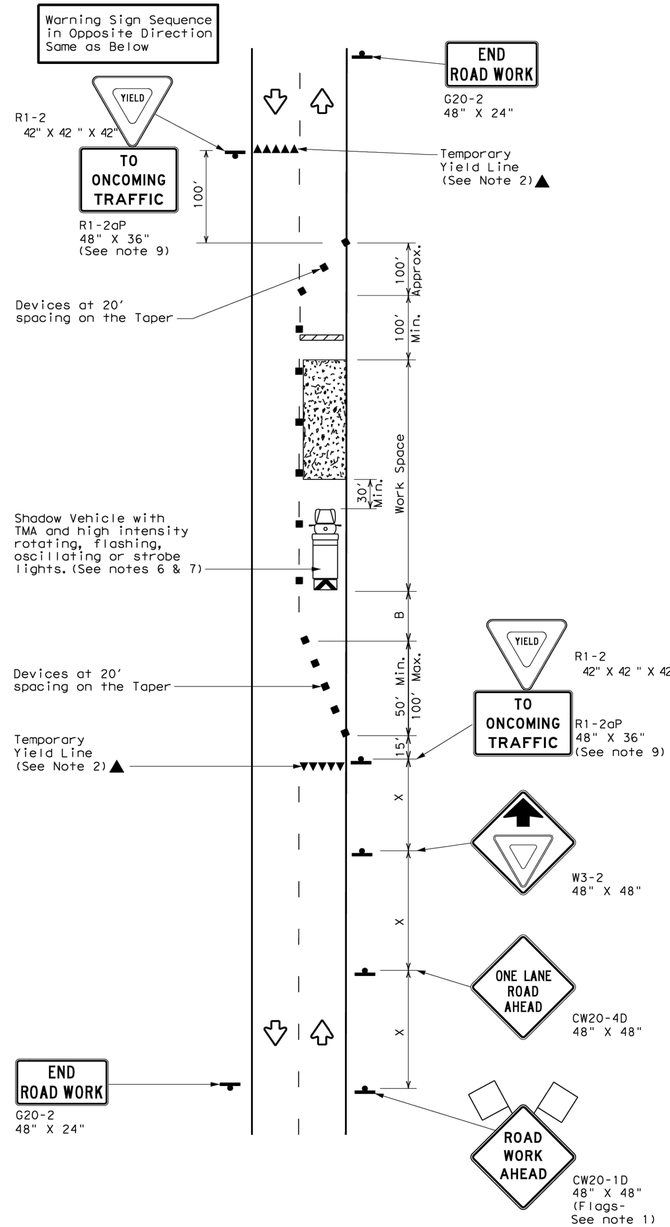
JOB NUMBER:
A5440-2401

TC2

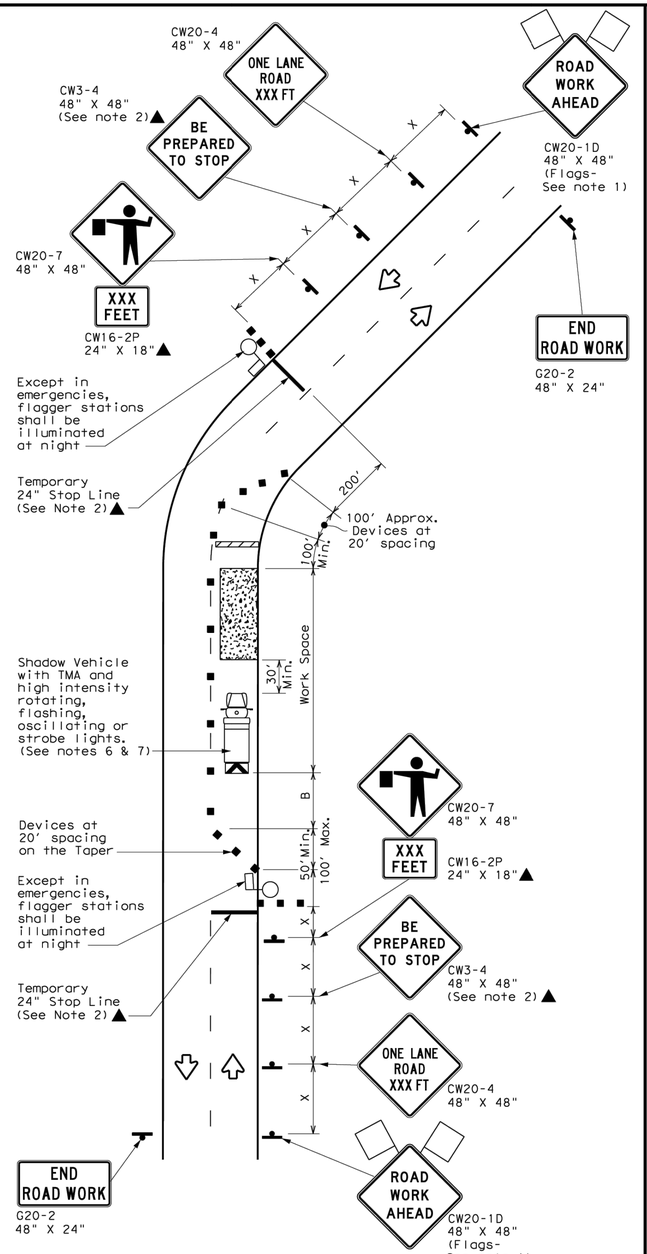
SHEET NO.
46
OF 41 SHEETS

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DateTime: Thu, 11 Dec 2025 - 2:27pm
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TCP (2-2a)
2-LANE ROADWAY WITHOUT PAVED SHOULDERS
ONE LANE TWO-WAY
CONTROL WITH YIELD SIGNS
(Less than 2000 ADT - See Note 9)



TCP (2-2b)
2-LANE ROADWAY WITHOUT PAVED SHOULDERS
ONE LANE TWO-WAY
CONTROL WITH FLAGGERS

DATE:
FILE:

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L=WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓	✓	

GENERAL NOTES

1. Flags attached to signs where shown, are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4 "ONE LANE ROAD XXX FT" sign, but proper sign spacing shall be maintained.
4. Flaggers should use two-way radios or other methods of communication to control traffic.
5. Length of work space should be based on the ability of flaggers to communicate.
6. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
7. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.

TCP (2-2a)

8. The R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work space should be no longer than one half city block. In rural areas, roadways with less than 2000 ADT, work space should be no longer than 400 feet.
9. The R1-2aP "YIELD TO ONCOMING TRAFFIC" sign shall be placed on a support at a 7 foot minimum mounting height.

TCP (2-2b)

10. Channelizing devices on the center line may be omitted when a pilot car is leading traffic and approved by the Engineer.
11. If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain stopping sight distance to the flagger and a queue of stopped vehicles. (See table above).
12. Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situtations.

Texas Department of Transportation — Traffic Operations Division Standard

TRAFFIC CONTROL PLAN
ONE-LANE TWO-WAY TRAFFIC CONTROL
TCP(2-2)-18

FILE: tcp2-2-18.dgn	DN:	CK:	DW:	CK:
©TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS				
8-95 3-03	DIST	COUNTY		SHEET NO.
1-97 2-12				
4-98 2-18				

162

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
PHASE 1 TRAFFIC CONTROL DETAILS

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

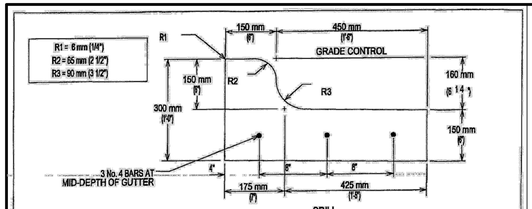
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DESIGNED BY: JRL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 TCP1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

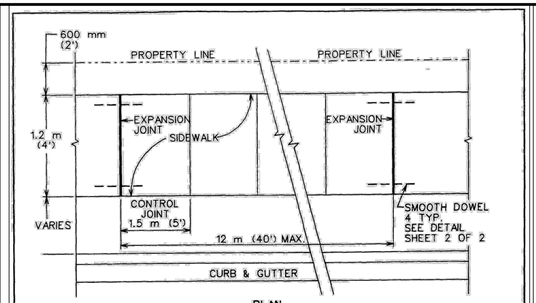
LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401
TC3
SHEET NO. 47
OF 41 SHEETS

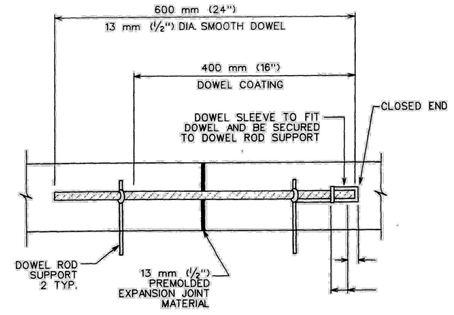
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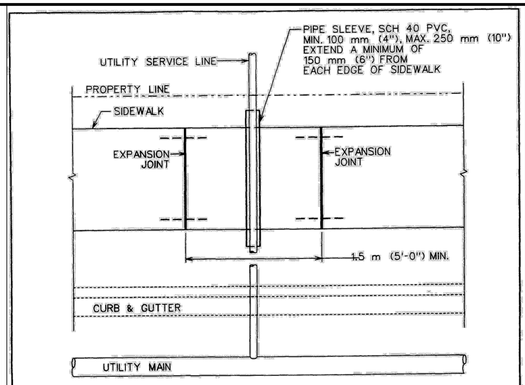
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	REINFORCED CURB AND GUTTER SECTION	
11/4/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-2



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

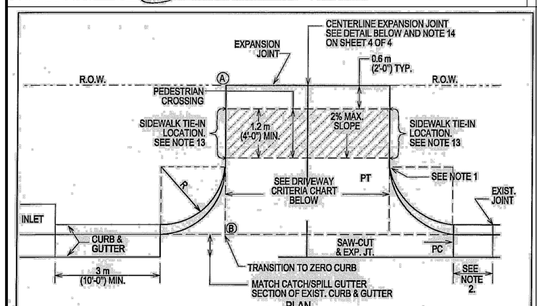


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3

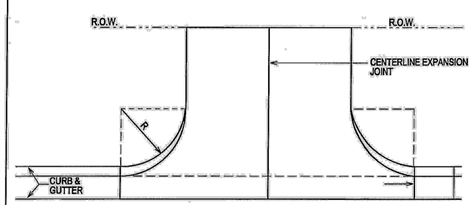


NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

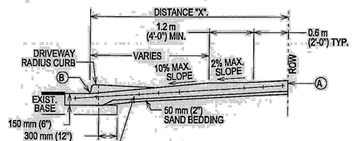
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
3/26/08 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3



NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT@ABOVE POINT@IS TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (4" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
10-19-09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 1 OF 4



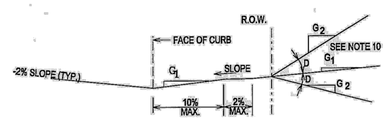
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
10-19-09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 2 OF 4

DRIVEWAY CRITERIA	WIDTH METERS (FEET)		
USE	MIN.	*OPT.	MAX.
SIN. FAMILY	3.66 (12)	5.50 (18)	11.80 (25)
DUPLEX	4.58 (15)	6.50 (18)	11.80 (25)
TOWN HOME	4.56 (15)	6.50 (18)	11.80 (25)

*OPTIMUM

RADIUS DIMENSION METERS (FEET)			
USE	MIN.	*OPT.	MAX.
SINGLE FAMILY	1.5 (5)	1.5 (5)	3.0 (10)
DUPLEX	1.5 (5)	2.4 (8)	3.0 (10)
TOWN HOME	1.5 (5)	2.4 (8)	3.0 (10)

*OPTIMUM



NOTES:

1. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK BEGINNING AT THE RADIUS PC LINE.
2. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH THE DRIVEWAY.
3. IF THE BASE IS OVER EXCAVATED WHERE THE CURB AND GUTTER WAS REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
4. ALL DRIVEWAYS MUST BE CONSTRUCTED WITHIN THE STREET FRONTAGE OF THE SUBJECT PROPERTY AS DETERMINED BY EXTENDING THE SIDE PROPERTY LINES TO THE CURB.
5. DRIVEWAYS SHALL NOT EXCEED 70% OF A LOTS' STREET FRONTAGE.
6. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS-OF-WAY THAN 60% OF PARCEL FRONTAGE OR 15 METERS (50 FEET); WHICHEVER IS LESS.
7. DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
8. SINGLE FAMILY LOTS LIMITED TO ONE DRIVEWAY EXCEPT FOR APPROVED SEMICIRCULAR DRIVES.
9. WHEN TWO DRIVEWAYS ARE USED (ONE PER UNIT, TWO MAXIMUM) FOR DUPLEXES AND TOWN HOMES, SINGLE FAMILY STANDARDS SHALL APPLY.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHOULD BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2" IS GREATER THAN 15%. "G1" PLUS "D" SHOULD NOT EXCEED 15%.
11. SEE TRANSPORTATION MANUAL SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
12. USE 12 mm (½") ASPHALT BOARD, OR OTHER APPROVED MATERIAL, FOR CURB AND GUTTER EXPANSION JOINTS.
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. PLACE AN EXPANSION JOINT DOWN THE CENTER OF ALL DRIVEWAYS.
15. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
10-19-09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 4 OF 4

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
ROADWAY DETAILS (1 OF 2)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 DT1.dwg

STATE OF TEXAS
JOSE BONIFACIO LOZANO
141958
LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
TBPE-F-1386

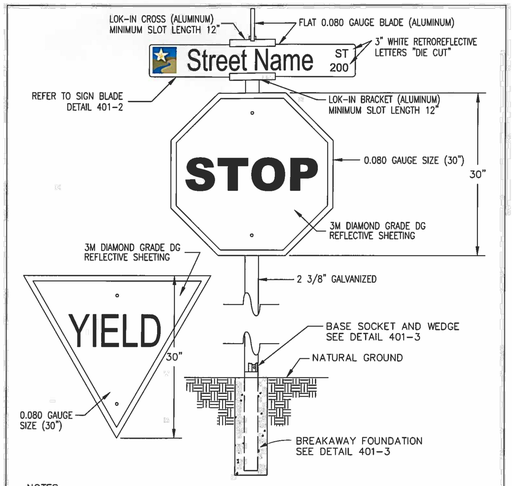
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DT1

SHEET NO. 48
OF 41 SHEETS

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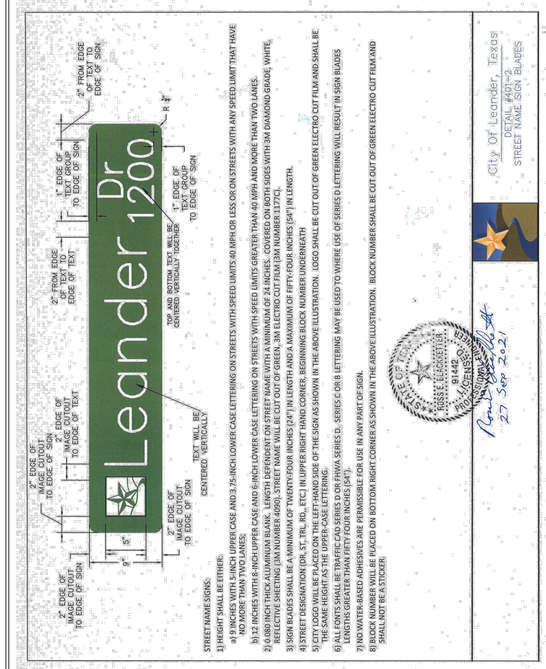


NOTES:
1. 7'-FOOT MIN. HEIGHT FROM GROUND TO BOTTOM OF SIGN.
2. ALL SIGNS TO BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
3. ALL SIGNAGE SHEETINGS SHALL BE 3M DIAMOND GRADE DG REFLECTIVE SHEETING.

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

WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER
Wayne S. Watts 11/20/15

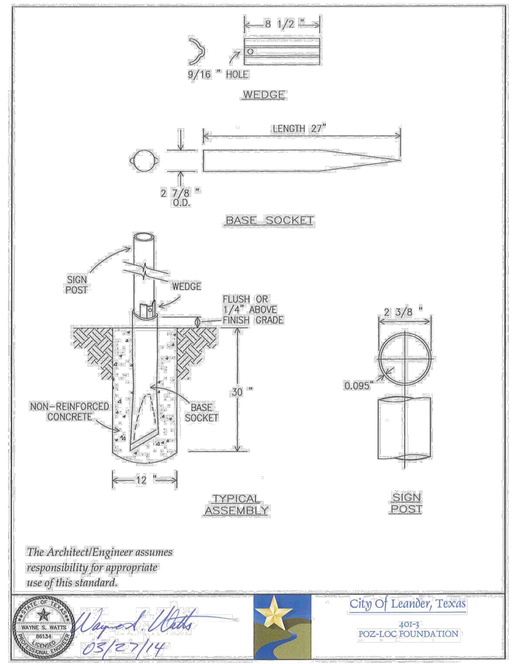
City Of Leander, Texas
DETAIL #401-1
STREET SIGNS



STREET NAME SIGNS:
1) HEIGHT SHALL BE EITHER:
a) 9 INCHES WITH 6-INCH UPPER CASE AND 4.5-INCH LOWER CASE LETTERING ON STREETS WITH SPEED LIMITS 40 MPH OR LESS OR ON STREETS WITH ANY SPEED LIMIT THAT HAVE NO MORE THAN TWO LANES;
b) 12 INCHES WITH 8-INCH UPPER CASE AND 6-INCH LOWER CASE LETTERING ON STREETS WITH SPEED LIMITS GREATER THAN 40 MPH AND MORE THAN TWO LANES.
2) BACKGROUND SHALL BE REFLECTIVE GREEN (3M NUMBER 3934) AND LETTERS SHALL BE REFLECTIVE WHITE (3M NUMBER 3930) SIGNS WITH 3M DIAMOND GRADE, WHITE, REFLECTIVE SHEETING (3M NUMBER 4090). STREET NAME WILL BE CUT OUT OF GREEN, 3M ELECTRO CUT FILM (3M NUMBER 1177-C).
3) SIGN BLADES SHALL BE A MINIMUM OF TWENTY-FOUR INCHES (24") IN LENGTH AND A MAXIMUM OF FIFTY-FOUR INCHES (54") IN LENGTH.
4) STREET DESIGNATION (DR, ST., TRL. RD., ETC.) IN UPPER RIGHT HAND CORNER, BEGINNING BLOCK NUMBER UNDERNEATH
5) CITY LOGO WILL BE PLACED ON THE LEFT-HAND SIDE OF THE SIGN AS SHOWN IN THE ABOVE ILLUSTRATION. LOGO SHALL BE CUT OUT OF GREEN ELECTRO CUT FILM AND SHALL BE THE SAME HEIGHT AS THE UPPER CASE LETTERING.
6) ALL LETTERING SHALL BE UPPER CASE (CAPITAL) SERIES E. SERIES C OR B LETTERING MAY BE USED TO WHERE USE OF SERIES E LETTERING WILL RESULT IN SIGN BLADES LENGTHS GREATER THAN FIFTY FOUR INCHES (54").
7) NO WATER-BASED ADHESIVES ARE PERMISSIBLE FOR USE IN ANY PART OF SIGN.
8) BLOCK NUMBER WILL BE PLACED ON BOTTOM RIGHT CORNER AS SHOWN IN THE ABOVE ILLUSTRATION. BLOCK NUMBER SHALL BE CUT OUT OF GREEN ELECTRO CUT FILM AND SHALL NOT BE A STICKER.

STATE OF TEXAS JOSE BONIFACIO LOZANO 141958 LICENSED PROFESSIONAL ENGINEER
27 Sep 2022

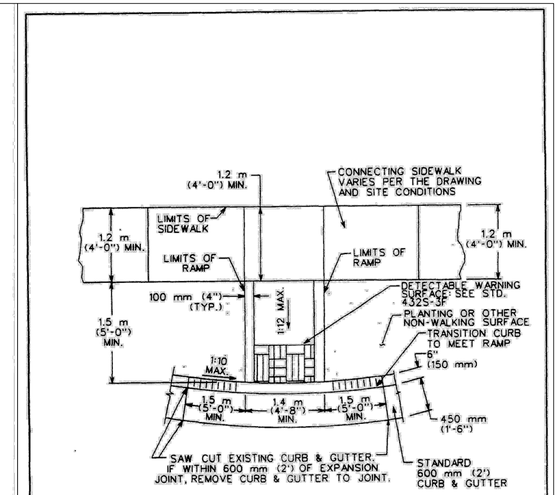
City Of Leander, Texas
DETAIL #401-2
STREET NAME SIGN BLADES



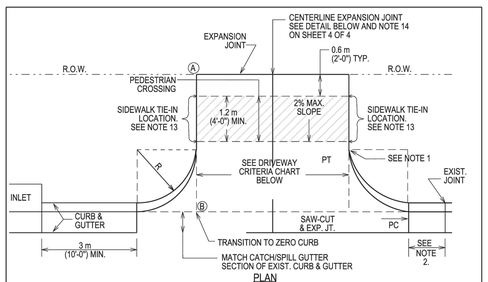
The Architect/Engineer assumes responsibility for appropriate use of this standard.

WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER
Wayne S. Watts 05/27/14

City Of Leander, Texas
401-3
POZ-LOC FOUNDATION

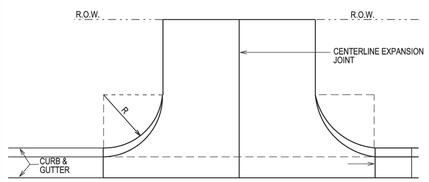


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1B SIDEWALK CURB RAMP	
Bill Gardner 7/14/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-5B



PLAN

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



PLAN

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
RECORD COPY SIGNED BY SAM ANGOORI *10/19/09* ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1 1 OF 4

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
ROADWAY DETAILS (2 OF 2)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 DT2.dwg

STATE OF TEXAS JOSE BONIFACIO LOZANO 141958 LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1366

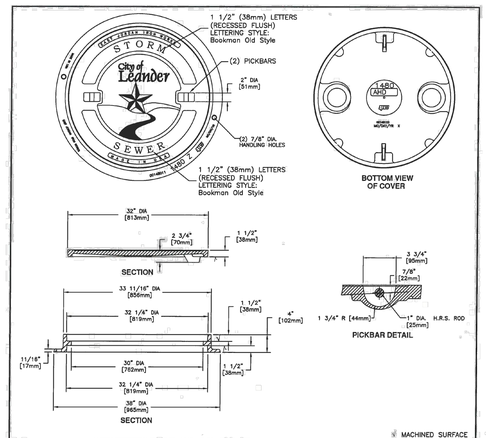
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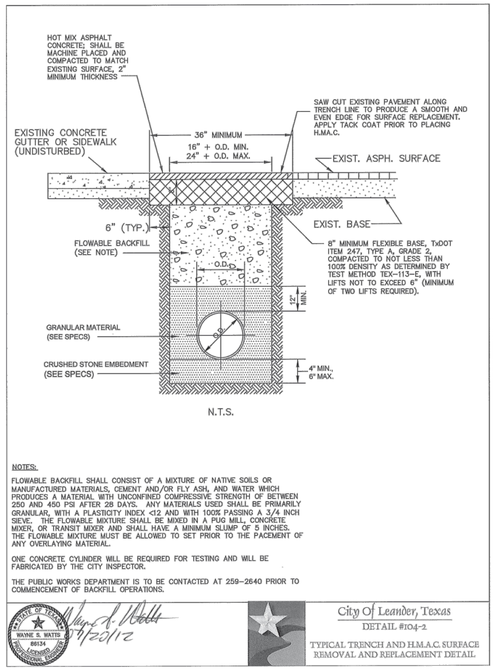
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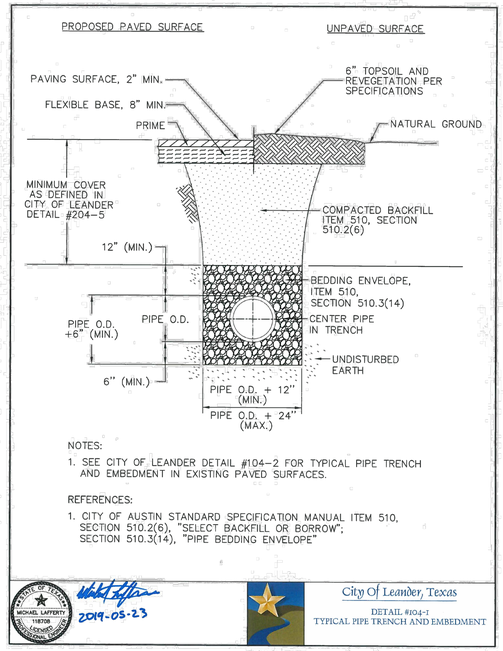
SHEET NO. 49 OF 41 SHEETS

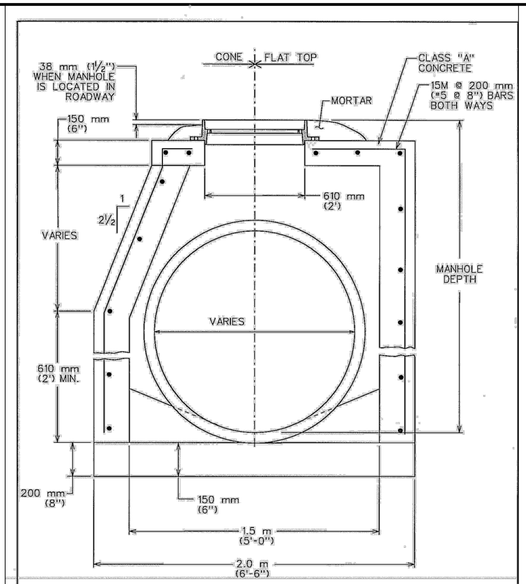
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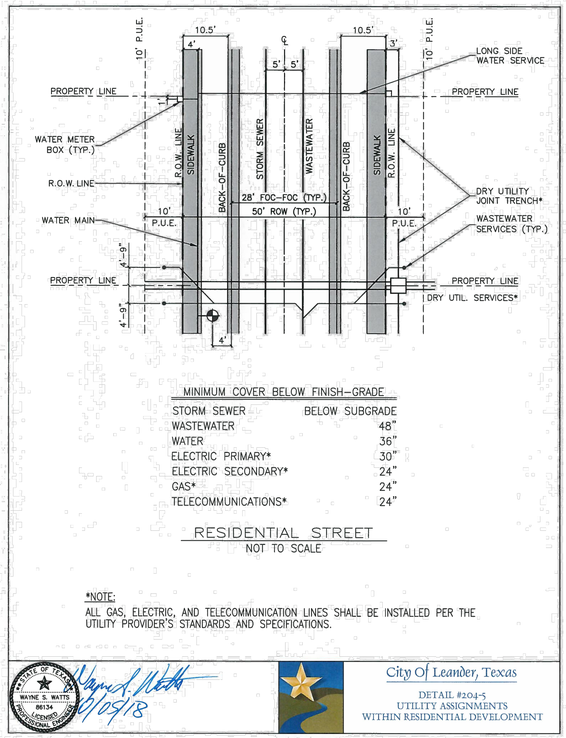
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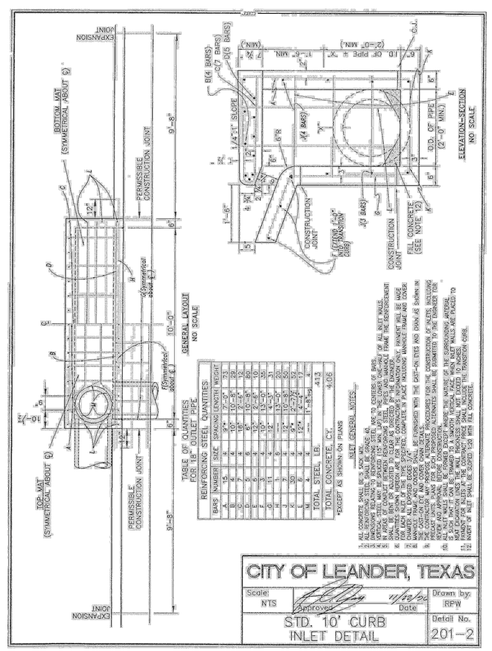


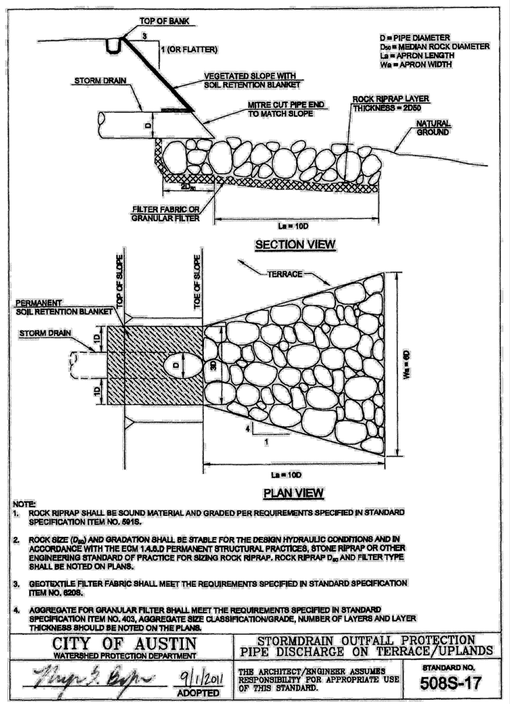


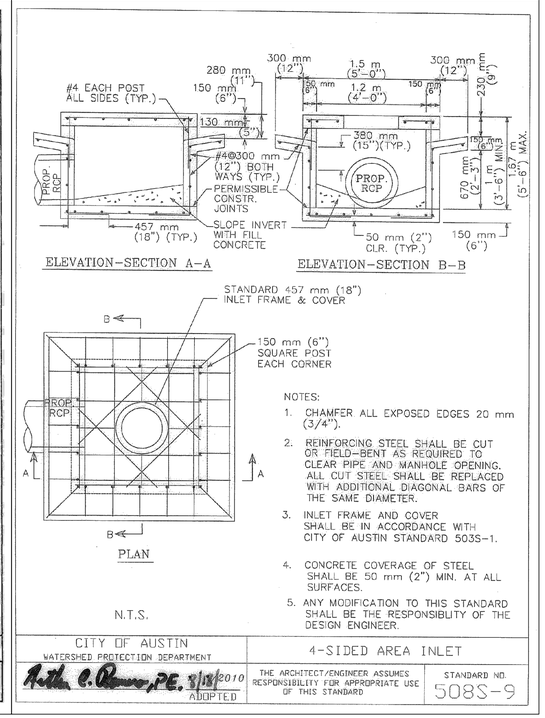












TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
STORM DETAILS

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 DT3.dwg

STATE OF TEXAS JOSE BONIFACIO LOZANO 141958 LICENSED PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

DT3

SHEET NO. 50
OF 41 SHEETS

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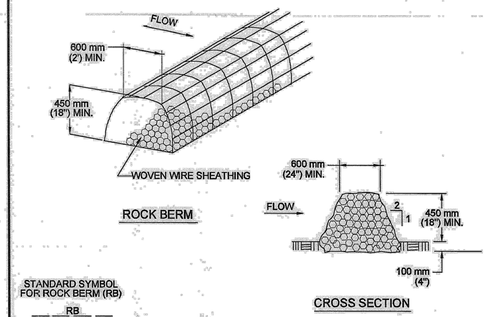


NOTES:

1. INSTALL 4" DIAMETER STAINLESS STEEL "NO DUMPING – DRAINS TO CREEK" MARKER, FACTORY PAINTED BLUE AS SHOWN, 2" ABOVE VERTICAL FACE OF INLET AT MIDPOINT OF ALL INLETS.
2. MARKER SHALL BE AFFIXED TO SURFACE WITH ADHESIVE PER MANUFACTURER'S RECOMMENDATIONS.
3. MARKER SHALL BE MANUFACTURED BY ALMATEK INDUSTRIES OR APPROVED EQUAL:
   ALMATEK INDUSTRIES, INC.
   2 JOY DRIVE
   HACKETTSTOWN, NJ 07840
   (800) 248–2080
   WWW.ALMATEK.COM

STATE OF TEXAS · WAYNE S. WATTS · 86134 · LICENSED · PROFESSIONAL ENGINEER
06/20/18

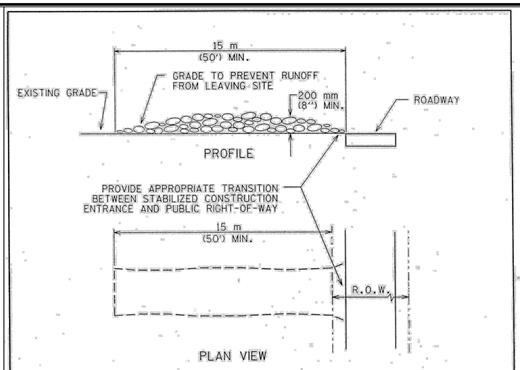
City Of Leander, Texas
DETAIL #303-3
STORM DRAIN MARKERS



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.

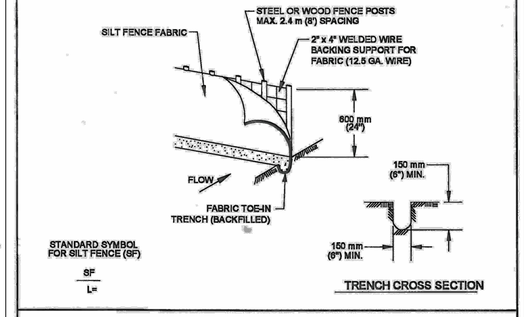
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
Wayne S. Watts P.E. 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1



NOTES:

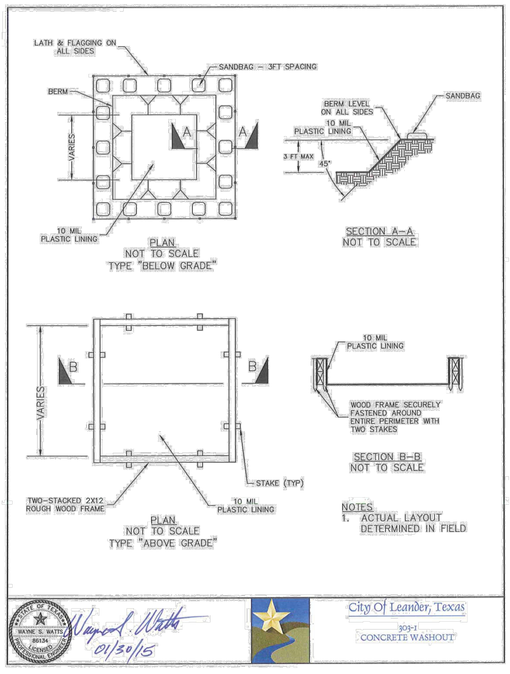
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO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

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



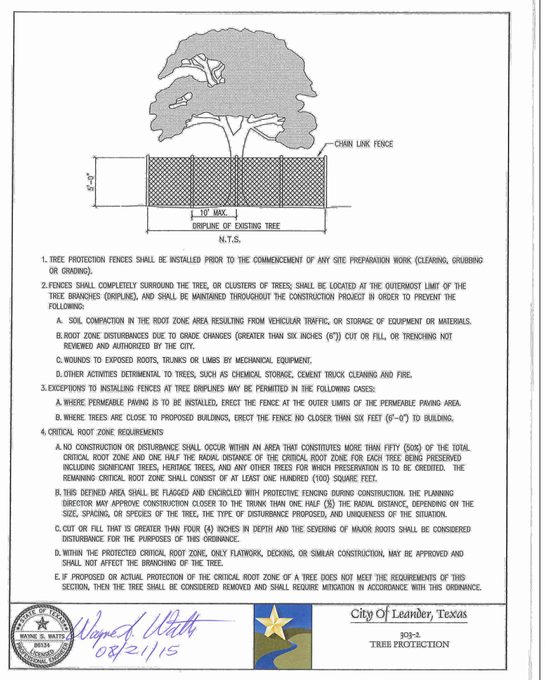
1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 Inches) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED 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 PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

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



STATE OF TEXAS · WAYNE S. WATTS · 86134 · LICENSED · PROFESSIONAL ENGINEER
01/30/15

City Of Leander, Texas
301-1
CONCRETE WASHOUT

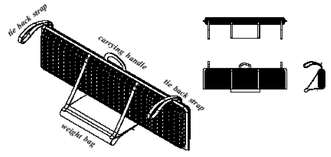


1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES; SHALL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6")) CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY.
   C. WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.
3. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.
4. CRITICAL ROOT ZONE REQUIREMENTS
   A. NO CONSTRUCTION OR DISTURBANCE SHALL OCCUR WITHIN AN AREA THAT CONSTITUTES MORE THAN FIFTY (50%) OF THE TOTAL CRITICAL ROOT ZONE AND ONE HALF THE RADIAL DISTANCE OF THE CRITICAL ROOT ZONE FOR EACH TREE BEING PRESERVED INCLUDING SIGNIFICANT TREES, HERITAGE TREES, AND ANY OTHER TREES FOR WHICH PRESERVATION IS TO BE CREDITED. THE REMAINING CRITICAL ROOT ZONE SHALL CONSIST OF AT LEAST ONE HUNDRED (100) SQUARE FEET.
   B. THIS DEFINED AREA SHALL BE FLAGGED AND ENCIRCLED WITH PROTECTIVE FENCING DURING CONSTRUCTION. THE PLANNING DIRECTOR MAY APPROVE CONSTRUCTION CLOSER TO THE TRUNK THAN ONE HALF (½) THE RADIAL DISTANCE, DEPENDING ON THE SIZE, SPACING, OR SPECIES OF THE TREE, THE TYPE OF DISTURBANCE PROPOSED, AND UNIQUENESS OF THE SITUATION.
   C. CUT OR FILL THAT IS GREATER THAN FOUR (4) INCHES IN DEPTH AND THE SEVERING OF MAJOR ROOTS SHALL BE CONSIDERED DISTURBANCE FOR THE PURPOSES OF THIS ORDINANCE.
   D. WITHIN THE PROTECTED CRITICAL ROOT ZONE, ONLY FLATWORK, DECKING, OR SIMILAR CONSTRUCTION, MAY BE APPROVED AND SHALL NOT AFFECT THE BRANCHING OF THE TREE.
   E. IF PROPOSED OR ACTUAL PROTECTION OF THE CRITICAL ROOT ZONE OF A TREE DOES NOT MEET THE REQUIREMENTS OF THIS SECTION, THEN THE TREE SHALL BE CONSIDERED REMOVED AND SHALL REQUIRE MITIGATION IN ACCORDANCE WITH THIS ORDINANCE.

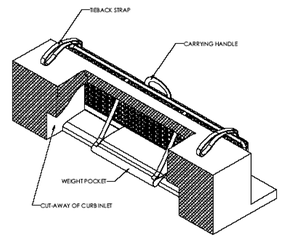
STATE OF TEXAS · WAYNE S. WATTS · 86134 · LICENSED · PROFESSIONAL ENGINEER
08/21/15

City Of Leander, Texas
303-2
TREE PROTECTION

Gutter Gator
or Approved Equal

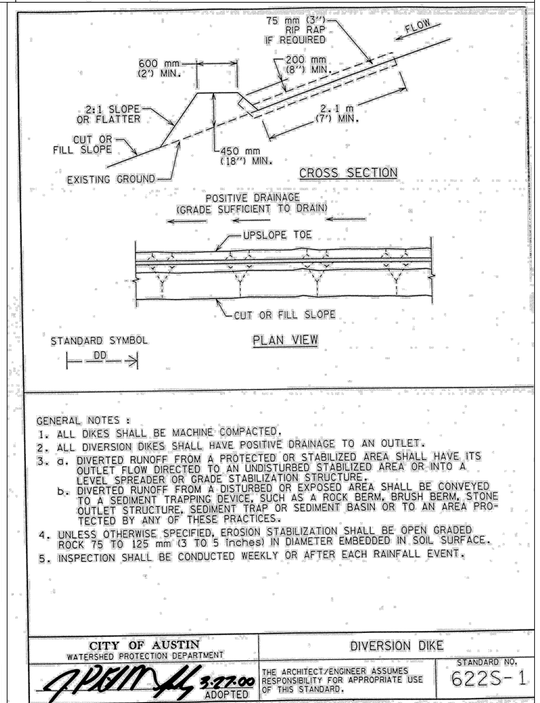


Non Woven Filter Fabric Sleeve per City of Austin specifications for curb inlet protection



Gutter Gator Inlet Protection Barrier

StormWater Structures
1930 Aldine Western Road
Houston, TX 77038



GENERAL NOTES :

1. ALL DIKES SHALL BE MACHINE COMPACTED.
2. ALL DIVERSION DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. a. DIVERTED RUNOFF FROM A PROTECTED OR STABILIZED AREA SHALL HAVE ITS OUTLET FLOW DIRECTED TO AN UNDISTURBED STABILIZED AREA OR INTO A LEVEL SPREADER OR GRADE STABILIZATION STRUCTURE.
   b. DIVERTED RUNOFF FROM A DISTURBED OR EXPOSED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE, SUCH AS A ROCK BERM, BRUSH BERM, STONE OUTLET STRUCTURE, SEDIMENT TRAP OR SEDIMENT BASIN OR TO AN AREA PROTECTED BY ANY OF THESE PRACTICES.
4. UNLESS OTHERWISE SPECIFIED, EROSION STABILIZATION SHALL BE OPEN GRADED ROCK 75 TO 125 mm (3 TO 5 Inches) IN DIAMETER EMBEDDED IN SOIL SURFACE.
5. INSPECTION SHALL BE CONDUCTED WEEKLY OR AFTER EACH RAINFALL EVENT.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	DIVERSION DIKE	
3.27.00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 622S-1

TITAN LEANDER COMMERCE CENTER
CR 270 ROADWAY IMPROVEMENTS PLAN
ESC DETAILS

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 12/11/2025
DESIGNED BY: JBL
DRAWN BY: OWN IT
CHECKED BY: JDH
DRAWING NAME: A5440-2401 DT4.dwg

STATE OF TEXAS · JOSE BONIFACIO LOZANO · 141958 · LICENSED · PROFESSIONAL ENGINEER
12 Dec 25

LJA Engineering, Inc.
2700 La Frontera Blvd.
Suite 200
Round Rock, Texas 78681
Phone 512.439.4700
Fax 512.439.4716
FRB-F-1386

JOB NUMBER: A5440-2401

DT4

SHEET NO. 51
OF 41 SHEETS

Date/Time : Thu, 11 Dec 2025 - 2:30pm
Path/Name : G:\A5440-2401 CR 270\ACAD_Sheet Files\A5440-2401 DT4.dwg
User Name : jlozano