CONTRIBUTING ZONE PLAN

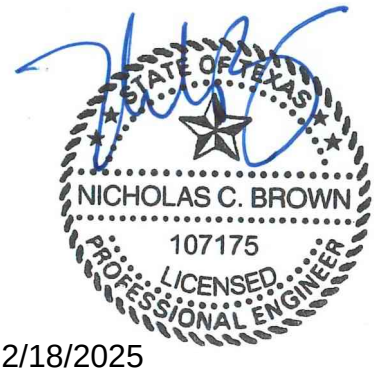
CRYSTAL VILLAGE PHASE 3
RAIDER WAY AT 183A FRONTAGE ROAD, LEANDER, TX 78641
LEANDER, WILLIAMSON COUNTY, TEXAS

Prepared For:

PREMAS GLOBAL LEANDER I, LLC
3800 Centerpoint Drive, Suite 700
Anchorage, Alaska 99503
(907) 561-2668

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.
10814 Jollyville Road, Avallon IV, Suite 200
Austin, TX 78759
(512) 418-1771



12/18/2025

Firm No. 928
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December 2025

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Kimley»Horn

SECTION 1:
EDWARDS AQUIFER APPLICATION COVER PAGE

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Premas Global Leander I, LLC					2. Regulated Entity No.: 111150892				
3. Customer Name: Ron Unger					4. Customer No.: 603732090				
5. Project Type: (Please circle/check one)	New		Modification		Extension		Exception		
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential			8. Site (acres):		+/- 21.39	
9. Application Fee:	$6,500		10. Permanent BMP(s):			Contech Jellyfish & Wet basin			
11. SCS (Linear Ft.):	NA		12. AST/UST (No. Tanks):						
13. County:	Williamson		14. Watershed:			Brushy Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_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. Nicholas C. Brown, P.E.
Print Name of Customer/Authorized Agent 11/24/2025
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):	

SECTION 2: MODIFICATION OF A PREVIOUSLY APPROVED CONTRIBUTING ZONE PLAN FORM

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Nicholas Brown

Date: 11/24/2025

Signature of Customer/Agent:

Project Information

1. Current Regulated Entity Name: Premas Global Leander I, LLC
   Original Regulated Entity Name: Premas Global Leander I, LLC
   Assigned Regulated Entity Number(s) (RN): 111150892
   Edwards Aquifer Protection Program ID Number(s): 11002334, 11002663
   ☒ The applicant has not changed and the Customer Number (CN) is: 603732090
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

2. ☒ **Attachment A: Original Approval Letter and Approved Modification Letters**. A copy of the original approval letter and copies of any modification approval letters are attached.

3. A modification of a previously approved plan is requested for (check all that apply):

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

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

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	65.26 acres	65.26 acres
Type of Development	Mixed-use	Mixed-use
Number of Residential Lots	0	0
Impervious Cover (acres)	9.726	10.015
Impervious Cover (%)	14.90%	15.35%
Permanent BMPs	Jellyfish & Wet Basin	Jellyfish & Wet Basin
Other	N/A	N/A
AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	N/A	N/A
Other	N/A	N/A
UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	N/A	N/A
Other	N/A	N/A

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

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

6. ☒ **Attachment C: Current Site Plan of the Approved Projec**t. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
   - ☐ The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
   - ☒ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
   - ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
   - ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.

7. ☒ Acreage has not been added to or removed from the approved plan.
   ☐ Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.

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

Attachment A – Original Approval Letter and Approved Modification Letters

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 1, 2021

Mr. Ronald W. Unger
Premas Global Leander I, LLC
3800 Centerpoint Dr., Ste. 502
Anchorage, AK 99503

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Crystal Village; located at 10744 E Crystal Falls Parkway, Leander, Texas

TYPE OF PLAN: Request for an Exception to the Requirements of a Contributing Zone Plan (CZP-EXP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Edwards Aquifer Protection Program ID No. 11002334; Regulated Entity No. RN111150892

Dear Mr. Unger:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP-EXP application for the above-referenced project submitted to the Austin Regional Office by Kimley-Horn and Associates, Inc. on behalf of the Premas Global Leander I, LLC on January 5, 2021. Final review of the WPAP was completed after additional material was received on March 11, 2021 and March 26, 2021. As presented to the TCEQ, the Exception Request proposed in the submittal is in general compliance with the requirements of 30 TAC Chapter 213. Therefore, the request for exception is hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed non-residential project will have an area of approximately 65.26 acres. This Exception request accounts for changes to the approved site plan including demolition of pavement and building foundations, construction of drives, utilities, storm sewer, and associated appurtenances, and excavation and grading of the site; total disturbance of the site will be limited to 13.04 acres. Pre-existing conditions include 1.06 acres of impervious cover; following the completion of this phase of the project, there will be 0.14 acres of impervious cover on site.

PERMANENT POLLUTION ABATEMENT MEASURES

This project will not result in a significant increase in the potential for pollution of the Edwards Aquifer based on the net decrease in impervious cover.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved CZP-EXP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Modification to the activities described in the referenced Exception application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Exception, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
8. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

9. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.

10. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
11. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
12. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
13. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
14. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
15. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
16. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

<u>After Completion of Construction:</u>

17. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
18. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

19. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. James "Bo" Slone, P.G. of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,

Robert Sadlier, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/jcs

Enclosures: Deed Recordation Affidavit, Form TCEQ-0625

Deed Recordation Affidavit
Edwards Aquifer Protection Plan

THE STATE OF TEXAS §

County of _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ who, being duly sworn by me, deposes and says:

(1) That my name is _____ and that I own the real property described below.

(2) That said real property is subject to an EDWARDS AQUIFER PROTECTION PLAN which was required under the 30 Texas Administrative Code (TAC) Chapter 213.

(3) That the EDWARDS AQUIFER PROTECTION PLAN for said real property was approved by the Texas Commission on Environmental Quality (TCEQ) on _____.

A copy of the letter of approval from the TCEQ is attached to this affidavit as Exhibit A and is incorporated herein by reference.

(4) The said real property is located in _____ County, Texas, and the legal description of the property is as follows:

_____
LANDOWNER-AFFIANT

SWORN AND SUBSCRIBED TO before me, on this __ day of _____, ____.

_____
NOTARY PUBLIC

THE STATE OF _____ §

County of _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 __ day of _____, ____.

_____
NOTARY PUBLIC

_____
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 15, 2021

Mr. Ronald W. Unger
Premas Global Leander I LLC
3800 Centerpoint Drive Ste. 502
Anchorage, AK 99503

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Crystal Village; Located at 10744 E. Crystal Falls Pkwy; Leander, Texas

TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Edwards Aquifer Protection Program ID No. 11002663; Regulated Entity No. RN111150892

Dear Mr. Unger:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP application for the above-referenced project submitted to the Austin Regional Office by Kimley-Horn and Associates Inc. on behalf of Premas Global Leander I LLC on September 3, 2021. Final review of the CZP was completed after additional material was received on October 29, 2021. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected, and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed mixed-use project will have an area of approximately 65.26 acres. It will include the construction of utilities, storm sewers, private drives, deceleration lanes, and associated appurtenances. Additional infrastructure will be proposed at a later date to support future development of lots associated with Phase 3. The impervious cover will be 5.64 acres (8.42 percent). No wastewater will be generated by this project.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a Jellyfish storm treatment unit,

and a wet basin, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 3,986 pounds of TSS generated from the 5.64 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

I. All permanent pollution abatement measures shall be operational prior to occupancy of the facility.

II. All sediment and/or media removed from the permanent pollution abatement measures during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. 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).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

14. Owners of permanent BMPs and measures must ensure that the 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 Austin Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (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. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

17. A Contributing Zone Plan approval or extension will expire, and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Savannah Finger of the Edwards Aquifer Protection Program of the Austin Regional Office at 512-339-2929.

Sincerely,

Lillian Butler

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

LIB/sjf

Enclosure: Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Brandon E. Hammann, P.E., Kimley-Horn and Associates Inc.

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 21, 2022

Ms. Kyla Rudd
QT South, LLC
4705 South 129th East Avenue
Tulsa, Oklahoma 74134

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Quiktrip 4165; Located at 10742 E. Crystal Falls Pkwy; Leander, Texas

TYPE OF PLAN: Request for Modification of an Approved Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Regulated Entity No. RN111560686; Additional ID No. 11003217

Dear Ms. Rudd:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Modification for the above-referenced project submitted to the Austin Regional Office by Apex Companies, LLC on behalf of QT South, LLC on August 23, 2022. Final review of the CZP Modification was completed after additional material was received on October 10, 2022. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

The Crystal Village CZP was approved by letter dated November 15, 2021, for a mixed-use development with an area of approximately 65.26 acres. A subsequent modification was approved by letter dated June 17, 2022, for a multifamily development. Permanent BMPs included a wet basin and a JellyFish system.

PROJECT DESCRIPTION

The project is on a 2.795-acre site with 2.04 acres (72.98 percent) of proposed impervious cover. The project proposes the construction of a gas station and access roads within the Crystal Village mixed-use development. Project wastewater will be disposed of by conveyance to the existing Brushy Creek Regional Wastewater Treatment Plant owned by multiple cities including Austin, Cedar Park, and Round Rock.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one (1) existing wet basin (11002663) and one (1) JellyFish system, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be utilized to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 1,776 pounds of TSS generated from the 2.04 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

I. This Modification is subject to all Special and Standard Conditions listed in the CZP approval letter dated November 15, 2021, and subsequent Modification dated June 17, 2022.

II. All sediment and/or media removed from the permanent pollution abatement measures during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.

6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

<u>During Construction:</u>

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. 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).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

<u>After Completion of Construction:</u>

14. Owners of permanent BMPs and measures must insure that the 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 Austin Regional Office within 30 days of site completion.

15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (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. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact the Edwards Aquifer Protection Program Austin Regional Office at (512) 339-2929.

Sincerely,

Lillian Butler

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

LIB/dpm

Enclosure: Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Aaron Brewer, Apex Companies, LLC

Change in Responsibility for Maintenance
on Permanent Best Management Practices and Measures

The applicant is no longer responsible for maintaining the permanent best management practice (BMP) and other measures. The project information and the new entity responsible for maintenance is listed below.

Customer: _____

Regulated Entity Name: _____

Site Address: _____

City, Texas, Zip: _____

County: _____

Approval Letter Date: _____

BMPs for the project: _____

New Responsible Party: _____

Name of contact: _____

Mailing Address: _____

City, State: _____ Zip: _____

Telephone: _____ FAX: _____

_____ _____

Signature of New Responsible Party Date

I acknowledge and understand that I am assuming full responsibility for maintaining all permanent best management practices and measures approved by the TCEQ for the site, until another entity assumes such obligations in writing or ownership is transferred.

If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Erin E. Chancellor, *Interim Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 31, 2023

Mr. Ronald Unger
Premas Global Leander I, LLC
3800 CenterPoint Drive, Ste. 501
Anchorage, AK 99503

Re: Edwards Aquifer, Williamson County
NAME OF PROJECT: Southside Market and Barbecue; Located 10744 E. Crystal Falls Parkway; Leander, Texas
TYPE OF PLAN: Request for Modification of an Approved Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer
Regulated Entity No. RN111150892; Additional ID No. 11003452

Dear Mr. Abney:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Modification for the above-referenced project submitted to the Austin Regional Office by Hagood Engineering Associates on behalf of Southside Market & Barbecue on January 10, 2023. Final review of the CZP was completed after additional material was received on March 21, 2023. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

A CZP (EAPP ID No. 11002663) was approved by letter dated November 15, 2021, for a mixed-use project with an area of 65.26 acres approved in the original application. The permanent pollution abatement measures approved include a Jellyfish filtration system unit and a wet basin.

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 2.02 acres out of the original 65.26 acres. It will include one 7,327.8 square feet retail/restaurant use building, driveways, sidewalks, drainage, and utility infrastructure. The impervious cover will be 1.58-acres (78.22-percent). Project wastewater will be disposed of by conveyance to the existing Brushy Creek Regional Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, an existing Wet Basin (EAPP ID No. 11002663), designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 1,375 pounds of TSS generated from 1.58-acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

I. This modification is subject to all Special and Standard Conditions listed in the CZP approval letter dated November 15, 2021.

II. All permanent pollution abatement measures shall be operational prior to occupancy of the facility.

III. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.

6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

<u>During Construction:</u>

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. 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).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

<u>After Completion of Construction:</u>

14. Owners of permanent BMPs and measures must insure that the 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 Austin Regional Office within 30 days of site completion.

15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (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. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Edwards Aquifer Protection Program of the Austin Regional Office at 512-339.

Sincerely,

Lillian Butler

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

LIB/nbv

Enclosures: Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Terry Hagood. P.E., Hagood Engineering Associates
Lakshay Sharma, Hagood Engineering Associates

Change in Responsibility for Maintenance
on Permanent Best Management Practices and Measures

The applicant is no longer responsible for maintaining the permanent best management practice (BMP) and other measures. The project information and the new entity responsible for maintenance is listed below.

Customer: _____

Regulated Entity Name: _____

Site Address: _____

City, Texas, Zip: _____

County: _____

Approval Letter Date: _____

BMPs for the project: _____

New Responsible Party: _____

Name of contact: _____

Mailing Address: _____

City, State: _____ Zip: _____

Telephone: _____ FAX: _____

_____ _____

Signature of New Responsible Party Date

I acknowledge and understand that I am assuming full responsibility for maintaining all permanent best management practices and measures approved by the TCEQ for the site, until another entity assumes such obligations in writing or ownership is transferred.

If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.

Brooke Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 18, 2025

Mr. Ronald W. Unger
Premas Global Leander I, LLC
3800 Centerpoint Dr., Ste. 502
Anchorage, Alaska 99503

Re: Approval of a Modification of an approved Contributing Zone Plan (CZP-MOD)
Crystal Village Lots 7-10; Located at 10744 E Crystal Falls Pkwy.; Leander, Williamson County, Texas
Edwards Aquifer Protection Program ID: 11004329; Regulated Entity No. RN111150892

Dear Mr. Unger:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Kimley-Horn & Associates, Inc. on behalf of the applicant, Premas Global Leander I, LLC on February 6, 2025. Final review of the applications was completed after additional material was received on April 17, 2025.

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

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

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

BACKGROUND

The Crystal Village CZP approved by letter dated November 15, 2021 (EAPP ID No. 11002663), superseded a CZP Exception (EAPP ID No. 11002334) and included the construction of a Jellyfish filtration system and a wet basin. The impervious cover was 5.64 acres.

The Quiktrip 4165 CZP-MOD approved by letter dated October 21, 2022 (EAPP ID No. 11003217), and Southside Market and Barbecue CZP-MOD approved by letter dated March 31, 2023 (EAPP ID No. 11003452), increased the total IC to 7.68 acres and 9.26 acres, respectively.

The existing wet basin is sized for future development with a provided water quality volume of 61,260 cubic feet and was certified by Mr. Bradley M. Wilkins, P.E., with Kimley-Horn & Associates, Inc. on October 26, 2023.

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 4.64 acres out of the original 65.26 acres. The modification will include two retail/restaurant buildings on Lots 7 and 9, and a portion of Lots 8 and 10, parking, driveways, sidewalks, drainage, and utility infrastructure. The proposed impervious cover (IC) for this development will be 3.10 acres (66.81 percent), for a total of 12.36 acres for the 65.26 acres site (18.94 percent) with 1.06 acres of the total IC being predevelopment. Within the scope of this project, 0.20 acres of pre-rule impervious cover exists. Project wastewater will be disposed of by conveyance to the existing Brushy Creek Regional Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, an existing wet basin (EAPP ID No. 11002663), designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be utilized to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 2,524 pounds of TSS generated from the 3.10 acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

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

SPECIAL CONDITIONS

I. This modification is subject to all the special and standard conditions listed in the approval letter dated November 15, 2021 (EAPP ID No. 11002663), October 21, 2022 (EAPP ID No. 11003217), and March 31, 2023 (EAPP ID No. 11003452).

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

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

During Construction:

6. The application must indicate the placement of permanent aboveground storage tanks facilities for static hydrocarbons and hazardous substances with cumulative storage capacity of 500 gallons or more. Subsequent permanent storage tanks on this project site require a modification to be submitted and approved prior to installation.
7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
8. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.
9. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
10. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

11. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer. TCEQ form, Change in Responsibility for Maintenance on Permanent BMPs and Measures (TCEQ-10263), may be used.

The holder of the approved Edwards Aquifer protection plan is responsible for compliance with Chapter §213 and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 and is subject to administrative rule or orders and penalties as provided under §213.10 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved Edwards Aquifer protection plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Ms. Miki Chilarescu of the Edwards Aquifer Protection Program at 512-239-6175 or the regional office at 512-339-2929.

Sincerely,

Monica Reyes

Monica Reyes, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

MR/mec

cc: Mr. Nick Brown, P.E. - Kimley-Horn & Associates, Inc.

Attachment B – Narrative of Proposed Modification

Attachment B – Narrative of Proposed Modification

EAPP ID No. 11002663:

The Crystal Village development is generally located in the southeast quadrant of the E Crystal Falls Parkway / Hwy 183A intersection in the City of Leander, Texas on approximately 65.26 acres. The original CZP approval proposed 5.64 acres of impervious cover and constructed in multiple phases. Phase 1A consisted of underground utilities and excavation adjacent to the Block House Creek. Phase 1B consisted of private drives, three (3) deceleration lanes along Highway 183A Frontage Road, and wet pond construction. Phase 2 consisted of constructing Raider Way (public roadway), one (1) deceleration lane along Highway 183A Frontage Road, and underground utilities.

EAPP ID No. 11002334:

A CZP Exception was previously approved for the site. The work related to the exception that was previously approved is no longer proposed. It was determined late in the permitting process of the construction plans that the entitlements for the property required the private drives and a water quality pond to be constructed within the first phase of the development. As a result, the work related to the impervious cover mentioned in the CZP Exception was not completed. It is desired to void this existing CZP Exception and replace the approval with EAPP ID No. 11002663.

EAPP ID No. 11003217:

A CZP Modification was previously approved for the site. The CZP Modification proposes a 2.795 acre project with 2.04 acres of impervious cover. This project consist of a gas station and access road. 1.37 acres of impervious cover from this site is being treated by an onsite Jellyfish. The remaining 0.67 acres of impervious cover for this project is limited to the access road and will be treated with the existing wet-basin proposed with the original CZP.

EAPP ID No. 11003452:

A CZP Modification was previously approved for the site. The CZP was modified to include a 2.02 acre project with 1.58 acres of impervious cover. The project includes one restaurant use building along with driveways, sidewalks, drainage and utility infrastructure. The project will drain to the existing wet-basin that was proposed with the original CZP.

EAPP ID No. 11004329:

A CZP modification was previously approved for the site. The CZP was modified to include a 4.64 acre project with 3.10 acres of impervious cover. The project includes two retail/restaurant buildings along with parking, driveways, sidewalks, drainage, and utility infrastructure. Within the scope of this project, 0.20 acres of pre-rule impervious cover exists. Project wastewater will be disposed of by conveyance to the existing Brushy Creek Regional Wastewater Treatment Plant.

Proposed Modifications:

Crystal Village Phase 3 is proposing to extend Raider Way to the property line. The project will be developing a portion of Phase 3 Lot 1 (4.30 acres) and will be adding 0.52 acres of impervious cover.

The project includes a roadway extension, sidewalks, and drainage and utility infrastructure. The project will drain to the existing Contech Jellyfish Structure that was proposed with the original CZP. No modification is proposed to the area that drains to the existing wet basin.

SECTION 3:
CONTRIBUTING ZONE PLAN APPLICATION

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: Nicholas C. Brown, P.E.

Date: 11/24/2025

Signature of Customer/Agent:

Regulated Entity Name: Premas Global Leander 1, LLC

Project Information

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

   Contact Person: Ronald W. Unger
   Entity: Premas Global Leander 1, LLC
   Mailing Address: 3800 Centerpoint Drive, Suite 502
   City, State: Anchorage, AK Zip: 99503
   Telephone: 907-561-2668 Fax: _____
   Email Address: runger@koniag.com

5. Agent/Representative (If any):

   Contact Person: Nicholas C. Brown, P.E.
   Entity: Kimley-Horn & Associates, Inc.
   Mailing Address: 10814 Jollyville Rd, Bldg 4, Suite 200
   City, State: Austin, TX Zip: 78759
   Telephone: 512-418-1771 Fax: _____
   Email Address: Nick.Brown@kimley-horn.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.

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

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

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

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

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

11. Existing project site conditions are noted below:

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

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

12. The type of project is:

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

13. Total project area (size of site): 65.26 Acres

Total disturbed area: 65.26 Acres

14. Estimated projected population: _____

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	436240.37	÷ 43,560 =	10.015
Total Impervious Cover	436240.37	÷ 43,560 =	10.015

Total Impervious Cover 10.015 **÷ Total Acreage** 65.26 **X 100 =** 15.55**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

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

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 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): FEMA Panel No. 48491C0462F (12/19/2019).

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

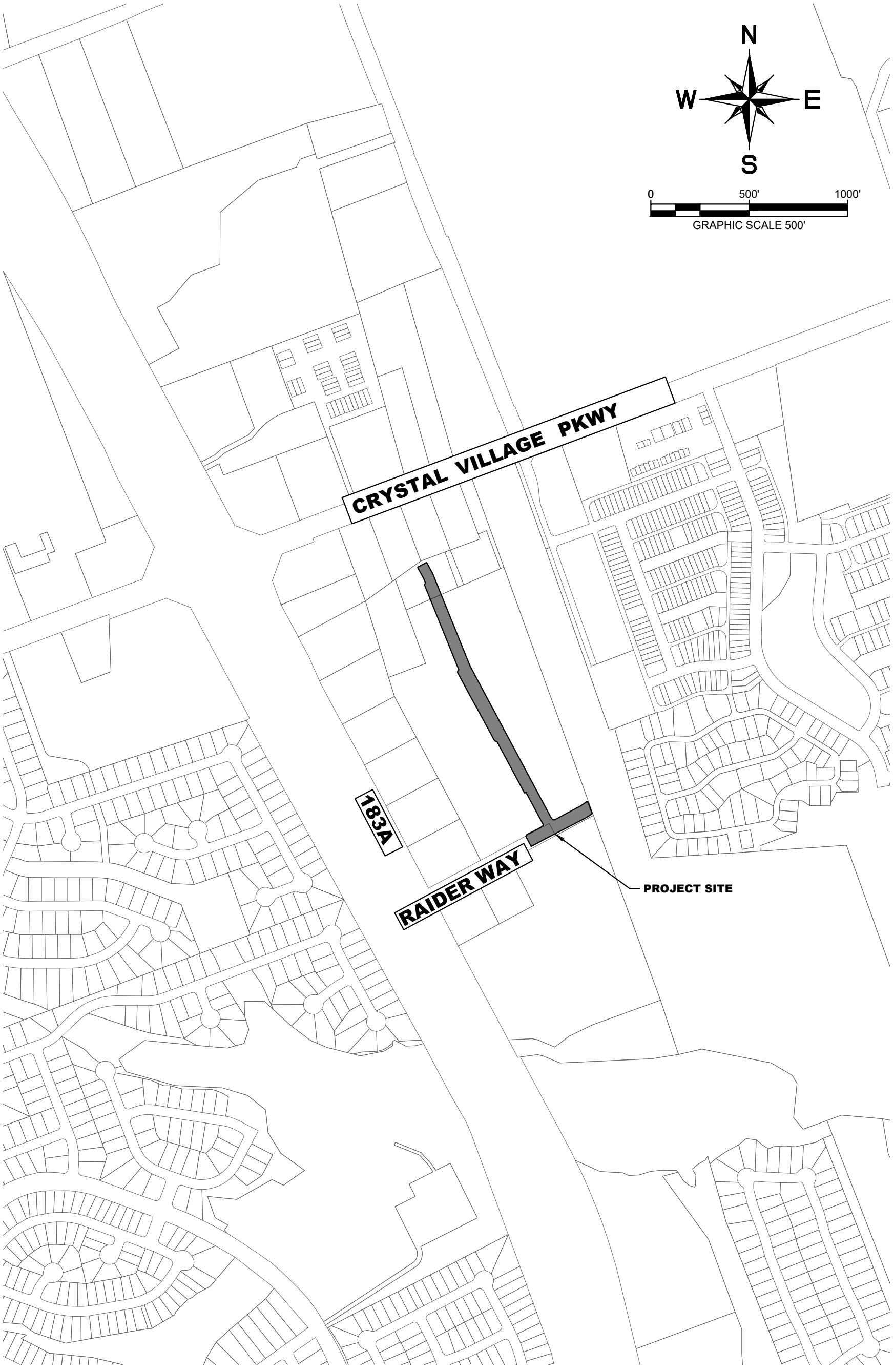
61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

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.

ROAD MAP



Vicinity Map

Crystal Village Phase 3

Austin, Texas
August 2025

DWG NAME K:\AUS_CIVIL\069283403-CRYSTAL VILLAGE PHASE 3\CAD\EXHIBITS\PLANSHEETS\VICINITY.DWG
LAST SAVED 9/2/2025 1:59 PM

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771
State of Texas Registration No. F-928
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

USGS QUADRANGLE MAP

IMAGES
XREFS XREF xSite-Exist - XREF xSite
PLOTTED BY LEDBETTER, KATE 11/19/2025 11:17 AM
DWG NAME K:\AUS_CIVIL\069283403-CRYSTAL VILLAGE PHASE 3\CAD\EXHIBITS\PLANSHEETS\ATTACHMENT B - USGS QUADRANGLE MAP.DWG
LAST SAVED 11/21/2024 6:34 PM

SHEET 1 OF 1 SHEETS	Scale: 1:2000 Designed by: NB Drawn by: KL Checked by: NB Date: NOVEMBER 2025 Project No. 069283403	USGS Quadrangle	CRYSTAL VILLAGE PHASE 3	N W E S	Kimley»Horn

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-th-ground survey and represents only the approximate relative location of property boundaries.

PROJECT NARRATIVE

Crystal Village Phase 3 is an undeveloped 1.380-acre portion of lot 1 of the Crystal Village phase 3 plat located at the intersection of Raider Way at 183A Frontage Road within the full purpose jurisdiction of the City of Leander, Williamson County, Texas. The project includes the development of a roadway extension, sidewalks, and utility and drainage infrastructure on Lot 1 of Crystal Village Phase 3.

The project is located within the Brushy Creek watershed. No portion of the site is located within the Federal Emergency Management Agency's 100-yr floodplain according to Firm Panel No. 48491C0462F (effective date 12/20/19). The site is located within the Edwards Aquifer Contributing Zone according to the Edwards Aquifer GIS databases. There are no known critical water quality zones or critical environmental features located on site.

The site is located within a master development for commercial use. Soil Conservation Service site 3 Reservoir is located southeast of the property. Commercial properties are located adjacent to this development.

There are no offsite drainage areas conveyed through this property. The existing site has little to no impervious cover. Existing driveways and sidewalks associated with the adjacent roadway extend into this site. We are proposing up to 80% impervious cover for the overall development. Stormwater runoff will be captured in the proposed curb inlet on Raider Way and will then be routed to the existing Jellyfish structure that was permitted with the original CZP.

This site is part of a master commercial development with infrastructure (roadways, utilities, etc.) installed with previous development. The master development does not include regional water quality for all sites. This proposed development does have water quality provided and therefore is not providing it's own water quality.

Demolition activity will be limited to tree removal, site specific driveway adjustments, and site grading.

FACTORS AFFECTING SURFACE WATER QUALITY

Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing and cut / fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence, mulch sock, and inlet protection will prevent sediment from leaving the site. Sediment and debris collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule.

During construction, surface water quality may also be affected by a spill of hydrocarbons or other hazardous substances used in construction. The most likely instances of a spill of hydrocarbons or hazardous substances are:

1. Refueling construction equipment.
2. Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
3. Unscheduled or emergency repairs, such as hydraulic fluid leaks.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day.

After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes the building, parking lot pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. The Contech Jellyfish treatment system will treat stormwater runoff prior to discharging downstream from the site.

VOLUME AND CHARACTER OF STORMWATER

Crystal Village Phase 3 is proposing to develop a 1.380 portion of Lot 1 of the Crystal Village Phase 3 plat. The proposed development will 0.52 acres of impervious cover. The runoff coefficient of the site pre-construction is 0.5 and the runoff coefficient of the site post-construction is 0.41. The impervious areas will consist of Raider Way and sidewalks with the pervious areas consisting of landscape and natural areas. The subject tract is a portion of a greater drainage area designed to flow into the Soil Conservation Service Site 3 Reservoir. Runoff will be captured by proposed storm inlets on Raider Way. Storm water runoff containing small amounts of oil, gas, sediment, and suspended solids, will be captured and routed to the existing Contech jellyfish structure located just south of Raider Way. Once treated, the stormwater will be routed through storm sewer constructed with prior development, Crystal Village Phase 2.

Please refer to the plan set in Attachment M for more information, including drainage area maps.

SUITABILITY LETTER FROM AUTHORIZED AGENT

(NOT APPLICABLE)

ALTERNATIVE SECONDARY CONTAINMENT STRUCTURE DESIGN ROAD MAP

(NOT APPLICABLE)

AST CONTAINMENT STRUCTURE DRAWINGS

(NOT APPLICABLE)

20% OR LESS IMPERVIOUS COVER WAIVER

(NOT APPLICABLE)

BMPS FOR UPGRADIENT STORMWATER

Upgradient storm water originates north and west of the site. The upgradient storm water is captured within the adjacent roadways and routed through underground storm sewer and a swale to the east of the site, therefore, no upgradient storm water is expected for this property. All storm water from the master Crystal Village development discharges to Soil Conservation Service Site 3 Reservoir.

Please refer to the plan set in Attachment M for more information, including drainage area maps.

BMPS FOR ON-SITE STORMWATER

Temporary BMPs will be installed as shown in Attachment M on the Erosion Control Plan. The temporary BMPs will be silt fence installed around the entire construction limits, staging areas, and concrete washouts. Inlet protection will be used to prevent sediment from entering the proposed storm sewer system while in construction. Stabilized construction entrances will also be used to facilitate the wash down and removal of sediment and other debris from construction equipment exiting the site.

Crystal Village Phase 3 will generate 0.52 acres of impervious cover. Storm water from this site will be captured in inlets and routed to the Contech Jellyfish water quality treatment system located at the downstream end of the property. The Jellyfish system will treat the storm water runoff with an 86% removal efficiency. The development will generate a Total Suspended Solids (TSS) load of 453 pounds, and the Jellyfish system will remove 1234 pounds.

Please refer to the plan set in Attachment M for more information, including drainage area maps and TSS Calculations for Crystal Village Phase 3. The TSS Calculations are also included as part of Attachment K on the next page.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: CRYSTAL VILLAGE
Date Prepared: 11/24/2025

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 spr

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 ir
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 * =	65.26	acres
Predevelopment impervious area within the limits of the plan * =	1.06	acres
Total post-development impervious area within the limits of the plan* =	10.02	acres
Total post-development impervious cover fraction * =	0.15	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	7794	lbs.

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

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

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

Drainage Basin/Outfall Area No. = BMP

Total drainage basin/outfall area =	1.66	acres
Predevelopment impervious area within drainage basin/outfall area =	1.04	acres
Post-development impervious area within drainage basin/outfall area =	1.56	acres
Post-development impervious fraction within drainage basin/outfall area =	0.94	
$L_{M\ THIS\ BASIN}$ =	453	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Contech StormFilter
Removal efficiency = 83 percent

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

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

where:

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

A_C =	1.66	acres
A_I =	1.56	acres
A_P =	0.10	acres
L_R =	1435	lbs

BMPS FOR SURFACE STREAMS

No surface streams exist on-site. The stormwater from the site will be treated by temporary BMPs during construction. The temporary BMPs will be silt fence installed around the entire construction limits, staging areas, and concrete washouts. Inlet protection will be used to prevent sediment from entering the proposed storm sewer system while in construction. Stabilized construction entrances will also be used to facilitate the wash down and removal of sediment and other debris from construction equipment exiting the site.

There are no existing streams or sensitive features on site. All permanent BMPs have been designed to remove 86% of the increase in Total Suspended Solids prior to discharging from the site meeting current TCEQ requirements.

CONSTRUCTION PLANS

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 JOSHUAL DAVIS, FIRE MARSHAL — DATE

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

NICHOLAS C. BROWN, P.E. — DATE

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

GENERAL PLAN NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. A PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48453C0595H, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE SEPTEMBER 26, 2008).
3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER UTILITY, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
4. THERE ARE NATURAL SLOPES ON THIS SITE IN EXCESS OF 15%.
5. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.
6. NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
7. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
8. AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
9. SITE IS SUBJECT TO THE WATERSHED PROTECTION REGULATIONS.
10. THIS SITE IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
11. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
12. AN ADMINISTRATIVE VARIANCE WAS GRANTED FOR CUT UP TO 8 FEET ASSOCIATED WITH THE WATER QUALITY AND DETENTION FACILITIES PER LDC 25-8-42(B)(6).
13. AN ADMINISTRATIVE VARIANCE WAS GRANTED FOR FILL UP TO 8 FEET ASSOCIATED WITH THE WATER QUALITY AND DETENTION FACILITIES PER LDC 25-8-42(B)(6).

LEGAL DESCRIPTION

24.038 ACRES (APPROXIMATELY 1,047,101 SQ. FT.) IN THE WALTE CAMPBELL SURVEY, ABSTRACT NO. 3 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 45.25 ACRE TRACT AND A PORTION OF A 20.00 ACRE TRACT CONVEYED TO PREMAS GLOBAL LEANDER I, LLC IN A WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 2, 2009 AND RECORDED IN DOCUMENT NO. 2009000970 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SURVEYOR

TITLE & BOUNDARY BY:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
CONTACT: JOBY EARLY, R.P.L.S.
TEL: (512) 202-8631

TREE SURVEY BY:
TREE MANN SOLUTIONS
2802 WOODEN TOWER RD.
PFLUGERVILLE, TX 78660
CONTACT: MARK MANN, MASTER ARBORIST
TEL: (512) 748-3637

OWNER/DEVELOPER NAME AND ADDRESS:

PREMAS GLOBAL LEANDER I, LLC
3800 CENTERPOINT DRIVE, SUITE 502
ANCHORAGE, ALASKA 99503
TEL: 907-561-2668
CONTACT: RONALD W. UNGER

SUBDIVISION CASE NO.:
TBD

ZONING CASE NO.:
N/A

PREVIOUS RELATED SITE DEVELOPMENT CASE NO.:
PP-23-0334, PICP-11-002, 21PICP-028, 21-PICP-022

ZONING:
GC-2-A BASE ZONING
GLOBAL VILLAGE PUD PER ORDINANCE 21-009-00

WATERSHED:
BRUSHY CREEK
EDWARDS AQUIFER CONTRIBUTIN ZONE

DISTURBED ACREAGE INFORMATION:
4.30 AC

SUBMITTAL DATE: 8/12/2025

REVISION #	DESCRIPTION	APPROVAL

PREPARED BY:

Kimley»Horn

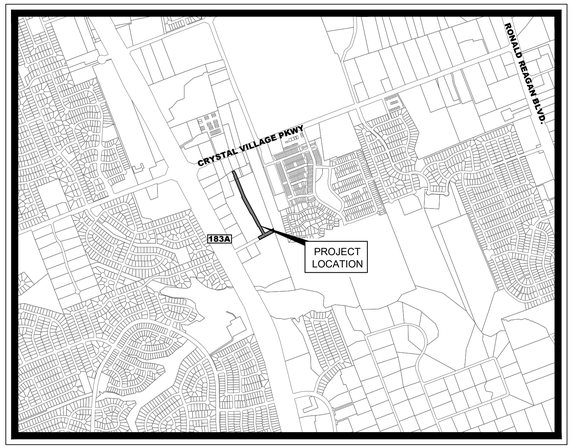
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
CERTIFICATE OF REGISTRATION #928

Tel. No. (512) 418-1771
Fax No. (512) 418-1791

PUBLIC IMPROVEMENTS CONSTRUCTION PLANS FOR

CRYSTAL VILLAGE PHASE 3

PICP-25-0258



VICINITY MAP

SCALE: 1" = 1,500'

NOVEMBER 2025

SHEET INDEX

SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	KH GENERAL NOTES
03	GENERAL NOTES
04	FINAL PLAT
05	OVERALL EXISTING CONDITIONS
06	EXISTING CONDITIONS AND DEMOLITION PLAN SHEET 1 OF 2
07	EXISTING CONDITIONS AND DEMOLITION PLAN SHEET 2 OF 2
08	TREE TABLE
09	TREE PROTECTION PLAN FROM PRELIM PLAT
10	EROSION CONTROL PLAN PHASE 1 SHEET 1 OF 2
11	EROSION CONTROL PLAN PHASE 1 SHEET 2 OF 2
12	EROSION CONTROL PLAN PHASE 2 SHEET 1 OF 2
13	EROSION CONTROL PLAN PHASE 2 SHEET 2 OF 2
14	RAIDER WAY - PLAN AND PROFILE
15	SIDEWALK PLAN
16	EXISTING DRAINAGE AREA MAP
17	PROPOSED DRAINAGE AREA MAP
18	INLET DRAINAGE AREA MAP
19	OVERALL UTILITY PLAN
20	PUBLIC WATER PLAN AND PROFILE
21	PUBLIC WATER PLAN AND PROFILE 2
22	PUBLIC WATER PLAN AND PROFILE 3
23	PUBLIC WATER PLAN AND PROFILE 4
24	PUBLIC WATER PLAN AND PROFILE 5
25	PUBLIC STORM PLAN AND PROFILE
26	SIGNAGE, STRIPING AND STREET LIGHT PLAN
27	EROSION CONTROL DETAILS
28	STORM SEWER DETAILS
29	WATER DETAILS
30	PAVING DETAILS
31	ELECTRICAL DETAILS

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N 10179152.91
E 3086964.29

TEXAS STATE PLANE COORDINATES:
N 10177931.56
E 3086593.90

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

NICHOLAS C. BROWN
107175
LICENSED
PROFESSIONAL ENGINEER
11/10/2025

KHA PROJECT	069283403
DATE	NOVEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	ALS
DRAWN BY:	ALS
CHECKED BY:	NCB

COVER SHEET

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
01
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Brudnick) Date: November 10, 2025 05:44:09pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Cad\PlanSheets - PICP\C-Cover Sheet.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

KH GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC.…) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (KH) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC.….) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC.… TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000".
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
25. ANY SEQUENCE OF CONSTRUCTION SHOWN HEREON IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

STORM WATER DISCHARGE AUTHORIZATION:

1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:

1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:
   a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER,
   b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER,
   c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
   d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB ELEVATION.
4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE.
5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE PAVEMENT SECTION.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER.
9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.
15. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
16. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED.
17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF.
18. REFER TO DIMENSION CONTROL PLAN, AND PLAT FOR HORIZONTAL DIMENSIONS.
19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING.
21. ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
22. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
23. THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION IN THE BUILDING PAD.
24. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
25. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION.
26. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
27. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS NEEDED FOR GRADING OPERATIONS AND TO ACCOMMODATE PROPOSED GRADE, INCLUDING THE UNKNOWN UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL REFER TO THE GENERAL NOTES "OVERALL" SECTION THESE PLANS FOR ADDITIONAL INFORMATION.
28. EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER.
29. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.
30. TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT.
31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.
32. NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S).
33. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.
34. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED.
35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.

RETAINING WALLS:

1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL.
2. RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER.
3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
4. RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES.
5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

PAVING:

1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED.
2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING ALL ADDENDA.
3. ALL FIRELANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT, THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED.
4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
7. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
8. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION.
11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
17. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
20. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

STORM DRAINAGE:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
9. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL.
10. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED.
11. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.
12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
13. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
17. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

POND NOTES:

1. ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT.
2. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
3. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT.
4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATERTIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION.
5. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR AT LEAST 20-FEET FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.
6. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIGHT.
7. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT IT REMAINS FULL TO ITS DESIGN WATER LEVEL, AND IS NOT LOWERED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES.

WATER AND WASTEWATER:

1. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES.
9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, TCEQ, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.
12. ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE 5-FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT.
14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
20. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9-FEET FROM THE CROSSING.
21. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9-FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53.
22. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.
23. ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND TCEQ STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:
   a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS.
   b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.
24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
25. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED.
26. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY.
27. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
28. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
29. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
30. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

ABBREVIATIONS AND DEFINITIONS:

A	AREA
ADA	AMERICANS WITH DISABILITIES ACT
AWWA	AMERICAN WATER WORKS ASSOCIATION
B-B	BACK TO BACK
BC	BEGIN CURVE
BC	BACK OF CURB
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BOC	BACK OF CURB
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CFS	CUBIC FEET PER SECOND
CITY	CITY, TOWN, OR OTHER APPLICABLE LOCAL GOVERNMENT JURISDICTION
C/L	CENTERLINE
CL	CENTERLINE
CONC	CONCRETE
CY	CUBIC YARD
DEMO	DEMOLITION
DG	DECOMPOSED GRANITE
DTL	DETAIL
EA	EACH
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GROUND
EL	ELEVATION
ELEC	ELECTRICAL / ELECTRICITY
ELEV	ELEVATION
EPA	UNITES STATES ENVIRONMENTAL PROTECTION AGENCY
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX.	EXISTING
F-F	FACE TO FACE
FG	FINISHED GROUND
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB
FT	FEET
HGL	HYDRAULIC GRADE LINE
KH	KIMLEY-HORN AND ASSOCIATES, INC.
KHA	KIMLEY-HORN AND ASSOCIATES, INC.
LAT	LATERAL
LF	LINEAR FEET
LT	LEFT
MAX	MAXIMUM
ME	MATCH EXISTING ELEVATION
MH	MANHOLE
MIN	MINUTE / MINIMUM
NO	NUMBER
NOI	NOTICE OF INTENT, REF. TCEQ GENERAL PERMIT
NOT	NOTICE OF TERMINATION, REF. TCEQ GENERAL PERMIT
NTS	NOT TO SCALE
OC	ON CENTER
OFF	OFFSET
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE / POINT OF COMPOUND CURVATURE
PGL	PROPOSED GRADE LINE
PI	POINT OF INFLECTION
PROP	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RT	RIGHT
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SY	SQUARE YARD
TAS	ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS
TC	TOP OF CURB
TCEQ	TEXAS COMMISSION OF ENVIRONMENTAL QUALITY
TEMP	TEMPORARY
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
TXMUTCD	TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
TW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURVE
WTR	WATER
WW	WASTEWATER

UTILITY CONTACTS:

1. TELECOM COMPANY, **AT&T, 281-549-2135**
2. ELECTRIC COMPANY, **PEDERNALES ELECTRIC COOP, INC., 512-331-8883**
3. GAS COMPANY, **ATMOS ENERGY, MARTIN PEREZ, 512-310-3850**
4. CITY WATER/UTILITIES DEPARTMENT, **CITY OF LEANDER, 512-259-1142**

THESE PLAN AND GENERAL NOTES REFER TO:
GEOTECHNICAL ENGINEERING STUDY
RABA KISTNER
AAA15-068-00
JANUARY 6, 2016
INCLUDING ALL REVISIONS AND ADDENDA TO THIS REPORT THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.

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STATE OF TEXAS
NICHOLAS C. BROWN
107175
LICENSED PROFESSIONAL ENGINEER
11/10/2025

KHA PROJECT 069283403
DATE NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ALS
DRAWN BY: ALS
CHECKED BY: NCB

KH GENERAL NOTES

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
02
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Brudnick) Date: November 10, 2025 05:44:19pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Cad\PlanSheets - PICP\C-General Notes.dwg
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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 RESPONSIBILITIIY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
5. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF LEANDER IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
6. BURNING IS PROHIBITED.
7. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. OR WEEKENDS. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION.
8. CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK FOR APPROVAL TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
9. NO BLASTING IS ALLOWED.
10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS AND CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLE MARKERS AND NUMBERS SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MUST BE REMOVED. REVISION INFORMATION SHALL BE UPDATED ON COVER SHEET AND AFFECTED PLAN SHEET TITLE BLOCK.
11. THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER ACCURATE "RECORD DRAWINGS" FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE "RECORD DRAWINGS" SHALL MEET THE SATISFACTION OF THE ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL REPAIR AND/OR COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY PUBLIC INFRASTRUCTURE WITHIN CITY EASEMENT OR PUBLIC RIGHT-OF-WAY, REGARDLESS OF THESE PLANS.
13. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER OF RECORD AND CITY.
14. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO THE PROPERTY OWNER.
15. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 1033 LA POSADA DR. SUITE 375, AUSTIN, TEXAS 78752-3832.
16. ALL MANHOLE FRAMES/COVERS AND WATER VALVE/METER BOXES MUST BE ADJUSTED TO FINISHED GRADE AT THE OWNER'S EXPENSE BY THE CONTRACTOR FOR CITY CONSTRUCTION INSPECTOR INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING. CONTRACTOR SHALL BACKFILL AROUND MANHOLES AND VALVE BOXES WITH CLASS A CONCRETE.
17. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL CITY OF LEANDER DETAILS AND CITY OF AUSTIN STANDARD SPECIFICATIONS.
18. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
20. THE CONTRACTOR MUST OBTAIN A CONSTRUCTION WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER. ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. THE CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE. THE CONTRACTOR SHALL KEEP THE SITE AREA CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THE SUBDIVISION (OR SITE) WILL NOT BE ACCEPTED (OR CERTIFICATE OF OCCUPANCY ISSUED) UNTIL THE SITE HAS BEEN CLEANED TO THE SATISIFACTION OF THE CITY.
22. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

CONSTRUCTION SEQUENCE NOTES

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

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

EROSION CONTROL NOTES

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

WATER AND WASTEWATER NOTES

WATER AND WASTEWATER GENERAL NOTES

1. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AND ORGANIZATION ACCREDITED BY ANSI.
2. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY STAMPED AS FOLLOWS:
   WATER SERVICE "W" ON TOP OF CURB
   WASTEWATER SERVICE "S" ON TOP OF CURB
   VALVE "V" ON TOP OF CURB
3. OPEN UTILITIES SHALL NOT BE PERMITTED ACROSS THE EXISTING PAVED SURFACES. WATER AND WASTEWATER LINES ACROSS THE EXISTING PAVED SURFACES SHALL BE BORED AND INSTALLED IN STEEL ENCASEMENT PIPES. BELL RESTRAINTS SHALL BE PROVIDED AT JOINTS.
4. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
5. SAND, AS DESCRIBED IN AUSTIN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:
   SIEVE SIZE PERCENT RETAINED BY WEIGHT
   1/2" 0
   3/8" 0-2
   #4 40-85
   #10 95-100
6. DENSITY TESTING FOR TRENCH BACKFILL SHALL BE DONE IN MAXIMUM 12" LIFTS.

WATER

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

WASTEWATER

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

STREET AND DRAINAGE NOTES

1. THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISTATION RELATED TO ACCESSIBLITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLANS. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND TEXAS ACCESSIBILITY STANDARS (TAS).
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 6" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 6" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. A MINIMUM OF 6" OF TOPSOIL SHALL BE PLACED BETWEEN THE CURB AND RIGHT-OF-WAY AND IN ALL DRAINAGE CHANNELS EXCEPT CHANNELS CUT IN STABLE ROCK.
4. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A MINIMUM OF 36" BELOW SUBGRADE.
5. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF ¼" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED.
6. ALL DRAINAGE PIPE IN PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE REINFORCED CONCRETE PIPE MINIMUM CLASS III OF TONGUE AND GROOVE OR O-RING JOINT DESIGN. CORRUGATED METAL PIPE IS NOT ALLOWED IN PUBLIC RIGHT OR WAY OR EASEMENTS.
7. THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TXDOT SPEC FOR PROOF ROLLING.
8. ALL STRIPING, WITH THE EXCEPTION OF STOP BARS, CROSS WALKS, WORDS AND ARROWS, IS TO BE TYPE II (WATER BASED). STOP BARS, CROSS WALKS, WORDS AND ARROWS REQUIRE TYPE I THERMOPLASTIC.
9. MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
10. A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS.
11. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISIONS OF THE APPROVED CONSTRUCTION PLANS.
12. GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY RABA KITSNER. PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:

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

TRENCH SAFETY NOTES

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

GRADING NOTES

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

BENCHMARK NOTES

1. [PROVIDE LOCATION DESCRIPTION]

Plotted By:Sterling, Abby (Erudnick) Date:November 10, 2025 05:44:19pm File Path:K:\AUS_Civil\069283403--Crystal Village Phase 3\Civil\Plan Sheets -- PICP\C--General Notes.dwg
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No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

NICHOLAS C. BROWN
107175
LICENSED
PROFESSIONAL ENGINEER
11/10/2025

KHA PROJECT 069283403
DATE NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ALS
DRAWN BY: ALS
CHECKED BY: NCB

CRYSTAL VILLAGE PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

GENERAL NOTES

SHEET NUMBER
03
OF 31

PICP-25-0258

FINAL PLAT: CRYSTAL VILLAGE
PHASE THREE

CITY CASE NO.

SURVEYOR:

EARLY LAND SURVEYING, LLC.
P.O. BOX 92588
AUSTIN, TX 78709
CONTACT: JOE BEN EARLY, JR., R.P.L.S.
TBPELS FIRM REGISTRATION NO. 10194487

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, STE 200
AUSTIN, TX 78759
PH: (512) 418-1771
CONTACT: NICHOLAS C. BROWN, P.E.

OWNERS/DEVELOPERS:

PREMAS GLOBAL LEANDER I, LLC.
3800 CENTERPOINT DRIVE, STE 502
ANCHORAGE, AK 99503
PH: (919) 244-4680

ACRES: 24.376 ACRES

SURVEY: WALTER CAMPBELL, ABSTRACT 3

NUMBER OF LOTS: 1

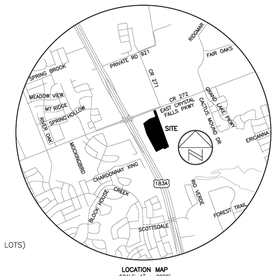
NUMBER OF BLOCKS: 1

SUBMITTAL DATE: _____

PROPOSED LOT USES: _____ (ALL LOTS)

LOT INFORMATION:

LOT NUMBER	ACREAGE
1	24.038 ACRES



LOCATION MAP
SCALE: 1" = 2000'

SHEET INDEX:

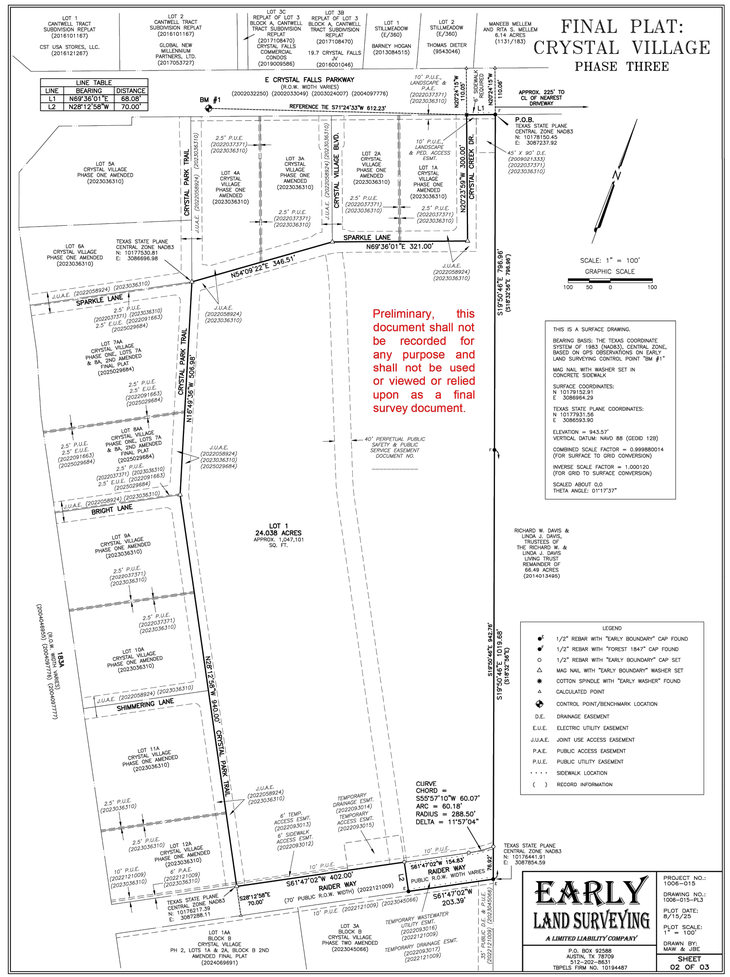
SHEET NAME	SHEET NUMBER
COVER SHEET	1 OF 3
FINAL PLAT	2 OF 3
NOTES & SIGNATURES	3 OF 3

CRYSTAL VILLAGE PHASE THREE – STREET INFORMATION		
STREET NAME	TYPE	LENGTH
RAIDER WAY	RIGHT-OF-WAY WIDTH VARIES	210'

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.

EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-292-8631
TBPELS FIRM NO. 10194487

PROJECT NO.: 1006-015
DRAWING NO.: 1006-015-FL3
PLOT DATE: 8/15/25
PLOT SCALE: 1" = 100'
DRAWN BY: MAW & JBE
SHEET 01 OF 03



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PLOT DATE: 8/15/25
PLOT SCALE: 1" = 100'
DRAWN BY: MAW & JBE
SHEET 02 OF 03

FINAL PLAT: CRYSTAL VILLAGE
PHASE THREE

OWNERS ACKNOWLEDGEMENT

THE STATE OF _____ §
COUNTY OF _____ §

THAT PREMAS GLOBAL LEANDER I, LLC, A DELAWARE CORPORATION, AS THE OWNER OF 24.376 ACRES OF LAND IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 45.25 ACRE TRACT DESIGNATED AS TRACT 1 AND PORTION OF A CALLED 20.00 ACRE TRACT DESIGNATED AS TRACT 2, BOTH TRACTS BEING DESCRIBED IN THE DEED TO SAID PREMAS GLOBAL LEANDER I, LLC OF RECORD IN DOCUMENT NO. 2021210009, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DOES HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS;

DOES HEREBY SUBDIVIDE 24.376 ACRES TO BE KNOWN AS "CRYSTAL VILLAGE PHASE THREE" SUBDIVISION;

DOES HEREBY DEDICATE TO THE PUBLIC FOREVER ALL ADDITIONAL RIGHT OF WAY, STREETS, PUBLIC EASEMENTS, PUBLIC PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC USE, AS SHOWN HEREON; AND DOES HEREBY GRANT UNTO THE CRYSTAL VILLAGE HOMEOWNERS ASSOCIATION FOR THE PERPETUAL MAINTENANCE OF JOINT USE DRIVEWAYS AND OTHER SHARED FACILITIES, AS SHOWN HEREON.

PREMAS GLOBAL LEANDER I, LLC

BY: PREMAS GLOBAL PARTNERS, LLC
AS ITS MANAGER

BY: _____

RONALD W. UNGER DATE _____

3800 CENTERPOINT DRIVE, SUITE 502
ANCHORAGE, AK 99503

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RONALD W. UNGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20___ AD.

_____
NOTARY PUBLIC, STATE OF _____

_____
PRINTED NAME MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, JOE BEN EARLY, JR., 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 NEW CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCE AND CODES, AND THAT ALL EXISTING EASEMENTS OR CLAIMS OF EASEMENT, TO THE BEST KNOWLEDGE AND BELIEF OF THE UNDERSIGNED SURVEYOR, HAVE BEEN SHOWN OR NOTED HEREON.

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.

JOE BEN EARLY, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6016
EARLY LAND SURVEYING, A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-292-8631
TBPELS FIRM NO. 10194487

ENGINEER'S CERTIFICATION

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, NICHOLAS C. BROWN, 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.

NICHOLAS C. BROWN, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD,
CAMPUS IV, SUITE 200,
AUSTIN, TX 78759
512-271-8314
TBPELS FIRM NO. 928

LEANDER PLANNING AND ZONING COMMISSION

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 WILLIAMSON COUNTY.

ATTEST:

_____ _____
JOHN COSGROVE, CHAIRMAN ELLEN COUFAL, SECRETARY
PLANNING AND ZONING COMMISSION PLANNING AND ZONING COMMISSION
CITY OF LEANDER, TEXAS CITY OF LEANDER, TEXAS

GENERAL NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.

2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.

4. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.

5. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.

6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

7. IN ADDITION TO THE EASEMENTS 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.

8. NO PORTION OF THIS SUBDIVISION IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0465F, FOR WILLIAMSON COUNTY, DATED DECEMBER 20, 2019.

9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE APPLICABLE ZONING ORDINANCE OF THE CITY OF LEANDER.

10. DEVELOPMENT OF THE PROPERTY IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2016076167, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, REQUIRES TEN (10') FOOT SIDEWALKS WILL BE PROVIDED ALONG 183A TOLL ROAD AND SIX (6') FOOT SIDEWALKS ALONG THE REMAINDER OF E. CRYSTAL FALLS PARKWAY IN CONJUNCTION WITH SITE DEVELOPMENT PERMITS OF INDIVIDUAL PLATTED LOTS.

11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

12. 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.

13. DEVELOPMENT OF THE PROPERTY IS SUBJECT TO THE APPROVED TRAFFIC IMPACT ANALYSIS (TIA) FOR "GLOBAL VILLAGE CENTER" PREPARED BY ROBERT J. HALLS & ASSOCIATES DATED AUGUST 9, 2010.

14. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.

15. THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES, LIENS FOR CRYSTAL VILLAGE RECORDED IN DOCUMENT NO. _____, IN THE PLAT RECORDS (CRYSTAL VILLAGE COVENANTS AND RESTRICTIONS).

16. THE POA HAS A BINDING, CONTINUING RESPONSIBILITY TO LEVY AND COLLECT ASSESSMENTS IN AMOUNTS SUFFICIENT TO MAINTAIN, OPERATE, REPAIR AND REPLACE JOINT USE DRIVES LOCATED WITHIN JOINT USE ACCESS EASEMENTS, DRAINAGE FACILITIES, LANDSCAPING IN COMMON AREAS, AND SUCH OTHER FACILITIES AS REQUIRED BY THE CRYSTAL VILLAGE COVENANTS AND RESTRICTIONS.

17. PREMAS GLOBAL LEANDER I, LLC OR ITS ASSIGNS MAY INSTALL, AT ANY TIME AND AT PREMAS GLOBAL LEANDER I, LLC'S OR ITS ASSIGN'S SOLE EXPENSE, TRAFFIC SIGNALS AT THE FULL MEDIAN BREAK IN CRYSTAL FALLS PARKWAY BETWEEN HWY 183A AND SCHOOL ROAD, PROVIDED, THE CITY APPROVES THE PLANS AND SPECIFICATIONS FOR THE TRAFFIC SIGNALS AND ACCEPTS THE SAME FOR PUBLIC OWNERSHIP AND MAINTENANCE AFTER INSPECTION, PROVIDED, FURTHER, THAT THE CITY WILL NOT ACTIVATE THE TRAFFIC SIGNAL UNTIL JUSTIFIED BY A WARRANT STUDY APPROVED BY THE CITY.

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 24.376 ACRES (APPROXIMATELY 1,061,816 SQ. FT.) IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 45.25 ACRE TRACT AND A PORTION OF A 20.00 ACRE TRACT CONVEYED TO PREMAS GLOBAL LEANDER I, LLC IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED JANUARY 2, 2009 AND RECORDED IN DOCUMENT NO. 2009000970 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 24.376 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Forest 1847" cap found in the southwest right-of-way line of East Crystal Falls Parkway (right-of-way width) as described in Document Nos. 2002052250, 2002033049, 2003024007 and 2004097778 of the Official Public Records of Williamson County, Texas, being the northernmost corner of the said 20.00 acre tract, being also in the west line of a 66.49 acre tract described in Document No. 2014013490 of the Official Public Records of Williamson County, Texas;

THENCE South 19°20'45" East, with the southwest line of the said 20.00 acre tract and the southwest line of the said 66.49 acre tract, a distance of 786.98 feet to a 1/2"rebar with "Forest 1847" cap found for the easternmost corner of the said 20.00 acre tract, being the northernmost corner of the said 45.25 acre tract;

THENCE South 19°20'45" East, with the northeast line of the said 45.25 acre tract and the southwest line of the said 66.49 acre tract, a distance of 1019.68 feet to a 1/2"rebar with "Early Boundary" cap found for the northernmost corner of Lot 3A, Block B, Crystal Village Phase Two Amended, a subdivision of record in Document No. 202304506 of the Official Public Records of Williamson County, Texas;

THENCE South 61°47'02" West, crossing the said 45.25 acre tract and with the northwest line of said Lot 3A, a distance of 203.39 feet to a 1/2" rebar with "Early Boundary"cap found for the easternmost terminus of Raider Way (70' right-of-way width) as shown on Crystal Village Phase Two, a subdivision of record in Document No. 202312100 of the Official Public Records of Williamson County, Texas;

THENCE North 28°12'58" West, with the northeast termination of Raider Way and crossing the said 45.25 acre tract, a distance of 70.00 feet to a 1/2"rebar with "Early Boundary"cap set for the northernmost terminus of Raider Way;

THENCE South 61°47'02" West, with the northwest right-of-way line of Raider Way and crossing the said 45.25 acre tract, a distance of 402.00 feet to a mag nail with "Early Boundary" washer set for the easternmost corner of Lot 12A, Crystal Village Phase One Amended, a subdivision of record in Document No. 2023036310 of the Official Public Records of Williamson County, Texas;

THENCE North 28°12'58" West, crossing the said 45.25 acre tract and with the northeast line of said Crystal Village Phase One Amended, a distance of 916.00 feet to a mag nail with "Early Boundary" washer set for the northernmost corner of Lot 9A of said Crystal Village Phase One Amended, being the easternmost corner of Lot 8AA, Crystal Village Phase One, Lots 7A & 8A, 2nd Amended Final Plat, a subdivision of record in Document No. 2020259684 of the Official Public Records of Williamson County, Texas;

THENCE North 16°49'36" West, crossing the said 45.25 acre tract, the said 20.00 acre tract, and with the northeast line of said Lot 8AA, a distance of 306.88 feet to a mag nail with "Early Boundary" washer set for the northernmost corner of Lot 7AA of said Crystal Village Phase One, Lots 7A & 8A, 2nd Amended Final Plat, being the easternmost corner of Lot 6A and the southernmost corner of Lot 4A of said Crystal Village Phase One Amended;

THENCE crossing the said 20.00 acre tract and with the perimeter of said Crystal Village Phase One Amended, the following three (3) courses and distances:

1. North 04°09'22" East, a distance of 346.51 feet to a mag nail with "Early Boundary"washer set for the easternmost corner of Lot 3A, being the southernmost corner of Lot 2A of said Crystal Village Phase One Amended;
2. North 69°36'01" East, a distance of 321.00 feet to a mag nail with "Early Boundary" washer set for the easternmost corner of Lot 1A of said Crystal Village Phase One Amended;
3. North 20°23'59" West, a distance of 300.00 feet to a cotton spindle found in the southeast right-of-way line of E. Crystal Falls Parkway, being the northernmost corner of Lot 1A;

THENCE North 69°36'01" East, with the southeast right-of-way line of E. Crystal Falls Parkway and the northeast line of the said 20.00 acre tract, a distance of 68.08 feet to the POINT OF BEGINNING, containing 24.376 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

NOW ALL MEN BY THESE PRESENTS;
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___, AD, AT _____ O'CLOCK, _____M, AND DULY RECORDED THIS

THE DAY OF _____ 20___, AD, AT _____ O'CLOCK _____M, IN THE PLAT RECORDS OF

SAID COUNTY IN CABINET _____, SLIDE _____.

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

EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-292-8631
TBPELS FIRM NO. 10194487

PROJECT NO.: 1006-015
DRAWING NO.: 1006-015-FL3
PLOT DATE: 8/15/25
PLOT SCALE: 1" = 100'
DRAWN BY: MAW & JBE
SHEET 03 OF 03

NOTE: THIS PLAT IS A DRAFT AND IS TO BE SUBMITTED FOR REVIEW

Plotted By: Sterling, Abby (Eruditick) Date: November 10, 2025 05:44:36pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Cad\PlanSheets - P(CP)\C-Final Plat.dwg
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Kimley»Horn
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10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

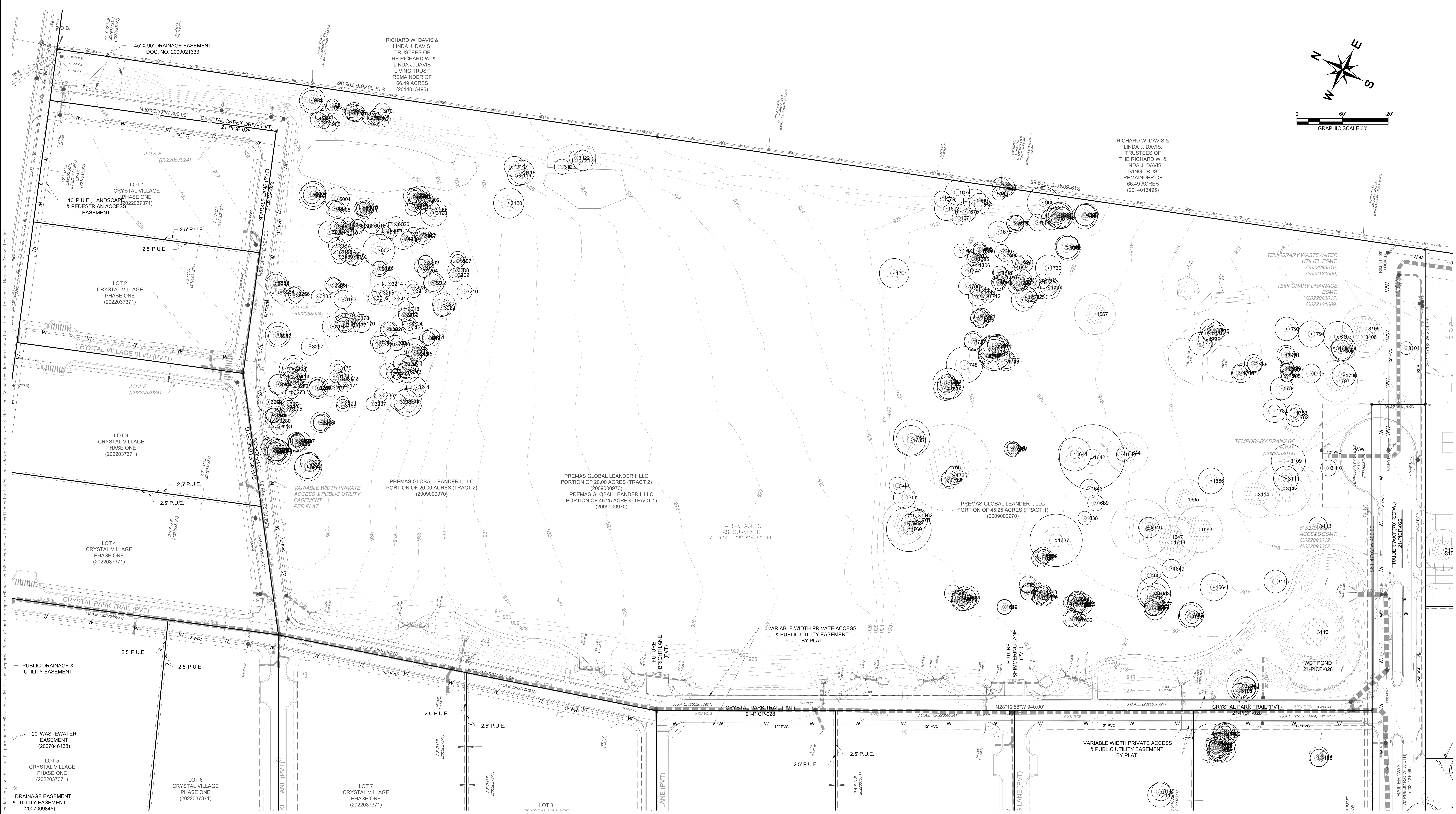
No.	REVISIONS	DATE	BY

KHA PROJECT XXXXXXXXX
DATE MONTH YEAR
SCALE: AS SHOWN
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

FINAL PLAT

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
04
OF 24



No.	REVISIONS	DATE	BY

Kimley»Horn

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10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
NICHOLAS C. BROWN
107175
LICENSED PROFESSIONAL ENGINEER
11/10/2025

KHA PROJECT	069283403
DATE	NOVEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	ALS
DRAWN BY:	ALS
CHECKED BY:	NCB

OVERALL EXISTING CONDITIONS

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N 10179152.91
E 3086964.29

TEXAS STATE PLANE COORDINATES:
N 10177931.56
E 3086593.90

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

SHEET NUMBER
05
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Brudnick) Date: November 10, 2025 05:45:04pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Cad\PlanSheets - PICP\C-Overall Existing Conditions.dwg
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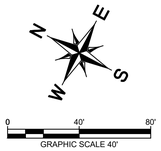

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- W — WATER LINE
- WW — WASTEWATER LINE
- STORM SEWER LINE
- GAS — GAS
- GUARD RAIL
- OHE — OVERHEAR ELECTRIC
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP FOUND
- 1/2" REBAR WITH "FOREST 1847" CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- MAG NAIL WITH "EARLY BOUNDARY" WASHER SET
- COTTON SPINDLE WITH "EARLY WASHER" FOUND
- CONTROL POINT/BENCHMARK LOCATION
- W — WATER METER
- WATER VALVE
- FIRE HYDRANT
- PVC STUBOUT
- UTILITY POLE
- E — ELECTRIC UTILITY
- LIGHT POLE
- T — TELEPHONE RISER
- GAS VALVE
- UNDERGROUND GAS MARKER
- MH — MANHOLE (STAMPED CONTECH)
- SSMH — STORM SEWER MANHOLE
- WWMH — WASTEWATER MANHOLE
- SIGN
- V — UTILITY VAULT
- OU — OVERHEAD UTILITIES
- EDGE OF ASPHALT PAVEMENT
- X — WELDED WIRE FENCE
- CHAIN LINK FENCE
- RCP — REINFORCED CONCRETE PIPE
- J.U.A.E. — JOINT USE ACCESS EASEMENT
- P.U.E. — PUBLIC UTILITY EASEMENT
- ( ) — RECORD INFORMATION
- DEMOLITION AREA: ITEMS TO BE REMOVED AS NOTED
- LOC — LIMITS OF CONSTRUCTION AREA
- XXXXX — EXISTING TREE TO REMAIN
- HERITAGE TREE
- SIGNIFICANT TREE
- XXXXX — EXISTING TREE TO BE REMOVED

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N 10179152.91
E 3086964.29

TEXAS STATE PLANE COORDINATES:
N 10177931.56
E 3086593.90

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

No.	REVISIONS	DATE	BY

Kimley»Horn

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10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
NICHOLAS C. BROWN
107175
LICENSED
PROFESSIONAL ENGINEER
11/10/2025

KHA PROJECT 069283403
DATE NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ALS
DRAWN BY: ALS
CHECKED BY: NCB

EXISTING CONDITIONS AND DEMOLITION PLAN SHEET 1 OF 2

CRYSTAL VILLAGE PHASE 3

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
06
OF 31

PICP-25-0258

Posted By:Sterling, Abby (Brudnick) Date:November 10, 2025 05:45:31pm File Path:K:\AUS_Civil\069283403-Crystal Village Phase 3\Cad\PlanSheets - PICP\C-Existing Conditions.dwg
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Template: KHA AIAS TEMPLATE C3D 2024 - SITE.DWT 04/07/2025
Plotted By: Sterling, Abby (Brudnick) Date: November 10, 2025 05:45:37pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Civil\PlanSheets — PICP\C-Existing Conditions.dwg
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MATCH LINE SEE SHEET 06

S19°50'46"E 1019.68'

POWER POLES AND OVERHEAD LINES SHOWN AS SURVEYED ON 6/2020

FENCE LY OFF FAR ACCT

PORTION OF EXISTING FENCE TO BE REMOVED DUE TO STORM DAMAGE SHOWN AS SURVEYED ON 6/2020

PREMAS GLOBAL LEANDER I, LLC
PORTION OF 45.25 ACRES (TRACT 1)
(2009000970)

TEMPORARY WASTEWATER UTILITY ESMT. (2022093016) (2022121009)

TEMPORARY DRAINAGE ESMT. (2022093017) (2022121009)

TEMPORARY DRAINAGE ESMT. (2022093014)

TEMPORARY SIDEWALK ACCESS ESMT. (2022093012) (2022093012)

MULCH PILE

TREE DEBRIS PILE

REMOVE EXISTING WW LOOKOUT AND GROUND

EXISTING CURB AND GUTTER TO BE REMOVED

EXISTING PAVEMENT TO BE REMOVED

RAIDER WAY (70' R.O.W.) 21-PICP-026

S81°47'02"W 253.39'

M=85°44'32"N

N28°12'58"W 940.00'

VARIABLE WIDTH PRIVATE ACCESS & PUBLIC UTILITY EASEMENT BY PLAT

FUTURE SHIMMERING LANE (PVT)

CRYSTAL PARK TRAIL (PVT) 21-PICP-028

WET POND 21-PICP-028

POND

CONC. DRAINAGE STRUCTURE

24" RCP FL=921.24'

18" RCP FL=920.91'

FL= 920.20'

24" RCP FL=919.84'

24" RCP FL=919.55'

24" RCP FL=919.39'

30" RCP FL=919.27'

30" RCP FL=918.77'

FL=918.57'

30" RCP FL=918.09'

24" RCP FL=917.47'

RIM=924.12'

RIM=922.78'

RIM=921.96'

RIM=922.20'

RIM=919.42'

RIM=919.42'

RIM=919.42'

9'X5' RCB

6'X6' RCB

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- W — WATER LINE
- WW — WASTEWATER LINE
- STORM SEWER LINE
- GAS — GAS
- GUARD RAIL
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- SIGNIFICANT TREE
- XXXXX — EXISTING TREE TO BE REMOVED

GRAPHIC SCALE 40'
0 40' 80'

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N 10179152.91
E 3086964.29

TEXAS STATE PLANE COORDINATES:
N 10177931.56
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ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

No.	REVISIONS	DATE	BY

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

NICHOLAS C. BROWN
107175
LICENSED
PROFESSIONAL ENGINEER
11/10/2025

KHA PROJECT 069283403
DATE: NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ALS
DRAWN BY: ALS
CHECKED BY: NCB

EXISTING CONDITIONS AND DEMOLITION PLAN SHEET 2 OF 2

CRYSTAL VILLAGE PHASE 3

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
07
OF 31

PICP-25-0258

TREE LIST			
TAG NO.	DESCRIPTION	REMOVE	TREE TYPE
965	21" LIVE OAK		S
966	9" LIVE OAK		
967	11" LIVE OAK		
968	12.5" LIVE OAK		
969	8.5" LIVE OAK		
970	10.5" LIVE OAK		
971	10" LIVE OAK		
972	11.5" LIVE OAK		
973	8" LIVE OAK		
974	8.5" LIVE OAK		
975	8" LIVE OAK		
976	10.5" LIVE OAK		
977	11.5" LIVE OAK		
978	12" LIVE OAK		
979	8.5" LIVE OAK		
980	9" LIVE OAK		
981	8" LIVE OAK		
982	8.5" LIVE OAK		
983	17" LIVE OAK		
984	13" LIVE OAK		
985	9" LIVE OAK		
986	10" LIVE OAK		
987	8" LIVE OAK		
988	10.5" LIVE OAK		
1601	15.5" LIVE OAK		
1602	13" LIVE OAK		
1603	15.5" LIVE OAK		
1604	10.5" LIVE OAK		
1605	11.5" LIVE OAK		
1606	9" CEDAR ELM		
1607	13" LIVE OAK		
1608	11" CEDAR ELM		
1609	10" CEDAR ELM		
1610	9.5" CEDAR ELM		
1611	10.5" LIVE OAK		
1612	11" LIVE OAK		
1613	10" LIVE OAK		
1614	11" LIVE OAK		
1615	9" LIVE OAK		
1616	11" LIVE OAK		
1617	11" LIVE OAK		
1618	9.5" LIVE OAK		
1619	12.5" LIVE OAK		
1620	10" LIVE OAK		
1621	9.5" LIVE OAK		
1622	8.5" LIVE OAK		
1623	12.5" LIVE OAK		
1624	10.5" LIVE OAK		
1625	12.5" LIVE OAK		
1626	14" LIVE OAK		
1627	10" LIVE OAK		
1628	10.5" LIVE OAK		
1629	12.5" LIVE OAK		
1630	10.5" CEDAR ELM		
1631	10.5" CEDAR ELM		
1632	9" CEDAR ELM		
1633	10" CEDAR ELM		
1634	12" CEDAR ELM		
1635	11" CEDAR ELM		
1636	8.5" CEDAR ELM		
1637	34.5" POST OAK		H (DDI)
1638	9" CEDAR ELM		
1639	10.5" CEDAR ELM		
1640	12.5" CEDAR ELM		
1641	22" POST OAK		S

TREE LIST			
TAG NO.	DESCRIPTION	REMOVE	TREE TYPE
1642	43" POST OAK		H (DDI)
1643	9" CEDAR ELM		
1644	27" POST OAK		H
1645	39.5" LIVE OAK		H
1646	13.5" CEDAR ELM		
1647	32" LIVE OAK		H
1648	33" LIVE OAK		H
1649	12.5" LIVE OAK		
1650	11.5" LIVE OAK		
1651	22" LIVE OAK		S
1652	13" LIVE OAK		
1653	13" LIVE OAK		
1654	10" LIVE OAK		
1655	9.5" LIVE OAK		
1656	13" LIVE OAK		
1657	8" CEDAR ELM		
1658	11" LIVE OAK		
1659	14.5" LIVE OAK		
1660	16" LIVE OAK		
1661	9" LIVE OAK		
1662	15.5" LIVE OAK		
1663	30.5" LIVE OAK		H
1664	18" LIVE OAK		S
1665	27" LIVE OAK		H
1666	17" CEDAR ELM		
1667	27" POST OAK		H
1668	13.5" LIVE OAK		
1669	15" LIVE OAK		
1670	13.5" LIVE OAK		
1671	9" LIVE OAK		
1672	15.5" CEDAR ELM		
1673	10.5" CEDAR ELM		
1674	16.5" AMERICAN ELM		
1675	14" CEDAR ELM		
1676	11.5" LIVE OAK		
1677	9" LIVE OAK		
1678	10" LIVE OAK		
1679	11" LIVE OAK		
1680	14" LIVE OAK		
1681	11" LIVE OAK		
1682	10" LIVE OAK		
1683	16.5" LIVE OAK		
1684	15" LIVE OAK		
1685	17.5" LIVE OAK		
1686	14" LIVE OAK		
1687	15" LIVE OAK		
1688	14" LIVE OAK		
1689	16.5" LIVE OAK		
1690	15.5" LIVE OAK		
1691	14.5" LIVE OAK		
1692	16" LIVE OAK		
1693	11.5" LIVE OAK		
1694	8" LIVE OAK		
1695	10" LIVE OAK		
1696	8" LIVE OAK		
1697	9.5" LIVE OAK		
1698	9" CEDAR ELM		
1699	8" LIVE OAK		
1700	9" CEDAR ELM		
1701	19.5" CEDAR ELM		S
1702	9" LIVE OAK		
1703	8.5" LIVE OAK		
1704	8.5" LIVE OAK		
1705	8" LIVE OAK		
1706	8.5" LIVE OAK		
1707	8" LIVE OAK		

TREE LIST			
TAG NO.	DESCRIPTION	REMOVE	TREE TYPE
1708	11" LIVE OAK		
1709	8" LIVE OAK		
1710	12.5" LIVE OAK		
1711	8.5" LIVE OAK		
1712	9" LIVE OAK		
1713	9" LIVE OAK		
1714	8.5" LIVE OAK		
1715	9" LIVE OAK		
1716	8.5" LIVE OAK		
1717	9" LIVE OAK		
1718	9" LIVE OAK		
1719	11" LIVE OAK		
1720	10" LIVE OAK		
1721	10.5" LIVE OAK		
1722	14" LIVE OAK		
1723	15" LIVE OAK		
1724	14" LIVE OAK		
1725	8" LIVE OAK		
1726	8.5" LIVE OAK		
1727	11" LIVE OAK		
1728	14" LIVE OAK		
1729	9.8" LIVE OAK		
1730	17" LIVE OAK		
1731	10.5" LIVE OAK		
1732	10" LIVE OAK		
1733	10" LIVE OAK		
1734	12" LIVE OAK		
1735	10.5" LIVE OAK		
1736	12" LIVE OAK		
1737	11.5" LIVE OAK		
1738	17" LIVE OAK		
1739	15.5" LIVE OAK		
1740	13.5" LIVE OAK		
1741	14" LIVE OAK		
1742	11.5" LIVE OAK		
1743	12" LIVE OAK		
1744	20.5" LIVE OAK		S
1745	21.5" LIVE OAK		S
1746	8" LIVE OAK		
1747	10.5" LIVE OAK		
1748	24" LIVE OAK		S
1749	10" LIVE OAK		
1750	20.5" LIVE OAK		S
1751	12" LIVE OAK		
1752	14.5" LIVE OAK		
1753	15.5" LIVE OAK		
1754	24" LIVE OAK		S
1755	19.5" LIVE OAK		S
1756	11" CEDAR ELM		
1757	14.5" CEDAR ELM		
1758	28" LIVE OAK		H
1759	11.5" LIVE OAK		
1760	29.5" LIVE OAK		H (DDI)
1761	13" LIVE OAK		
1762	8" CEDAR ELM		
1763	9" CEDAR ELM		
1764	11.5" CEDAR ELM		
1765	12" CEDAR ELM		
1766	57" LIVE OAK		H
1767	9" LIVE OAK		
1768	10" LIVE OAK		
1769	8" LIVE OAK		
1770	8.5" LIVE OAK		
1771	15" CEDAR ELM		
1772	12" CEDAR ELM		
1773	10" CEDAR ELM		

TREE LIST			
TAG NO.	DESCRIPTION	REMOVE	TREE TYPE
1774	14" CEDAR ELM		
1775	12" CEDAR ELM		
1776	10" CEDAR ELM		
1777	12" CEDAR ELM		
1778	9.5" CEDAR ELM		
1779	9.5" CEDAR ELM		
1780	12.5" CEDAR ELM		
1781	15.5" CEDAR ELM	R	
1782	12.5" CEDAR ELM		
1783	11.5" CEDAR ELM	R	
1784	15" CEDAR ELM		
1785	8" CEDAR ELM		
1786	8.5" CEDAR ELM		
1787	8" CEDAR ELM		
1788	9" CEDAR ELM		
1789	8" CEDAR ELM		
1790	8" CEDAR ELM		
1791	10.5" CEDAR ELM		
1792	12" LIVE OAK		
1793	15.5" CEDAR ELM		
1794	17.5" CEDAR ELM		
1795	12.5" CEDAR ELM		
1796	15.5" LIVE OAK		
1797	27.5" LIVE OAK		H
1798	16" LIVE OAK		
1799	14" LIVE OAK		
1800	14.5" LIVE OAK		
3101	27" LIVE OAK		H
3102	47" LIVE OAK		H
3104	8.5" CEDAR ELM		
3105	31.5" LIVE OAK		H
3106	27" LIVE OAK		H
3107	20" CEDAR ELM		S
3108	14" HACKBERRY		
3109	22.5" LIVE OAK		S
3110	10.5" CEDAR ELM		(DDI)
3111	16.5" LIVE OAK		
3112	36" LIVE OAK		H
3113	12" CEDAR ELM		
3114	31" LIVE OAK		H
3115	15" LIVE OAK		
3116	36" LIVE OAK		H
3117	13.5" LIVE OAK		
3118	16" LIVE OAK		
3119	13.5" LIVE OAK		
3120	20" LIVE OAK		S
3121	10" CEDAR ELM		
3122	9.5" CEDAR ELM		
3123	13.5" CEDAR ELM		
3124	13.5" LIVE OAK		(DDI)
3125	15" LIVE OAK		(DDI)
3126	21" LIVE OAK		S (DDI)
3127	10.5" LIVE OAK		(DDI)
3128	9.5" LIVE OAK		(DDI)
3129	14" LIVE OAK		
3130	14.5" LIVE OAK		
3131	11" LIVE OAK		
3132	12.5" LIVE OAK		
3133	13" LIVE OAK		
3134	14.5" LIVE OAK		
3135	16.5" LIVE OAK		
3136	11" LIVE OAK		
3137	13" LIVE OAK		
3138	24.5" LIVE OAK		S
3139	13" LIVE OAK		
3140	13" LIVE OAK		

TREE LIST			
TAG NO.	DESCRIPTION	REMOVE	TREE TYPE
3141	18" LIVE OAK		S
3142	15" LIVE OAK		
3143	13" LIVE OAK		
3144	12.5" CEDAR ELM		
3145	12.5" LIVE OAK		
3146	16" LIVE OAK		
3147	18" LIVE OAK		S
3148	16.5" LIVE OAK		
3149	11.5" LIVE OAK		
3150	15.5" CEDAR ELM		
3151	20" LIVE OAK		S
3152	14" LIVE OAK		
3153	17.5" LIVE OAK		
3154	12" LIVE OAK		
3155	9.5" CEDAR ELM		
3156	16" LIVE OAK		
3157	13" LIVE OAK		
3158	11.5" LIVE OAK		
3159	25" POST OAK		S (DDI)
3160	15.5" LIVE OAK		
3161	15" LIVE OAK		
3162	16" LIVE OAK		
3163	16.5" LIVE OAK		
3164	19.5" LIVE OAK		S
3165	16.5" LIVE OAK		
3166	15" LIVE OAK		
3167	27" LIVE OAK		H
3168	8.5" LIVE OAK		
3169	8" LIVE OAK		
3170	11.5" LIVE OAK		
3171	8.5" LIVE OAK		
3172	10.5" LIVE OAK		
3173	9.5" LIVE OAK		
3174	8.5" LIVE OAK		(DDI)
3175	10.5" LIVE OAK	R	
3176	12" LIVE OAK		
3177	9" LIVE OAK		
3178	8" LIVE OAK		
3179	8.5" LIVE OAK		
3180	11.5" LIVE OAK		
3181	10" LIVE OAK		
3182	14" LIVE OAK		
3183	12" LIVE OAK		
3184	10.5" LIVE OAK		
3185	8.5" LIVE OAK		
3186	10" LIVE OAK		
3187	11" LIVE OAK		
3188	10.5" LIVE OAK		
3189	9" LIVE OAK		
3190	10.5" LIVE OAK		
3191	8.5" LIVE OAK		
3192	11.5" LIVE OAK		
3193	13.5" LIVE OAK		
3194	10" LIVE OAK		
3195	8.5" LIVE OAK		
3196	9" LIVE OAK		
3197	11" LIVE OAK		
3198	17.5" LIVE OAK		
3199	9.5" LIVE OAK		
3200	9.5" LIVE OAK		
3201	9" LIVE OAK		
3202	9.5" LIVE OAK		
3203	9" LIVE OAK		
3204	9" LIVE OAK		
3205	9.5" LIVE OAK		
3206	10.5" LIVE OAK		

TREE LIST			
TAG NO.	DESCRIPTION	REMOVE	TREE TYPE
3207	8.5" LIVE OAK		
3208	10.5" LIVE OAK		
3209	9" LIVE OAK		
3210	10" MESQUITE		
3211	13.5" LIVE OAK		
3212	11.5" LIVE OAK		
3213	9" LIVE OAK		
3214	9.5" LIVE OAK		
3215	11.5" LIVE OAK		
3216	8.5" LIVE OAK		
3217	9" LIVE OAK		
3218	10.5" LIVE OAK		
3219	8" LIVE OAK		
3220	8.5" LIVE OAK		
3221	15" LIVE OAK		
3222	11.5" LIVE OAK		
3223	9" LIVE OAK		
3224	9" LIVE OAK		
3225	9" LIVE OAK		
3226	9.5" LIVE OAK		
3227	10" LIVE OAK		
3228	8" LIVE OAK		
3229	12" LIVE OAK		(DDI)
3230	8.5" LIVE OAK		
3231	10" LIVE OAK		
3232	12.5" LIVE OAK		
3233	9.5" LIVE OAK	R	
3234	12.5" LIVE OAK	R	
3235	10.5" LIVE OAK		
3236	8.5" LIVE OAK		(DDI)
3237	9" LIVE OAK		
3238	10.5" LIVE OAK		
3239	15.5" LIVE OAK		
3240	18.5" LIVE OAK		S
3241	13" LIVE OAK		
3242	10.5" LIVE OAK		
3243	14.5" LIVE OAK		
3244	10" LIVE OAK		
3245	10.5" LIVE OAK		
3246	9" LIVE OAK		
3247	11" LIVE OAK		
3248	13.5" LIVE OAK		
3249	10" LIVE OAK		
3250	8.5" LIVE OAK		
3251	11.5" LIVE OAK		
3252	14.5" LIVE OAK		
3253	13" LIVE OAK		
3254	13.5" LIVE OAK		
3255	11" LIVE OAK		
3256	10.5" LIVE OAK		
3257	11.5" LIVE OAK		
3258	16.5" LIVE OAK		
3259	12.5" LIVE OAK		
3260	14" LIVE OAK		
3261	11.5" LIVE OAK		
3262	10.5" LIVE OAK		
3263	13.5" LIVE OAK	R	
3264	18" LIVE OAK		S
3265	11.5" LIVE OAK		
3266	12" LIVE OAK		
3267	12.5" LIVE OAK		
3268	13" LIVE OAK		
3269	14.5" LIVE OAK		
3270	13.5" LIVE OAK		
3271	8.5" LIVE OAK		
3272	11" LIVE OAK		

TREE LIST			
TAG NO.	DESCRIPTION	REMOVE	TREE TYPE
3273	8.5" LIVE OAK		(DDI)
3274	8" LIVE OAK		
3275	11" LIVE OAK		
3276	13" LIVE OAK		
3277	9.5" LIVE OAK		
3278	9.5" LIVE OAK		
3279	9.5" LIVE OAK		
3280	9" LIVE OAK		
3281	11" LIVE OAK		
3282	8" LIVE OAK		
3283	9.5" LIVE OAK		
3284	12" LIVE OAK		
3285	11.5" LIVE OAK		
3286	11" LIVE OAK		
3287	12" LIVE OAK		
3288	10" LIVE OAK		
3289	13.5" LIVE OAK		
3290	11" LIVE OAK		
3291	12.5" LIVE OAK		
3292	16.5" LIVE OAK		
3293	18" LIVE OAK		S
3294	15.5" LIVE OAK		
3295	14" LIVE OAK		
3296	14.5" LIVE OAK		
3297	13" LIVE OAK		
3298	17.5" LIVE OAK		
3299	29.5" LIVE OAK		H
3300	13" LIVE OAK		
6001	16.5" LIVE OAK		
6002	11.5" LIVE OAK		
6003	17.5" LIVE OAK		
6004	16" LIVE OAK		
6005	11" LIVE OAK		
6006	11" LIVE OAK		
6007	10.5" LIVE OAK		
6008	8.5" LIVE OAK		
6009	14.5" LIVE OAK		
6010	12" LIVE OAK		
6011	9.5" LIVE OAK		
6012	9" LIVE OAK		
6013	9" LIVE OAK		
6014	10.5" LIVE OAK		
6015	9" LIVE OAK		
6016	12.5" LIVE OAK		
6017	9.5" LIVE OAK		
6018	10.5" LIVE OAK		
6019	9.5" LIVE OAK		
6020	8" LIVE OAK		
6021	21" LIVE OAK		S
6022	9" LIVE OAK		
6023	10" LIVE OAK		
6024	9.5" LIVE OAK		
6025	10.5" LIVE OAK		
6026	10" LIVE OAK		
6027	10.5" LIVE OAK		
6028	9" LIVE OAK		
6029	10" LIVE OAK		
6030	10" LIVE OAK		
6031	9.5" LIVE OAK		
6032	11" LIVE OAK		
6033	13.5" LIVE OAK		

NOTES:
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.

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N 10179152.91
E 3086964.29

TEXAS STATE PLANE COORDINATES:
N 10177931.56
E 3086593.90

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

No.	REVISIONS	DATE	BY

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
NICHOLAS C. BROWN
107175
LICENSED
PROFESSIONAL ENGINEER
11/10/2025

KHA PROJECT 069283403
DATE: NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ALS
DRAWN BY: ALS
CHECKED BY: NCB

TREE TABLE

CRYSTAL VILLAGE PHASE 3

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
08
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Brudnick) Date: November 10, 2025 05:46:07pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Cad\PlanSheets — PICP\C-Overall Existing Conditions.dwg
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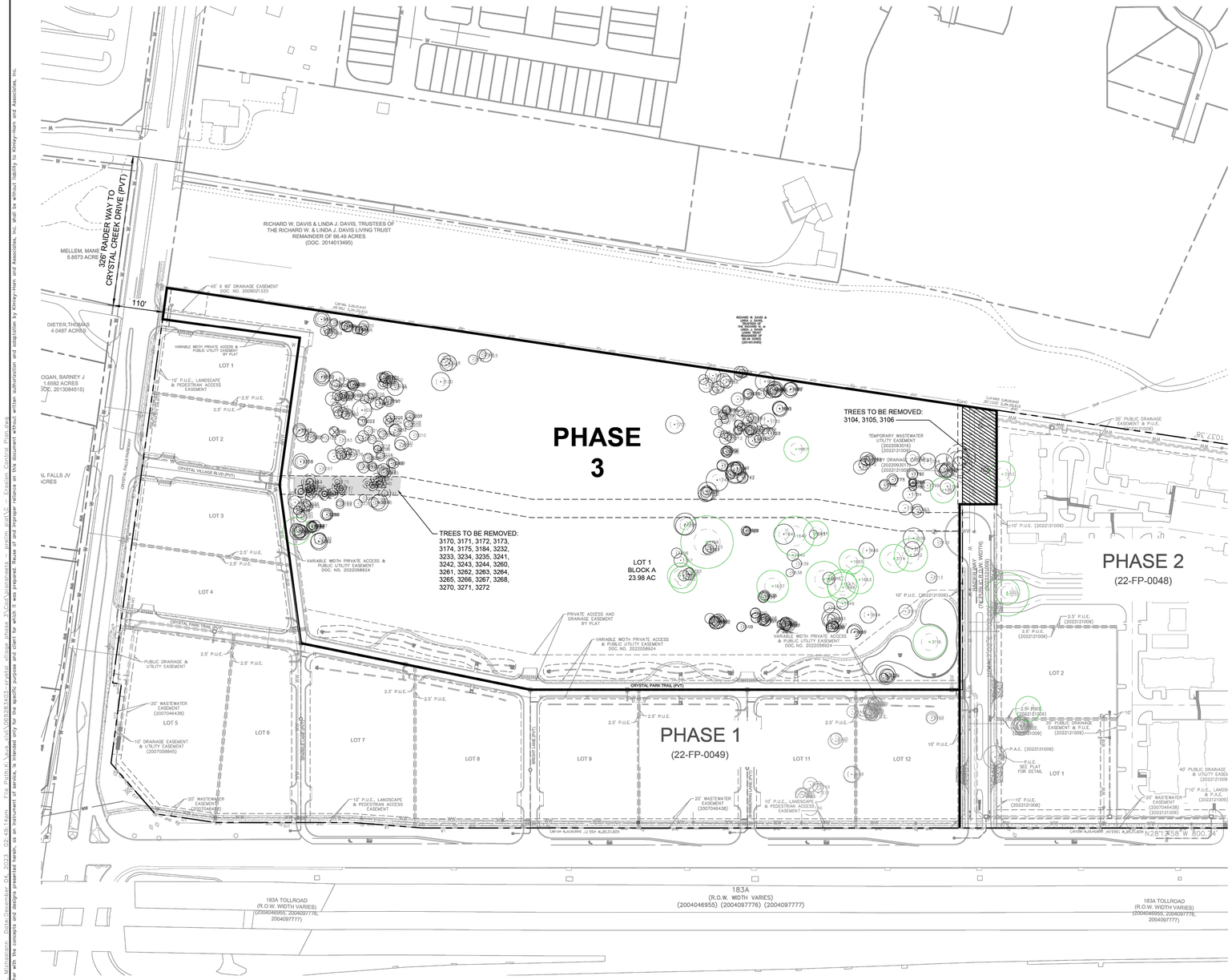

LEGEND

- PROPERTY LINE
- TREE TO REMAIN (340)
- TREE TO BE REMOVED (1468)

TREE SURVEY WAS COMPLETED 10/03/2022 PER TREE MANN SOLUTIONS TREE REPORT.

BENCHMARKS

BM #1 – MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY ±529.5' EAST OF THE 183A TOLL ROAD INTERSECTION. ELEVATION=943.57'

Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N 10179152.91
E 3086984.29

TEXAS STATE PLANE COORDINATES:
N 10177931.56
E 3086593.90

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

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NICHOLAS C. BROWN 107175 LICENSED PROFESSIONAL ENGINEER
12/04/2023

KHA PROJECT 069283403
DATE MARCH 2023
SCALE: AS SHOWN
DESIGNED BY: BMW
DRAWN BY: MTD
CHECKED BY: NCB

PRELIMINARY TREE PROTECTION PLAN

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
10 OF 12

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NICHOLAS C. BROWN 107175 LICENSED PROFESSIONAL ENGINEER
11/10/2025

KHA PROJECT 069283403
DATE NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ALS
DRAWN BY: ALS
CHECKED BY: NCB

TREE PROTECTION PLAN FROM PRELIM PLAT

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Bradnick) Date: November 10, 2025 05:46:09pm File Path: K:\AUS_Civil\069283403-crystal village phase 3\Civil\construction documents\plan sheets — PICP\C-Overall Existing Conditions.dwg
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LEGEND

	PROPERTY LINE
LOC	LIMITS OF CONSTRUCTION
XXX	EXISTING MAJOR CONTOUR
XXX	EXISTING MINOR CONTOUR
XXX	PROPOSED MAJOR CONTOUR
XXX	PROPOSED MINOR CONTOUR
CE	CONSTRUCTION ENTRANCE PER DETAIL COA641S-1
SA	STAGING AREA
CW	CONCRETE WASHOUT PER COL DETAIL 303-1
IP	INLET PROTECTION
TP	TREE PROTECTION PER COL DETAIL 303-2
RB	ROCK BERM PER DETAIL COA639S-1
SF	SILT FENCE PER DETAIL COA642S-1
ML	MULCH SOCK
XXXXX	EXISTING TREE TO REMAIN
	HERITAGE TREE
	SIGNIFICANT TREE
XXXXX	EXISTING TREE TO BE REMOVED

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

EROSION CONTROL SCHEDULE AND SEQUENCING

I.	ROUGH GRADING	CONSTRUCTION ENTRANCE / EXIT, SILT FENCE PROTECTION, AND STONE 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 THROUGHOUT THE REMAINDER OF THE PROJECT.
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MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N 10179152.91
E 3086984.29

TEXAS STATE PLANE COORDINATES:
N 10177931.56
E 3086593.90

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

No.	REVISIONS	DATE	BY

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT
069283403

DATE
NOVEMBER 2025

SCALE: AS SHOWN

DESIGNED BY: ALS

DRAWN BY: ALS

CHECKED BY: NCB

EROSION CONTROL PLAN PHASE 1 SHEET 1 OF 2

CRYSTAL VILLAGE PHASE 3

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
10
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Eraubrick) Date: November 10, 2025 05:47:11pm File Path: K:\AUS_Civil\069283403--Crystal Village Phase 3\Corp\PlanSheets - PICP\C-Erosion Control Plan.dwg
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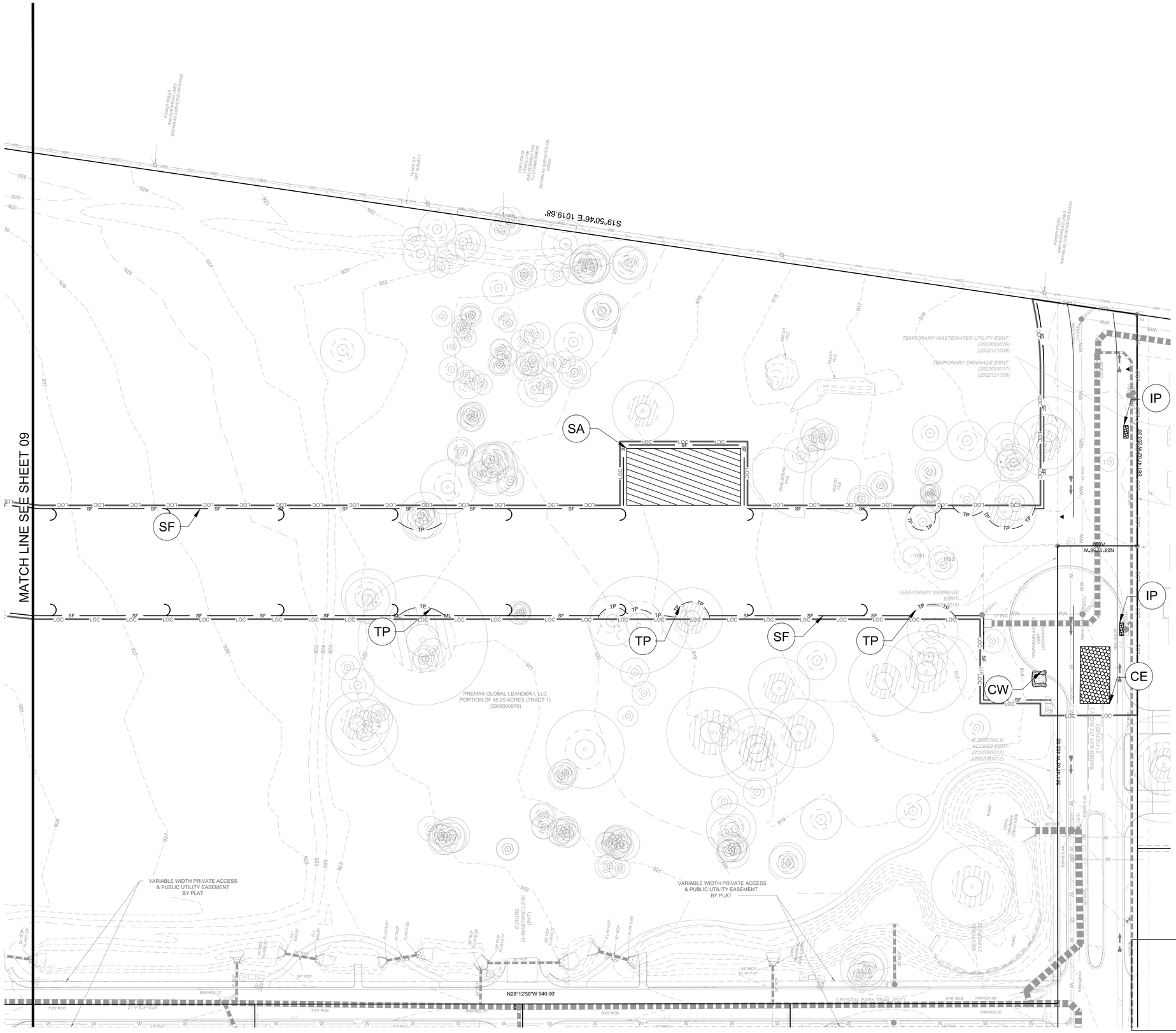

GRAPHIC SCALE 40'

LEGEND

- PROPERTY LINE
- LOC — LIMITS OF CONSTRUCTION
- XXX — EXISTING MAJOR CONTOUR
- XXX — EXISTING MINOR CONTOUR
- XXX — PROPOSED MAJOR CONTOUR
- XXX — PROPOSED MINOR CONTOUR
- CE — CONSTRUCTION ENTRANCE PER DETAIL COA641S-1
- SA — STAGING AREA
- CW — CONCRETE WASHOUT PER COL DETAIL 303-1
- IP — INLET PROTECTION
- TP — TREE PROTECTION PER COL DETAIL 303-2
- RB — ROCK BERM PER DETAIL COA639S-1
- SF — SILT FENCE PER DETAIL COA642S-1
- ML — MULCH SOCK
- XXXXX — EXISTING TREE TO REMAIN
- HERITAGE TREE
- SIGNIFICANT TREE
- XXXXX — EXISTING TREE TO BE REMOVED

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NICHOLAS C. BROWN
107175
LICENSED
PROFESSIONAL ENGINEER
11/10/2025

KHA PROJECT 069283403
DATE NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ALS
DRAWN BY: ALS
CHECKED BY: NCB

EROSION CONTROL PLAN PHASE 1 SHEET 2 OF 2

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
11
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Bradrick) Date: November 10, 2025 05:47:18pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Cad\PlanSheets — PICP\C-Erosion Control Plan.dwg
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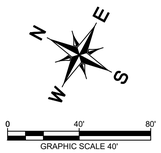

LEGEND

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XXX	EXISTING MINOR CONTOUR
XXX	PROPOSED MAJOR CONTOUR
XXX	PROPOSED MINOR CONTOUR
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SF	SILT FENCE PER DETAIL COA642S-1
MS	MULCH SOCK
XXXXX	EXISTING TREE TO REMAIN
	HERITAGE TREE
x8	SIGNIFICANT TREE
XXXXX	EXISTING TREE TO BE REMOVED

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ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

KHA PROJECT 069283403
DATE: NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ALS
DRAWN BY: ALS
CHECKED BY: NCB

EROSION CONTROL PLAN PHASE 2 SHEET 1 OF 2

CRYSTAL VILLAGE PHASE 3

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
12
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Brudnick) Date: November 10, 2025 05:47:25pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Civil\PlanSheets — PICP\C-Erosion Control Plan.dwg
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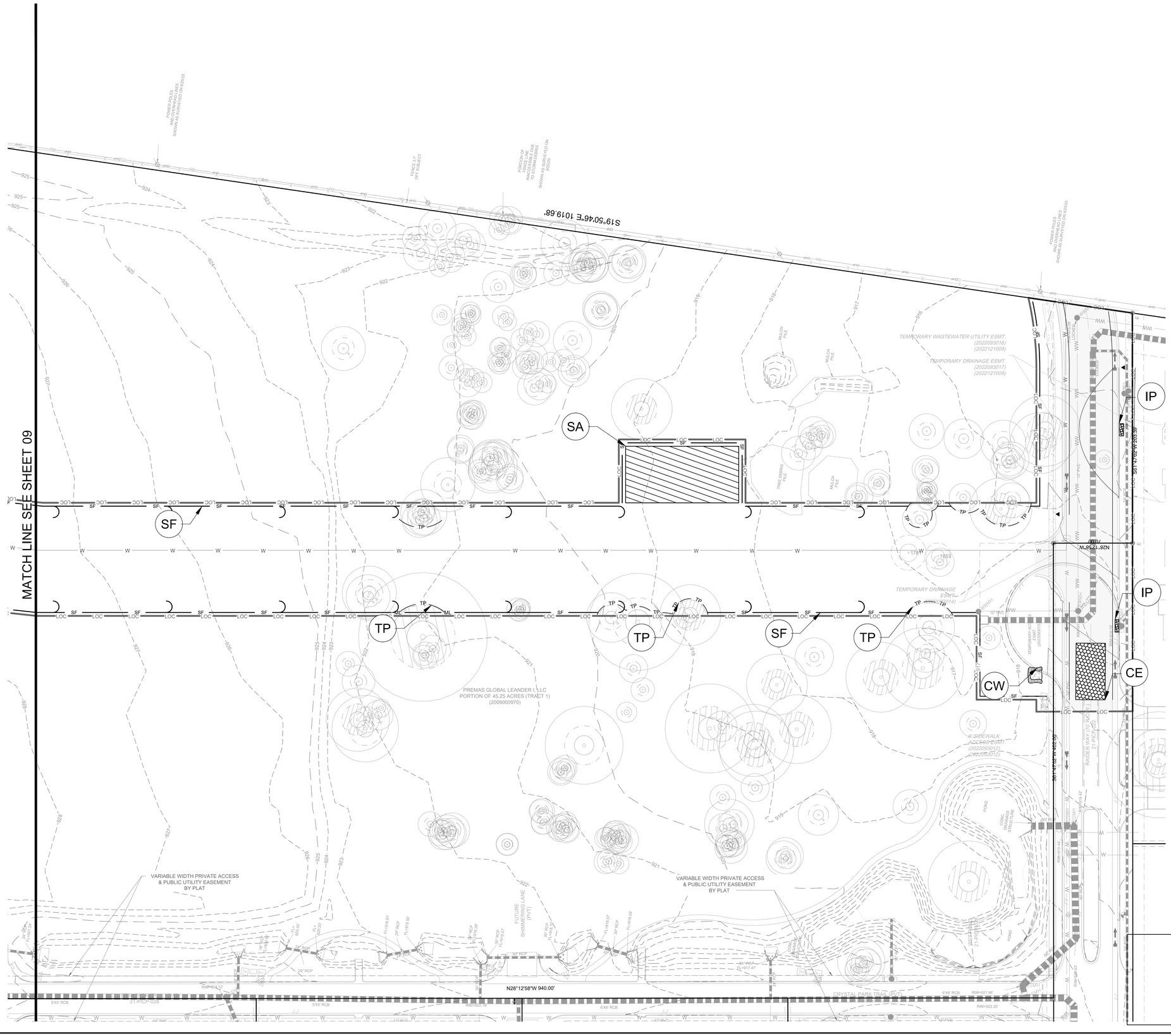

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E 3086593.90

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

No.	REVISIONS	DATE	BY

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NICHOLAS C. BROWN
107175
LICENSED
PROFESSIONAL ENGINEER
11/10/2025

KHA PROJECT 069283403
DATE NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ALS
DRAWN BY: ALS
CHECKED BY: NCB

EROSION CONTROL PLAN PHASE 2 SHEET 2 OF 2

CRYSTAL VILLAGE PHASE 3

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
13
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Brudnick) Date: November 10, 2025 05:47:31pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Cad\PlanSheets — PICP\C-Erosion Control Plan.dwg
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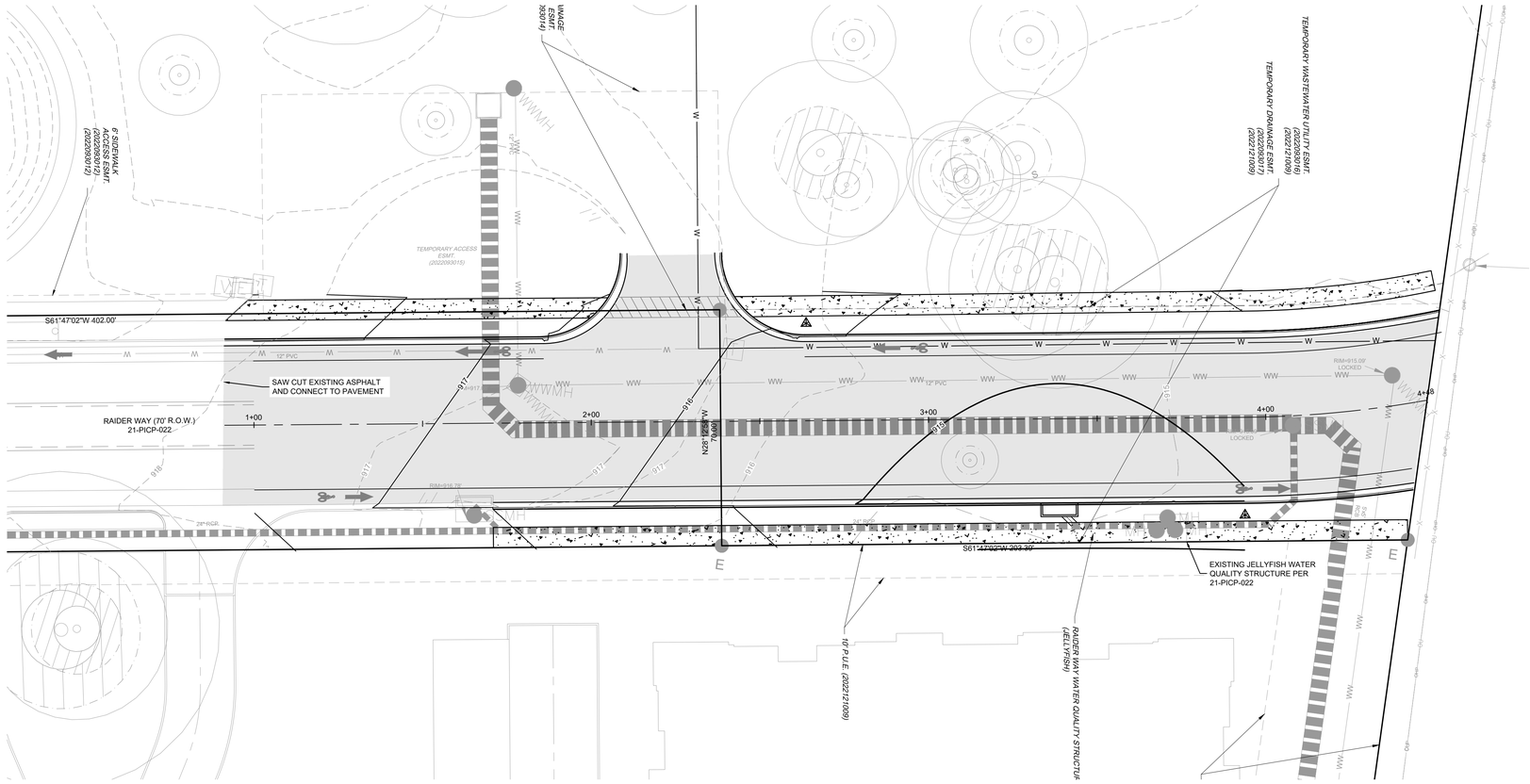
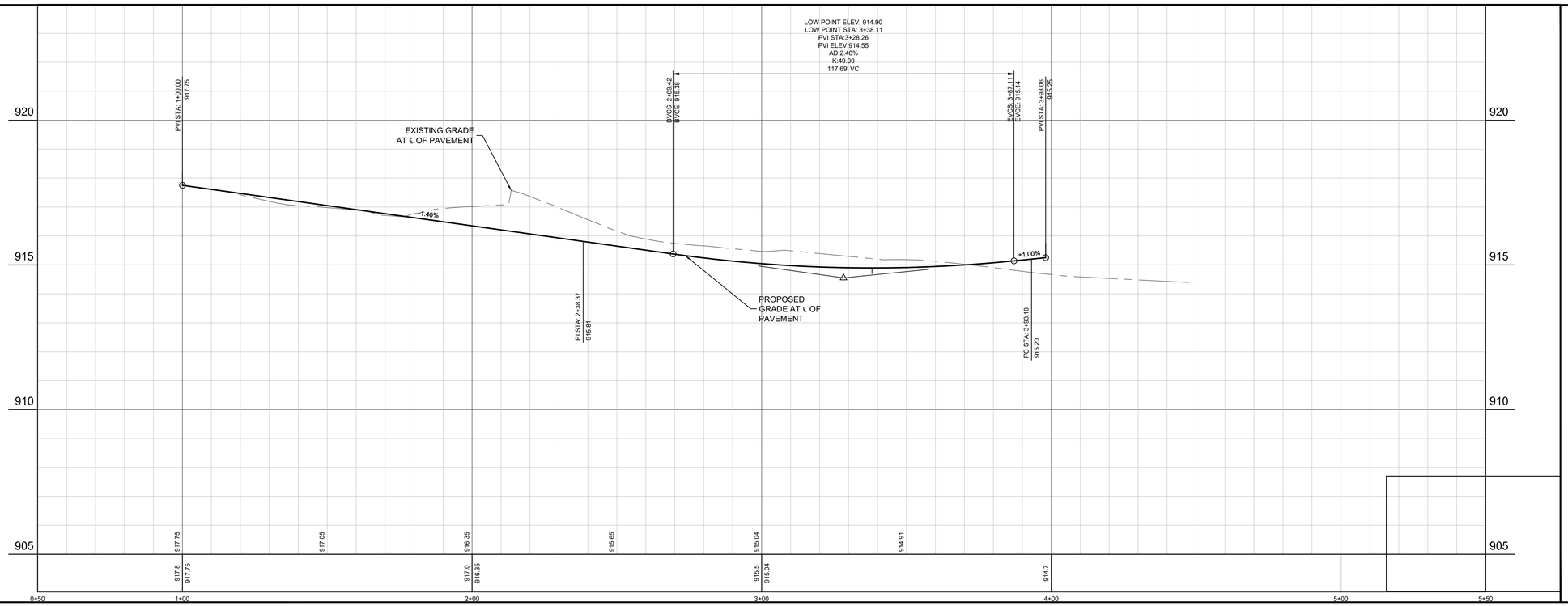
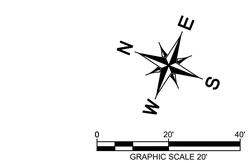


RAIDER WAY (70' PUBLIC ROW)

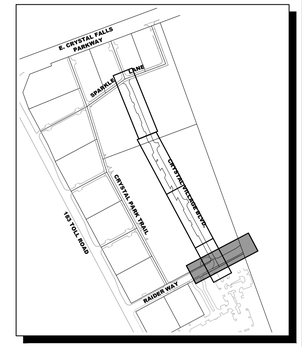


PROFILE SCALE
1" = 20' HORIZONTAL
1" = 2' VERTICAL



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FIRE HYDRANT
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WATER GATE VALVE
- PROPOSED STORM HEADWALL
- PROPOSED STORM MANHOLE
- PROPOSED STORM JUNCTION BOX
- PROPOSED STORM AREA INLET
- PROPOSED STORM CURB INLET
- PROPOSED SIDEWALK
- EASEMENT



KEYMAP
N.T.S

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KHA PROJECT 069283403
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DESIGNED BY: ALS
DRAWN BY: ALS
CHECKED BY: NCB

RAIDER WAY - PLAN AND PROFILE

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
14
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Bradrick) Date: November 10, 2025 05:48:12pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Cad\PlanSheets — PICP\C-Road Plan and Profile — Raider Way.dwg
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KHA PROJECT	069283403
DATE	NOVEMBER 2025
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DESIGNED BY:	ALS
DRAWN BY:	ALS
CHECKED BY:	NCB

SIDEWALK PLAN

CRYSTAL VILLAGE PHASE 3

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

OF 31

PICP-25-0258

Plotted By:Sterling, Abby (Brudnick) Date:November 10, 2025 05:48:47pm File Path:K:\AUS_Civil\069283403-Crystal Village Phase 3\Cad\PlanSheets - PICP\C-Streets and Roadway Systems.dwg
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CRYSTAL VILLAGE - EXISTING CONDITIONS

DRAINAGE CALCULATIONS - EXISTING

DRAINAGE AREA	AREA (SF)	AREA (AC)	IMPERVIOUS COVER (SF)	IMPERVIOUS COVER (%)	WEIGHTED CURVE NUMBER (CN)	SHEET FLOW P-2yr24hr 3.92 IN				SHALLOW CONCENTRATED FLOW Grass Surface				CHANNEL FLOW Channel Flow							TOTAL Tc* (min)
						N	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt (min)	L (ft)	V (fps)	a (ft$^{4.5}$)	Pw (ft)	r	n	S (ft/ft)	Tt(min)	
EX A-1	2071236.08	47.55	46523.34	2.2%	77.47	0.15	100.00	0.014	10.21	2429.15	1.79	0.012	22.62	0.00		0.00	0.00	0.000	0.0000	0.00	0.00	32.84
EX A-2	771437.68	17.71	0.00	0.0%	77.00	0.15	100.00	0.011	11.24	1069.85	2.24	0.019	7.96	0.00		0.00	0.00	0.000	0.0000	0.00	0.00	19.21
OFF A-1	236227.93	5.42	117145.00	49.6%	88.93	0.01	100.00	0.021	0.99	0.00			0.00	0.00		0.00	0.00	0.000	0.0000	0.00	0.00	5.00
OFF A-2	96636.05	2.22	3626.14	3.7%	80.67	0.15	100.00	0.012	10.88	883.94	1.96	0.015	7.53	0.00		0.00	0.00	0.000	0.0000	0.00	0.00	18.39
OFF A-3	683855.88	15.70	54282.00	79.5%	94.31	PER THE CROSSING AT CRYSTAL FALLS PHASE 1 (16-SD-029), THE DEVELOPED TC IS LESS THAN 5 MINUTES																5.00
OFF A-4	851241.07	19.54	196867.17	23.1%	81.85	0.15	100.00	0.026	7.97	1499.88	2.16	0.018	11.55	0.00		0.00	0.00	0.000	0.0000	0.00	0.00	19.53
A-1	373848.75	8.58	241244.08	64.5%	91.64																	9.07
AX-1	629597.69	14.45	404377.74	64.2%	91.64																	8.90
AX-2	378938.98	8.70	15948.73	4.2%	84.59																	22.73
AX-3	480678.37	11.24	26396.41	5.4%	84.76																	21.46
AX-4	219108.74	5.03	10752.56	4.8%	84.69																	21.46
AX-5	155337.39	3.57	12433.76	8.0%	85.12																	16.16
AX-6	148933.81	3.42	3966.72	2.7%	84.37																	10.56
B-1	3480.40	0.08	2520.08	72.4%	98.00																	18.13
BX-1	41719.15	0.96	19687.05	47.2%	91.64																	18.22
BX-2	108981.91	2.50	0.00	0.0%	84.00																	23.05
BX-3	286779.07	6.58	61589.13	21.5%	87.01																	22.73
C-1	33607.80	0.77	0.00	0.0%	84.00																	7.73
CX-1	279737.20	6.42	0.00	0.0%	84.00																	19.85

TIME OF CONCENTRATION VALUES FOR THESE DRAINAGE AREAS WERE CALCULATED FOR THE PARK AT CRYSTAL FALLS PROJECT (16-SD-028) AND UPDATED FOR THIS PROJECT TO ACCOUNT FOR UPDATED RAINFALL DATA. REFER TO THE UPSTREAM DRAINAGE SHEET FOR ZI PLAN SHEET

*Per City of Austin Drainage Criteria Manual, minimum T_c = 5 min

DRAINAGE AREA	PEAK FLOW (FT^3/S) 2-YR	10-YR	25-YR	100-YR	HYDROGRAPH VOLUME (FT^3) 2-YR	10-YR	25-YR	100-YR
EX A-1	51.16	115.29	164.15	252.45	305278.00	655205.00	935917.00	1479170.00
EX A-2	22.69	52.26	75.74	118.19	111400.00	241767.00	345301.00	549084.00
OFF A-1	14.89	27.35	36.57	52.54	53626.00	100535.00	133990.00	199442.00
OFF A-2	3.39	7.28	10.28	15.65	16201.00	33335.00	46718.00	72776.00
OFF A-3	49.54	85.28	110.64	156.56	185848.00	325959.00	424507.00	615917.00
OFF A-4	30.51	64.14	90.01	136.01	149281.00	302339.00	421273.00	651929.00
A-1	22.37	40.49	55.66	79.12	93000.00	167629.00	221549.00	326236.00
AX-1	37.87	68.65	94.27	133.74	156614.00	282375.00	373181.00	549477.00
AX-2	14.35	28.75	39.51	58.42	73680.00	143760.00	197777.00	301359.00
AX-3	19.12	38.17	52.39	77.77	95861.00	186671.00	256600.00	390706.00
AX-4	8.53	17.05	23.42	34.78	42784.00	83388.00	114665.00	174656.00
AX-5	6.63	13.32	18.52	27.44	30791.00	59834.00	81906.00	124645.00
AX-6	6.72	14.02	19.84	29.33	28732.00	56665.00	77509.00	118431.00
B-1	0.20	0.34	0.44	0.63	1063.00	1763.00	2281.00	3262.00
BX-1	2.11	3.83	5.10	7.34	10380.00	18576.00	24695.00	36365.00
BX-2	4.04	8.16	11.24	16.72	20741.00	40784.00	56281.00	85993.00
BX-3	11.80	22.77	30.87	45.08	60842.00	115113.00	156539.00	235567.00
C-1	1.61	3.32	4.68	6.89	6395.00	12720.00	17388.00	26584.00
CX-1	10.86	22.04	30.58	45.63	53235.00	104797.00	144411.00	220941.00

		PEAK FLOW (FT^3/S) 2-YR	10-YR	25-YR	100-YR
EXIST	CULVERT 1	37.33	90.44	132.94	208.62
	CULVERT 2	114.98	231.74	322.75	485.25
	POA A-1	170.22	354.92	498.44	749.54
	POA A-2	50.89	115.23	166.95	263.64
	POA A	216.50	456.53	644.12	985.71
PROP	CULVERT 1	37.33	90.44	132.94	208.62
	CULVERT 2	114.98	231.74	322.75	485.25
	POA A-1	117.23	235.81	328.23	489.65
	POA A-2	181.99	328.18	448.33	642.82
	POA A	272.84	563.19	683.89	1024.39

BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY ±528.5' EAST OF THE 183A TOLL ROAD INTERSECTION. ELEV. = 943.57'

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

APPROVED PMG

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N 10179152.91
E 3086964.29

TEXAS STATE PLANE COORDINATES:
N 10177931.56
E 3086593.90

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

EXISTING DRAINAGE AREA MAP

CRYSTAL VILLAGE PHASE 2
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
10744 E. CRYSTAL FALLS PARKWAY
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
19 OF 54

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 972-239-3820
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TBPE Firm No. 928

No.	REVISIONS	DATE	BY

STATE OF TEXAS
BRANDON E. HAMMANN
107368
LICENSED
PROFESSIONAL ENGINEER
02/08/2022

KHA PROJECT 069283400
DATE JANUARY 2022
SCALE: AS SHOWN
DESIGNED BY: BHBMW,JML
DRAWN BY: JML
CHECKED BY: BEH

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771
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TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

STATE OF TEXAS
NICHOLAS C. BROWN
107175
LICENSED
PROFESSIONAL ENGINEER
11/10/2025

KHA PROJECT 069283400
DATE NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ALS
DRAWN BY: ALS
CHECKED BY: NCB

CRYSTAL VILLAGE PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP

SHEET NUMBER
16 OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Brudnick) Date: November 10, 2025 05:49:09pm File Path: K:\AUS_Civil\069283400-Crystal Village\Cad\Phase 3\Civil\PlanSheets — PICP\C-Ex Drainage Area Map.dwg
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Crystal Village

DRAINAGE CALCULATIONS - PROPOSED

DRAINAGE AREA	AREA (SF)	AREA (AC)	IMPERVIOUS COVER (SF)	IMPERVIOUS COVER (%)	WEIGHTED CURVE NUMBER (CN)	SHEET FLOW P-2yr24hr 3.92 IN				SHALLOW CONCENTRATED FLOW Grass Surface				CHANNEL FLOW Channel Flow								TOTAL Tc* (min)	PEAK FLOW (FT³/S)				HYDROGRAPH VOLUME (FT³)			
						n	L (ft)	S (ft/ft)	Tt(min)	L (ft)	V (fps)	S (ft/ft)	Tt (min)	L (ft)	V (fps)	a (m²)	Pw (ft)	r	n	S (ft/ft)	Tt(min)		2-YR	10-YR	25-YR	100-YR	2-YR	10-YR	25-YR	100-YR
PR A-1**	793542.82	18.22	634834.26	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	57.60	99.05	128.45	181.73	216288.00	378931.00	493308.00	714444.00
PR A-2**	113425.00	2.60	90740.00	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	8.23	14.16	18.36	25.98	30,915.00	54,163.00	70,511.00	102,262.00
PR A-3**	70500.00	1.62	56400.00	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	5.12	8.80	11.41	16.15	19,215.00	33,665.00	43,826.00	63,562.00
PR A-4**	70500.00	1.62	56400.00	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	5.12	8.80	11.41	16.15	19,215.00	33,665.00	43,826.00	63,562.00
PR A-5**	70500.00	1.62	56400.00	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	5.12	8.80	11.41	16.15	19,215.00	33,665.00	43,826.00	63,562.00
PR A-6**	70500.00	1.62	56400.00	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	5.12	8.80	11.41	16.15	19,215.00	33,665.00	43,826.00	63,562.00
PR A-7**	81283.80	1.87	65027.04	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	5.90	10.15	13.16	18.61	22,155.00	38,815.00	50,530.00	73,284.00
PR A-8**	90460.60	2.08	72368.64	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	6.57	11.29	14.64	20.72	24,656.00	43,197.00	56,235.00	81,568.00
PR A-9**	66139.55	1.52	52911.64	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	4.80	8.26	10.71	15.15	18,027.00	31,583.00	41,116.00	59,630.00
PR A-10**	92955.83	2.13	74364.66	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	6.75	11.60	15.05	21.29	25,336.00	44,388.00	57,786.00	83,807.00
PR A-11**	60617.91	1.39	48494.33	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	4.40	7.57	9.81	13.88	16,522.00	28,946.00	37,683.00	54,652.00
PR A-12**	54992.18	1.26	43993.74	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	3.99	6.86	8.90	12.59	14,989.00	26,260.00	34,186.00	49,580.00
PR A-13**	48000.00	1.10	38400.00	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	3.48	5.99	7.77	10.99	13,083.00	22,921.00	29,839.00	43,276.00
PR A-14**	48563.33	1.11	38850.66	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	3.52	6.06	7.86	11.12	13,236.00	23,190.00	30,190.00	43,784.00
PR A-15**	1046964.55	24.03	837563.64	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	75.99	130.68	169.48	239.77	285,357.00	499,940.00	650,842.00	943,916.00
PR A-16**	63737.99	1.46	50990.39	80.0%	94.40	TC ASSUMED TO BE LESS THAN 5 MINUTES IN FULLY DEVELOPED CONDITION															5.00	4.63	7.96	10.32	14.60	17,372.00	30,436.00	39,623.00	57,465.00
OFF A-1.1	122187.21	2.81	34918.77	28.6%	86.14	0.01	100.00	0.021	0.99	0.00			0.00	0.00			0.00	0.00	0.00	0.000	0.0000	0.00	5.00	8.46	14.58	19.00	27.58	31,683.00	54,504.00	70,995.00	103,041.00
OFF A-1.2	113929.76	2.62	82226.23	72.1%	92.98	0.01	100.00	0.021	0.99	0.00			0.00	0.00			0.00	0.00	0.00	0.000	0.0000	0.00	5.00	8.27	14.22	18.44	26.09	31,063.00	54,404.00	70,825.00	102,717.00
OFF A-2	96636.05	2.22	3626.14	3.7%	80.67	0.15	100.00	0.012	10.86	883.94	1.90	0.015	7.53	0.00			0.00	0.00	0.00	0.000	0.0000	0.00	18.39	3.39	7.28	10.28	15.65	16,201.00	33,335.00	46,718.00	72,776.00
OFF A-3	683856.88	15.70	544282.00	79.5%	94.31	PER THE CROSSING AT CRYSTAL FALLS PHASE 1 (16-SD-029), THE DEVELOPED TC IS LESS THAN 5 MINUTES.															5.00	49.54	85.28	110.64	156.56	185,648.00	325,869.00	424,507.00	615,917.00
OFF A-4	851241.07	19.54	196887.17	23.1%	81.85	0.15	100.00	0.026	7.97	1499.88	2.16	0.018	11.55	0.00			0.00	0.00	0.00	0.000	0.0000	0.00	19.53	30.51	64.14	90.01	136.91	149,281.00	302,339.00	421,273.00	631,929.00
A-1	373848.75	8.58	241244.08	64.5%	91.64																9.07	22.37	40.49	55.66	79.12	93,000.00	167,629.00	221,549.00	326,236.00
AX-1	629597.69	14.45	404377.74	64.2%	91.64																8.90	37.87	68.55	94.27	133.74	156,014.00	282,375.00	373,181.00	549,477.00
AX-2	378938.58	8.70	15948.73	4.2%	84.59																22.73	14.35	28.75	39.51	59.42	73,680.00	143,760.00	197,777.00	301,399.00
AX-3	489678.37	11.24	26396.41	5.4%	84.76																21.46	19.12	38.17	52.39	77.77	96,841.00	190,671.00	266,900.00	390,706.00
AX-4	219108.74	5.03	10752.56	4.9%	84.69																21.46	8.53	17.05	23.42	34.78	42,784.00	83,388.00	114,665.00	174,656.00
AX-5	155337.39	3.57	12433.76	8.0%	85.12	TIME OF CONCENTRATION VALUES FOR THESE DRAINAGE AREAS WERE CALCULATED FOR THE PARK AT CRYSTAL FALLS PROJECT (16-SD-028), AND UPDATED FOR THIS PROJECT TO ACCOUNT FOR UPDATED RAINFALL DATA. REFER TO THE UPSTREAM DRAINAGE (SHEET 1 OF 2) PLAN SHEET															16.16	6.63	13.32	18.52	27.44	30,791.00	59,824.00	81,906.00	124,645.00
AX-6	148933.81	3.42	3966.72	2.7%	84.37																10.58	6.72	14.02	19.84	29.33	29,732.00	56,665.00	77,509.00	118,431.00
B-1	3480.40	0.08	2520.08	72.4%	98.00																18.13	0.20	0.34	0.44	0.63	1,063.00	1,783.00	2,281.00	3,262.00
BX-1	41719.15	0.96	19687.05	47.2%	91.64																18.22	2.11	3.83	5.10	7.34	10,380.00	18,576.00	24,896.00	36,346.00
BX-2	109981.91	2.50	0.00	0.0%	84.00																23.05	4.04	8.16	11.24	16.72	20,741.00	40,784.00	56,261.00	85,993.00
BX-3	286779.07	6.58	61589.13	21.5%	87.01																22.73	11.80	22.77	30.87	45.08	60,842.00	115,113.00	156,539.00	235,567.00
C-1	33607.80	0.77	0.00	0.0%	84.00																7.73	1.61	3.32	4.68	6.89	8,395.00	12,720.00	17,388.00	26,884.00
CX-1	279737.20	6.42	0.00	0.0%	84.00																19.85	10.86	22.04	30.58	45.63	63,236.00	104,797.00	144,411.00	220,841.00

*Per City of Austin Drainage Criteria Manual, minimum T_c = 5 min

**Drainage area impervious cover of 80% assumed for design of drainage conveyance infrastructure and associated improvements

		PEAK FLOW (FT³/S)			
		2-YR	10-YR	25-YR	100-YR
EXISTING	CULVERT 1	37.33	90.44	132.94	208.62
	CULVERT 2	114.98	231.74	322.75	485.25
	POA A-1	170.22	354.92	496.44	749.54
	POA A-2	50.89	115.23	166.95	263.64
	POA A	216.50	456.53	844.12	985.71
PROPOSED	CULVERT 1	37.33	90.44	132.94	208.62
	CULVERT 2	114.98	231.74	322.75	485.25
	POA A-1	117.23	235.81	328.23	488.65
	POA A-2	181.99	328.18	448.33	642.82
	POA A	272.84	503.19	683.89	1024.39

NOTE: DRAINAGE AREA MAPS APPROVED WITH CRYSTAL VILLAGE PHASE 1A PICP (11-PICP-002).

NOTE:
REFER TO CITY OF LEANDER FLOODPLAIN DEVELOPMENT PERMIT 21-FDP-001.

BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY ±526.9' EAST OF THE 183A TOLL ROAD INTERSECTION.
ELEV. = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

APPROVED
RNG

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N 10179152.91
E 3086964.29

TEXAS STATE PLANE COORDINATES:
N 10177931.56
E 3086593.90

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 972-239-3820
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TBPE Firm No. 928

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STATE OF TEXAS
BRANDON E. HAMMANN
107368
LICENSED PROFESSIONAL ENGINEER
02/08/2022

KHA PROJECT	069283400
DATE	JANUARY 2022
SCALE:	AS SHOWN
DESIGNED BY:	BWM/JML
DRAWN BY:	JML
CHECKED BY:	BEH

No.	REVISIONS	DATE	BY

PROPOSED DRAINAGE AREA MAP

CRYSTAL VILLAGE PHASE 2
PUBLIC IMPROVEMENT CONSTRUCTION PLANS
10744 E. CRYSTAL FALLS PARKWAY
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
22 OF 54

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

NICHOLAS C. BROWN
107175
LICENSED PROFESSIONAL ENGINEER
11/10/2025

KHA PROJECT	069283403
DATE	NOVEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	ALS
DRAWN BY:	ALS
CHECKED BY:	NCB

PROPOSED DRAINAGE AREA MAP

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
17
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Brudnick) Date: November 10, 2025 05:49:45pm File Path: K:\AUS_Civil\069283400-Crystal Village Phase 3\Cad\PlanSheets — PICP\C-Prop Drainage Area Map.dwg
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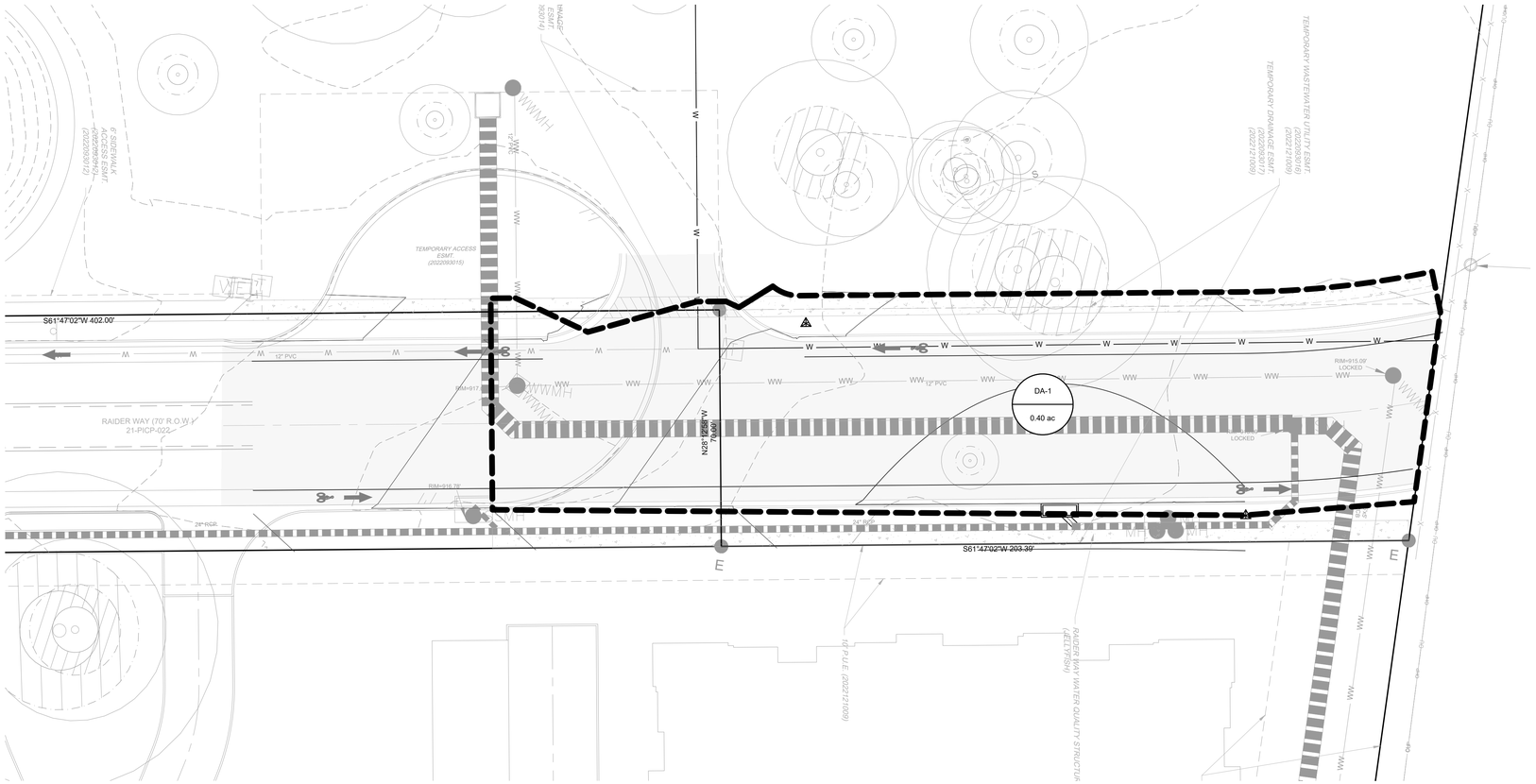

LEGEND

- AREA DESIGNATOR (X-1 / 9.9 ac) — AREA IN ACRES
- INLET NUMBER (A-1)
- PROPERTY LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM GRATE INLET
- PROPOSED STORM HEADWALL
- PROPOSED STORM MANHOLE
- PROPOSED STORM JUNCTION BOX
- PROPOSED STORM AREA INLET
- PROPOSED STORM CURB INLET
- PROPOSED FLOW DIRECTION
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- XXX PROPOSED MAJOR CONTOUR
- XXX PROPOSED MINOR CONTOUR
- TIME OF CONCENTRATION PATH

GRAPHIC SCALE 50'

INLET DRAINAGE AREA TABLE

Peak Flow Calculation - Rational Method		RUNOFF COEFFICIENT (C)					RAINFALL INTENSITY (I)				PEAK RUNOFF (Q)			
DRAINAGE AREA	AREA (ACRES)	C 2-YEAR	C 10-YEAR	C 25-YEAR	C 100-YEAR	Tc (min)	I 2-YEAR	I 10-YEAR	I 25-YEAR	I 100-YEAR	Q 2-YEAR	Q 10-YEAR	Q 25-YEAR	Q 100-YEAR
DA-1	0.41	0.66	0.73	0.78	0.87	5	6.14	9.19	11.30	15.00	1.82	2.73	3.57	5.27

Curb Inlet Flow Calculations Table

Weir Equation: $Q=C_f C_L L h^{1.5}$

C_L: 3.0 — g (ft/s^2): 32.16 — h (ft): 0.5 — Clogging Factor C_f: 10%

Drainage Basin	Area (ac.)	Q25-Yr (cfs)	Q100-Yr (cfs)	Req. Length (ft)	Inlet Size	Full Flow Capacity (cfs)	Q25-Yr Pass?
DA-1	0.41	3.57	5.27	3.74	10'	9.55	YES

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N 10179152.91
E 3086964.29

TEXAS STATE PLANE COORDINATES:
N 10177931.56
E 3086593.90

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

No.	REVISIONS	DATE	BY

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NICHOLAS C. BROWN
107175
LICENSED PROFESSIONAL ENGINEER
11/10/2025

KHA PROJECT 069283403
DATE NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ALS
DRAWN BY: ALS
CHECKED BY: NCB

INLET DRAINAGE AREA MAP

CRYSTAL VILLAGE PHASE 3

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
18
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Brudnick) Date: November 10, 2025 05:50:27pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Civil\PlanSheets — PICP\C-Inlet Drainage Area Map.dwg
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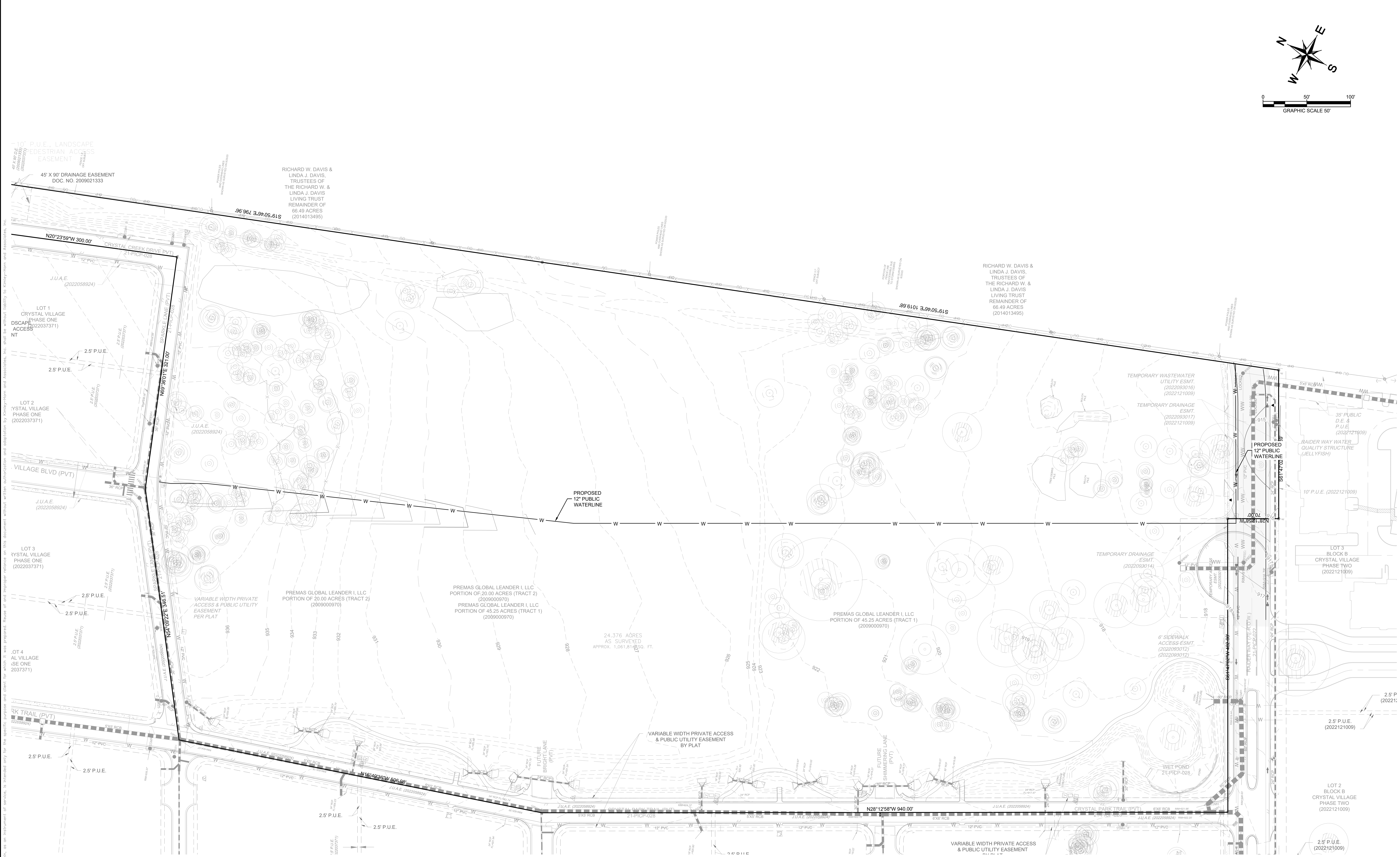

BENCHMARKS

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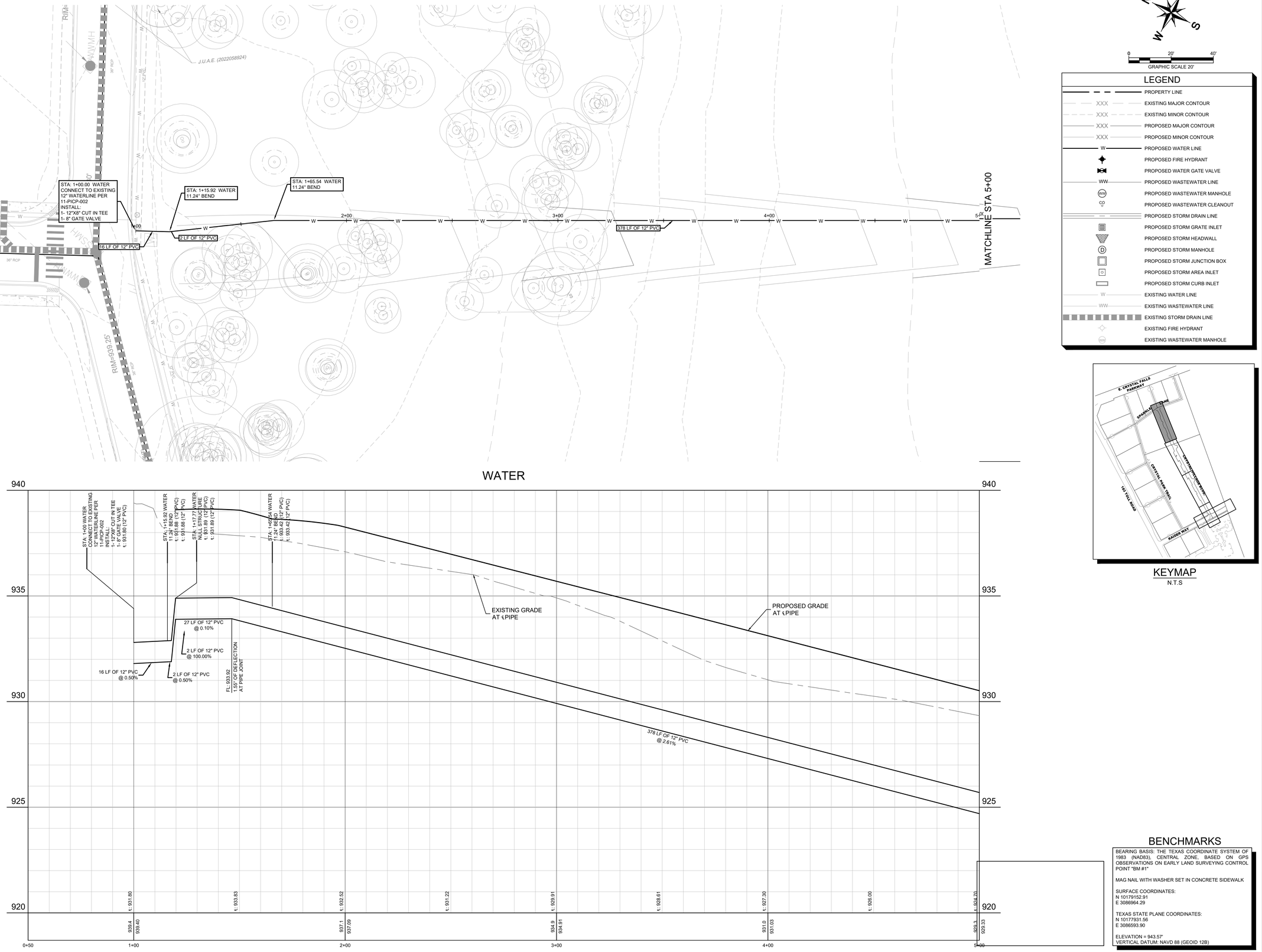
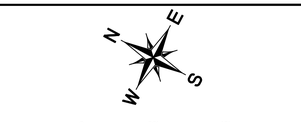
OVERALL UTILITY PLAN

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
19
OF 31

PICP-25-0258





LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED WATER LINE
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KEYMAP
N.T.S

BENCHMARKS

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DATE	NOVEMBER 2025
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PUBLIC WATER PLAN AND PROFILE

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
20
OF 31

PICP-25-0258

Plotted By:Sterling, Abby (Brushrick) Date:November 10, 2025 05:51:58pm File Path:K:\AUS_Civil\060283403-Crystal Village Phase 3\Cad\PlanSheets - PICP\C- Water Plan and Profile.dwg
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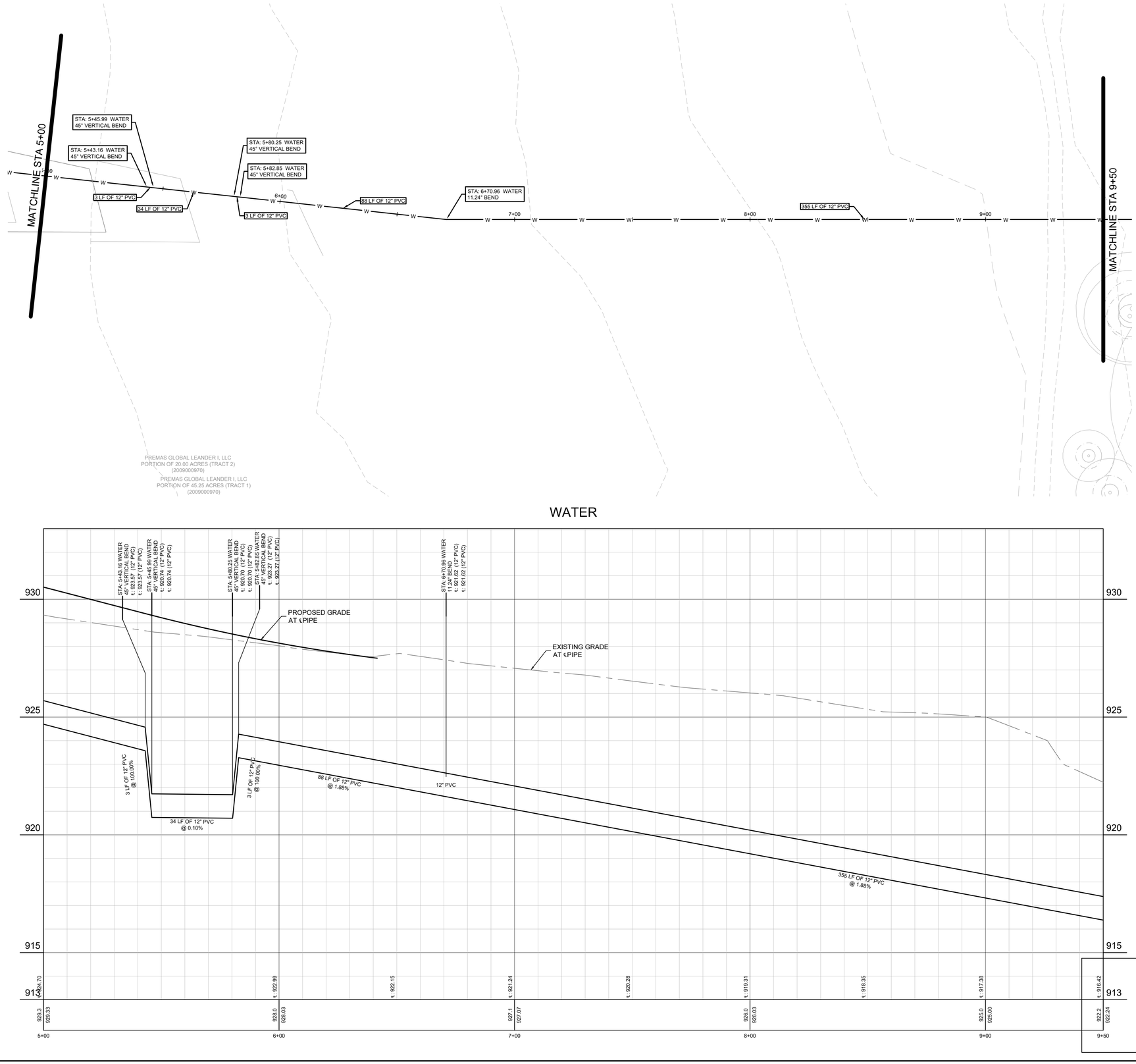

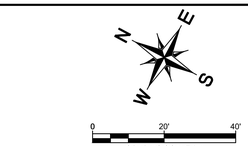

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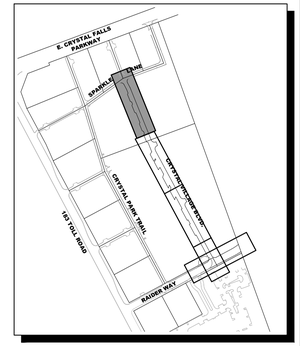

KEYMAP
N.T.S

WATER

BENCHMARKS

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DRAWN BY:	ALS
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PUBLIC WATER PLAN AND PROFILE 2

CRYSTAL VILLAGE PHASE 3

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
21
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Brudnicki) Date: November 10, 2025 05:52:11pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Cad\PlanSheets — PICP\C-Water Plan and Profile.dwg
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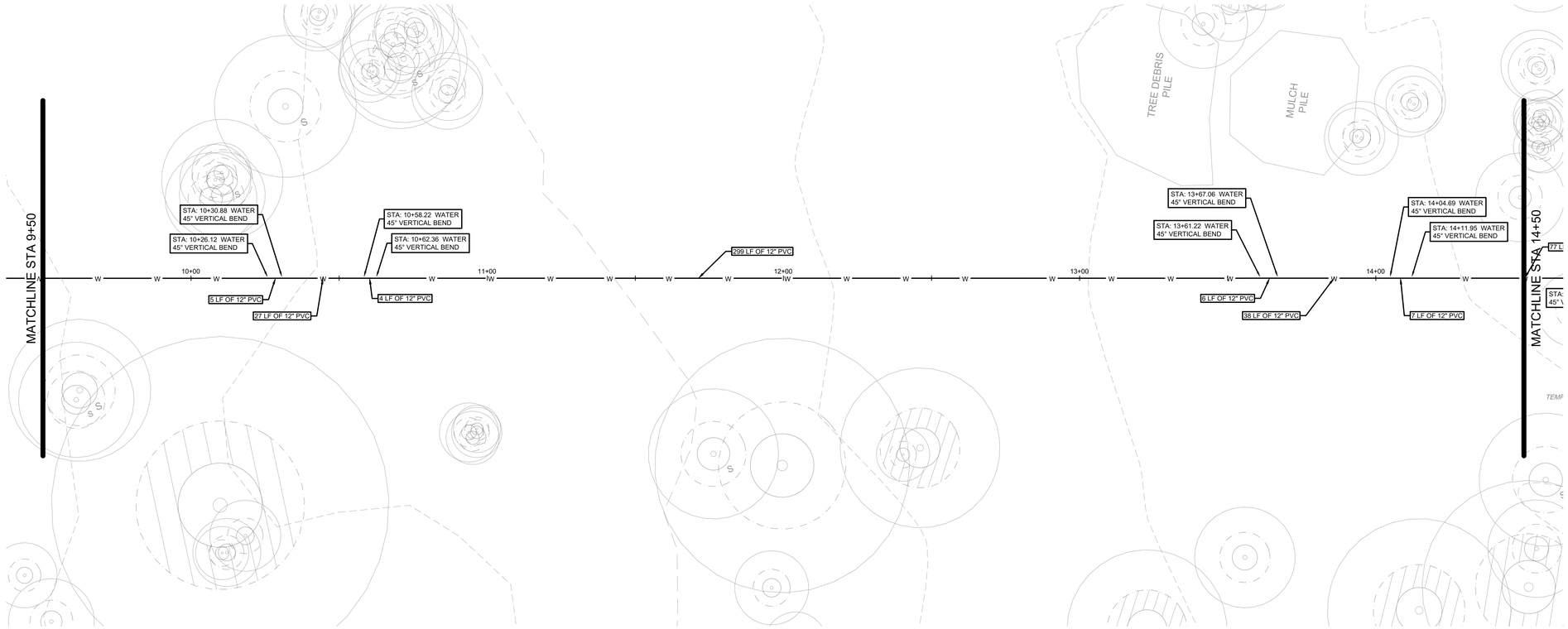

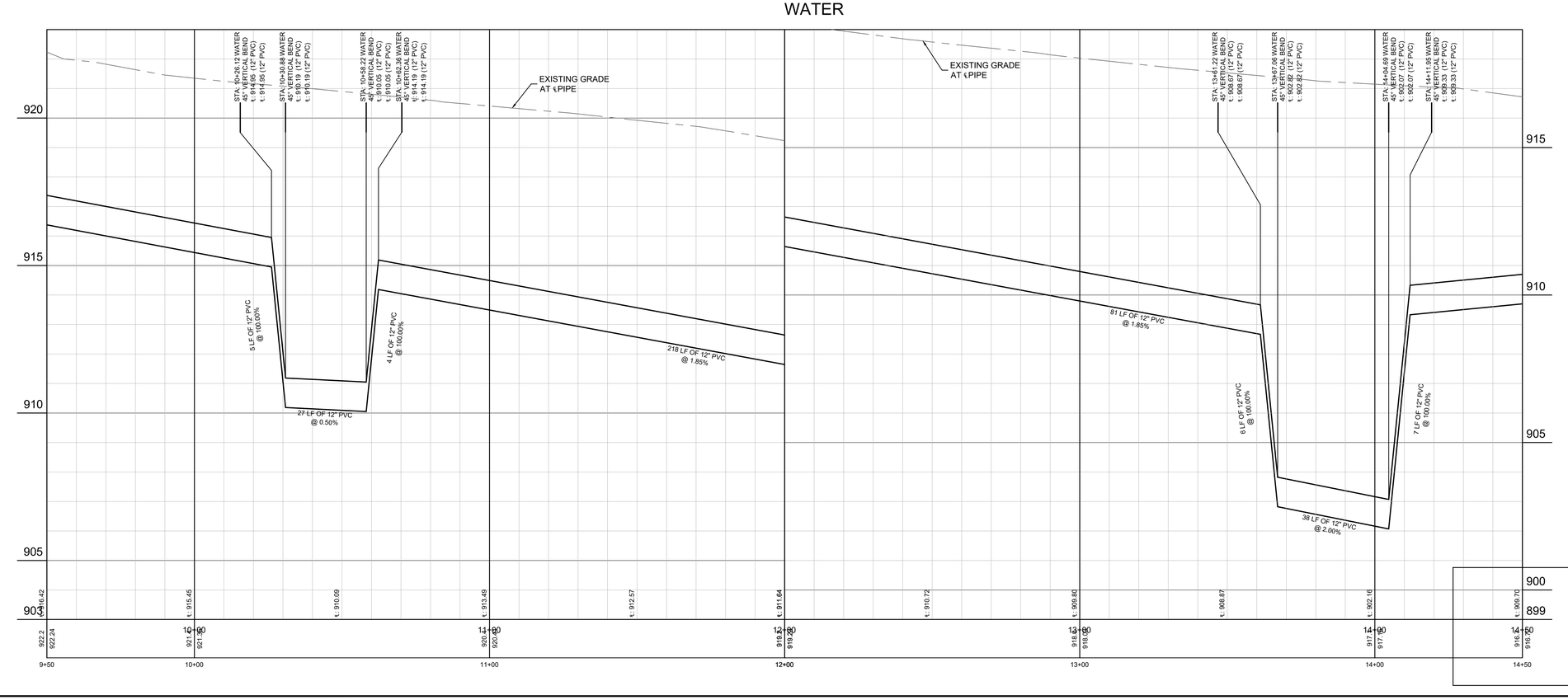

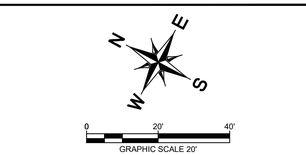

LEGEND

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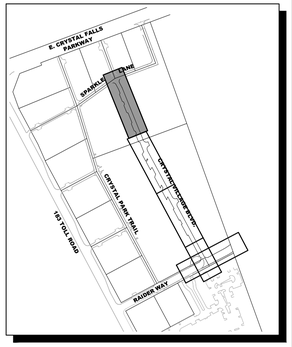

KEYMAP
N.T.S

BENCHMARKS

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ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

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KHA PROJECT	069283403
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PUBLIC WATER PLAN AND PROFILE 3

CRYSTAL VILLAGE PHASE 3

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
22
OF 31

PICP-25-0258

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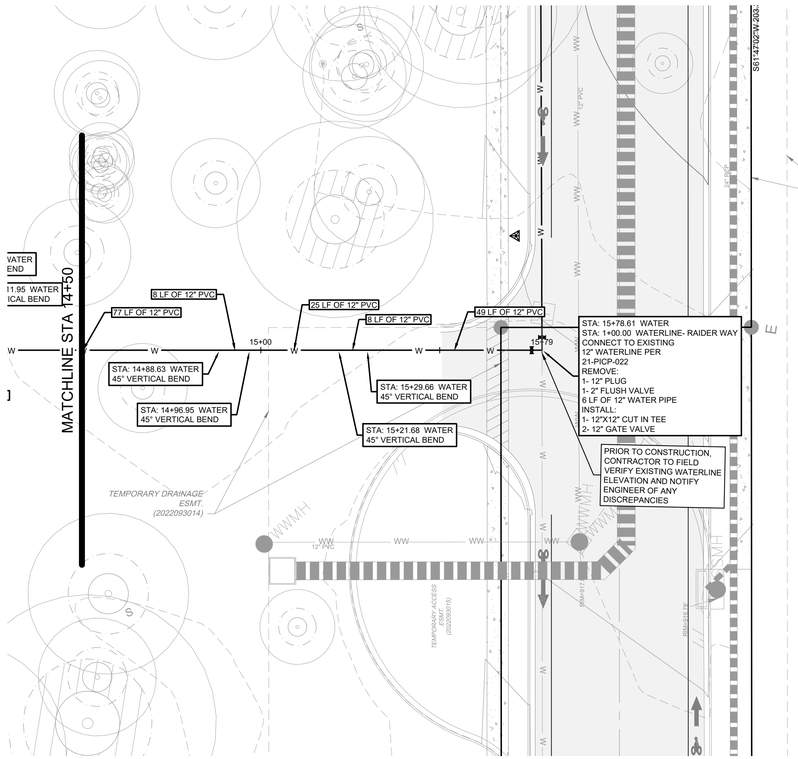

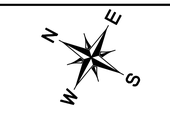

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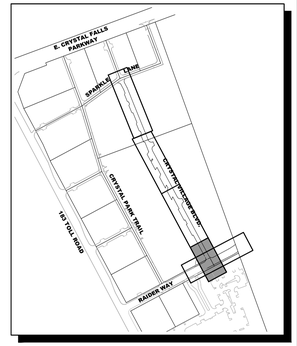
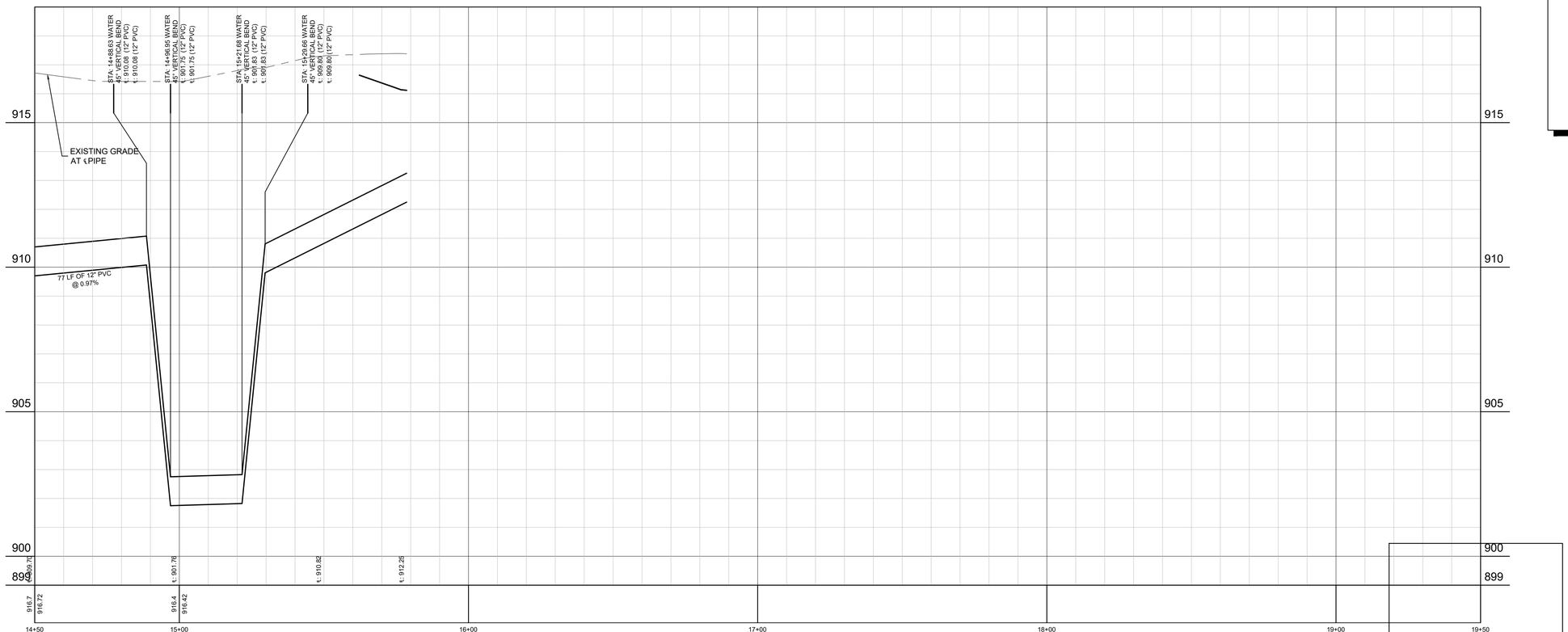


KEYMAP
N.T.S

WATER



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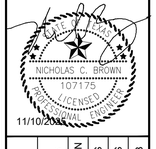

KHA PROJECT	060283403
DATE	NOVEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	ALS
DRAWN BY:	ALS
CHECKED BY:	NCB

PUBLIC WATER PLAN AND PROFILE 4

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
23
OF 31

PICP-25-0258

Plotted By:Sterling, Abby (Brushrick) Date:November 10, 2025 05:52:33pm File Path:K:\AUS_Civil\060283403-Crystal Village Phase 3\Civil\PlanSheets - PICP\C- Water Plan and Profile.dwg
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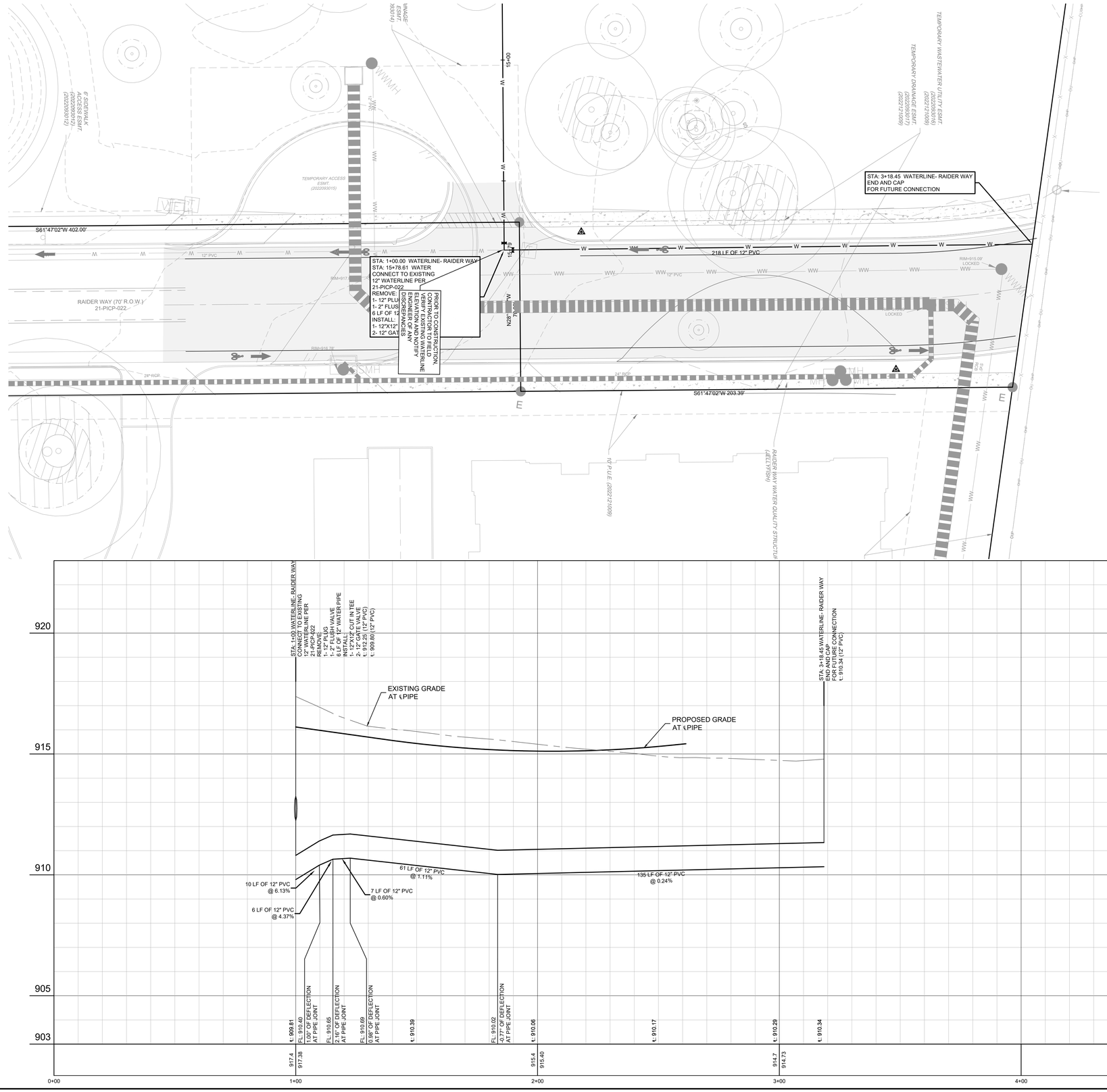

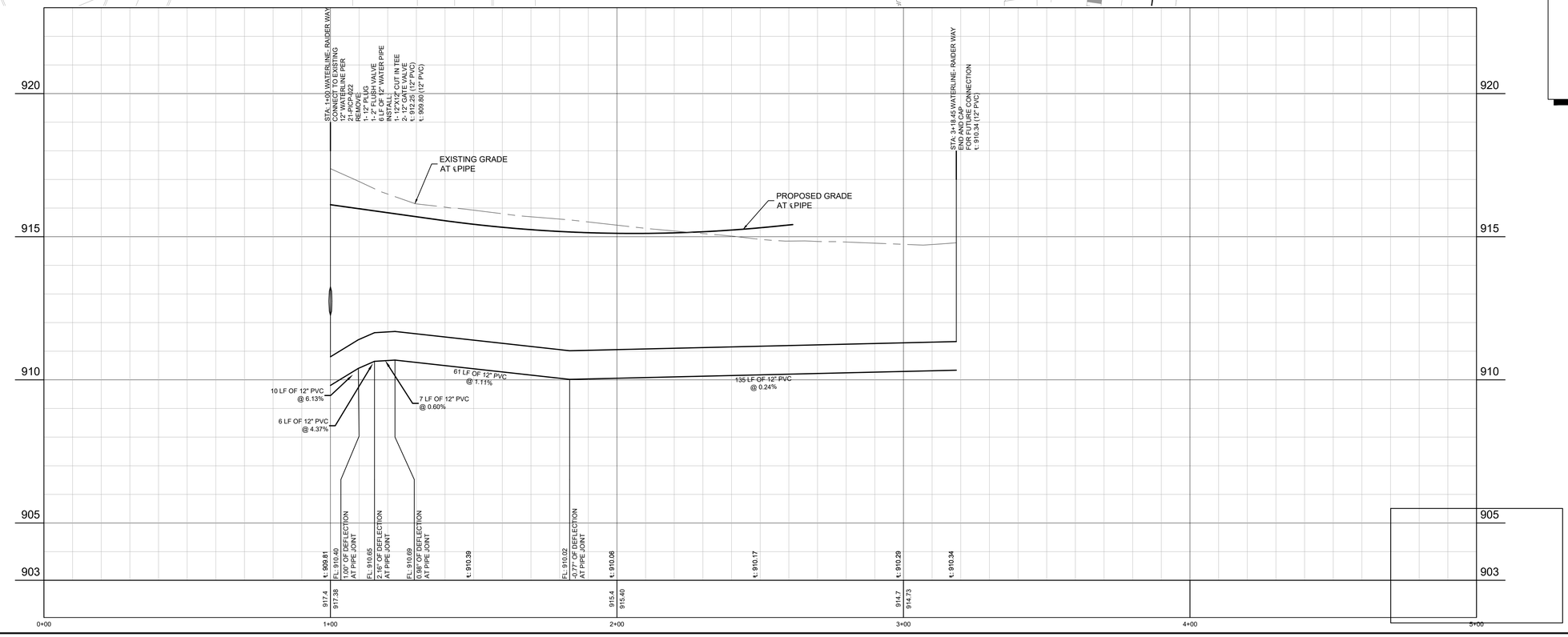

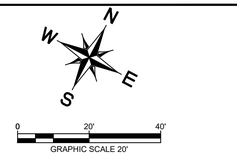

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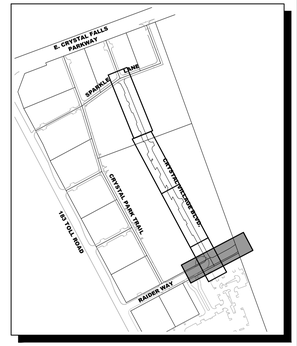

KEYMAP
N.T.S

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PUBLIC WATER PLAN AND PROFILE 5

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
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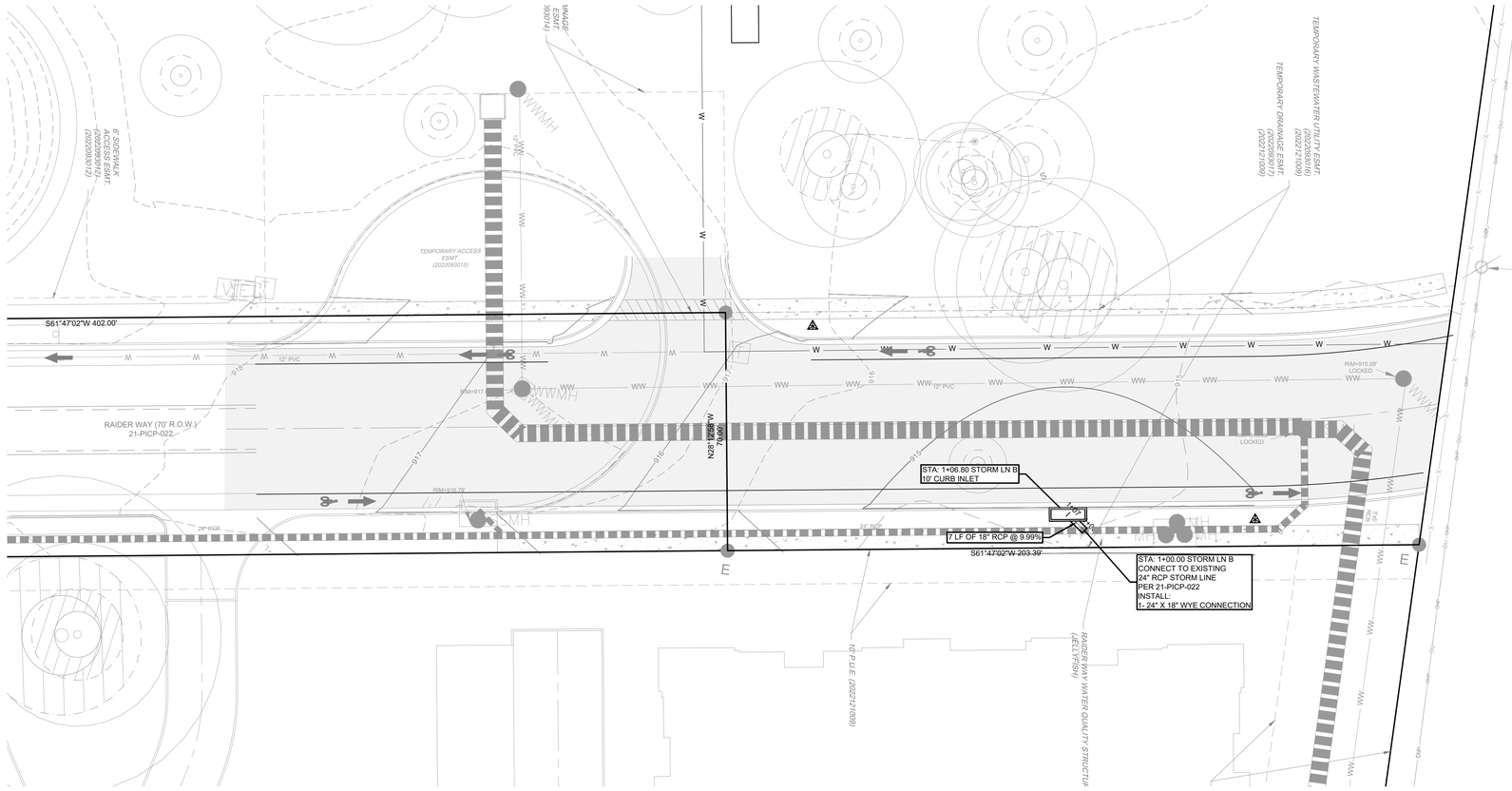
OF 31

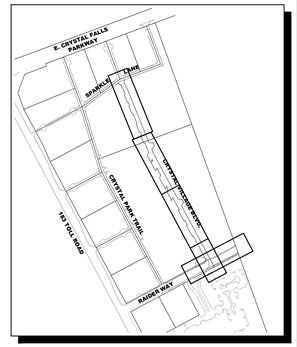
PICP-25-0258



0 30' 60'
GRAPHIC SCALE 30'

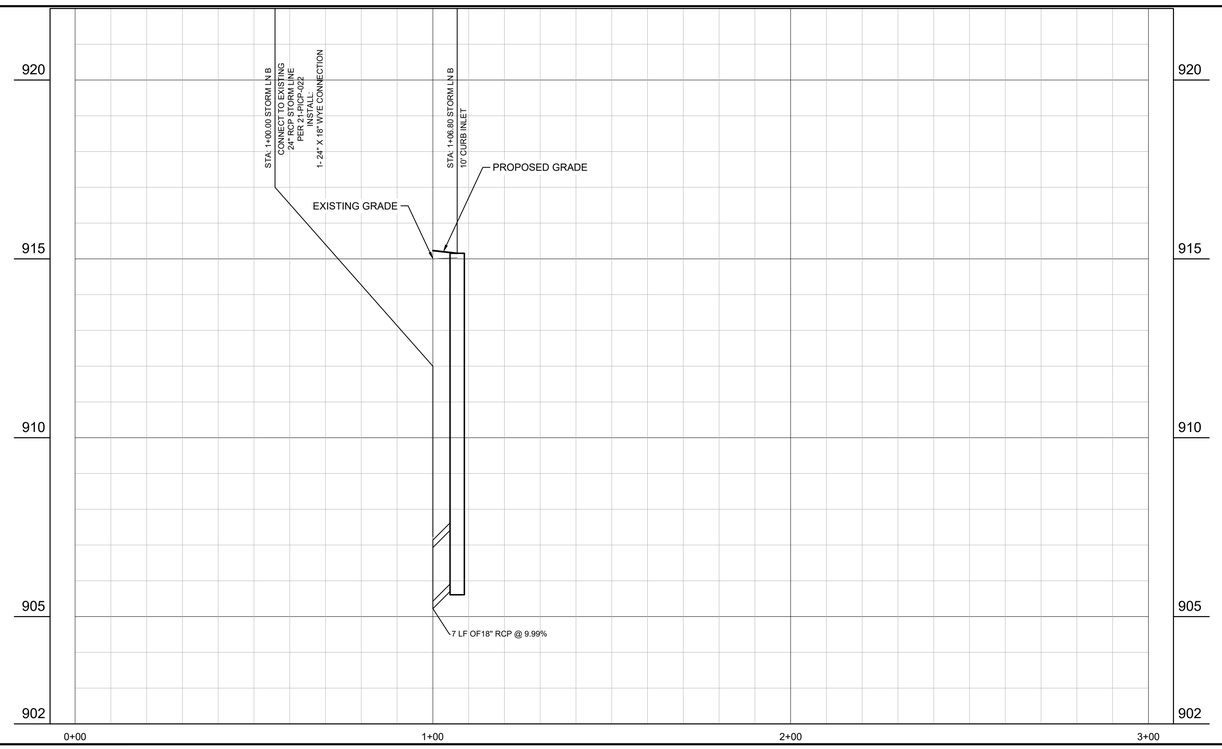
LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER GATE VALVE
- PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM GRATE INLET
- PROPOSED STORM HEADWALL
- PROPOSED STORM MANHOLE
- PROPOSED STORM JUNCTION BOX
- PROPOSED STORM AREA INLET
- PROPOSED STORM CURB INLET
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING WASTEWATER MANHOLE



KEYMAP
N.T.S

STORM LN B



PROFILE SCALE
1" = 20' HORIZONTAL
1" = 2' VERTICAL

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N 10179152.91
E 3086964.29

TEXAS STATE PLANE COORDINATES:
N 10177931.56
E 3086593.90

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

No.	REVISIONS	DATE	BY

Kimley»Horn

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10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
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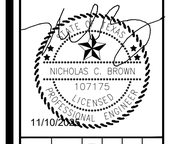
TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	069283403
DATE:	NOVEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	ALS
DRAWN BY:	ALS
CHECKED BY:	NCB

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

PUBLIC STORM PLAN AND PROFILE

SHEET NUMBER
25
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Brudnick) Date: November 10, 2025 05:53:29pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Cad\PlanStreets - PICP\C-Storm Plan and Profile - Raider Way.dwg
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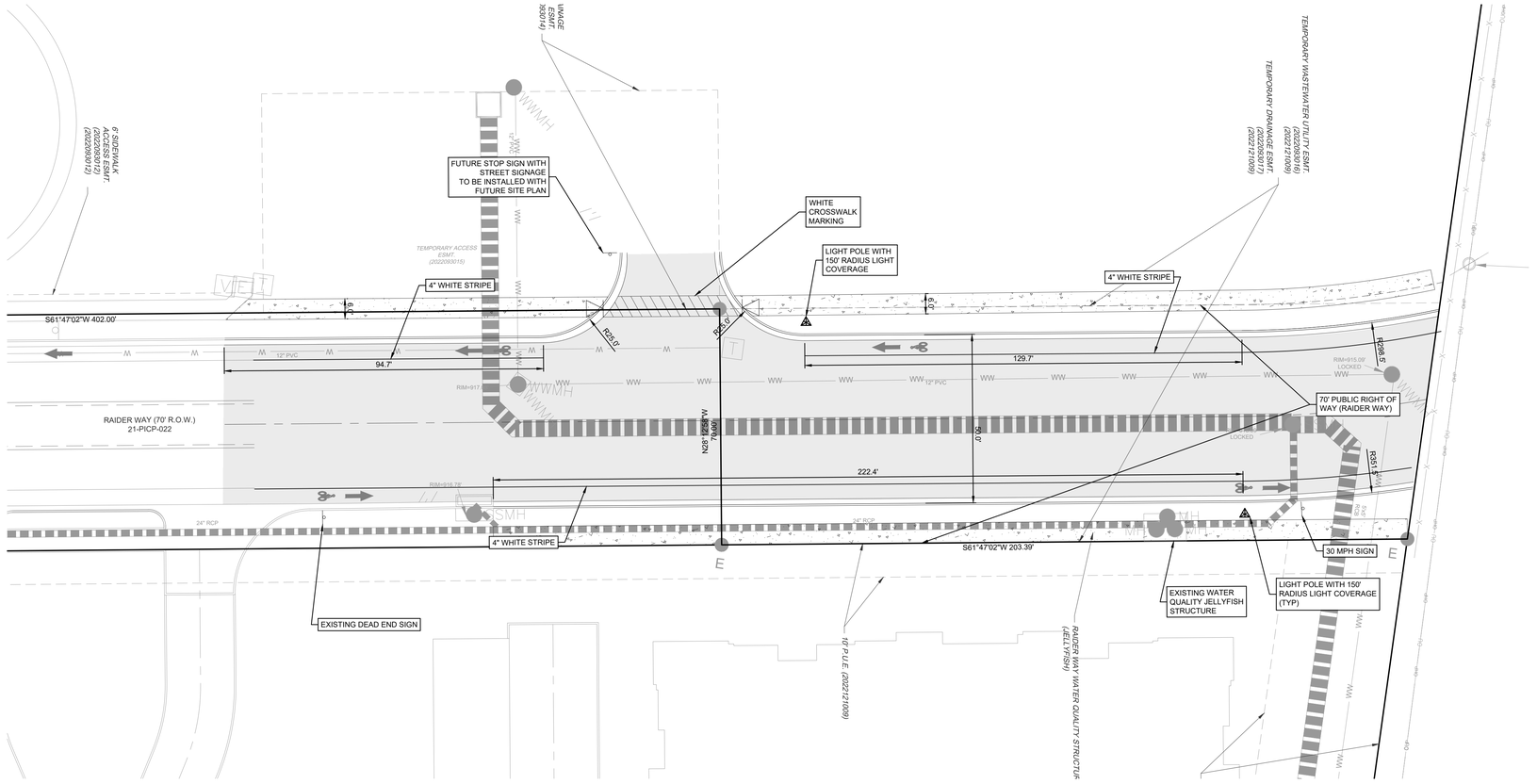

LEGEND

- PROPERTY LINE
- PROPOSED SIDEWALK
- STREET LIGHT
- STOP SIGN AND STOP BAR (TYP.)
- (D3-1) STREET NAME SIGN
- (R2-1) SPEED LIMIT SIGN (30 MPH)
- (R3-17) RIGHT LANE BICYCLE ONLY
- FIRE ZONE TOW AWAY ZONE SIGN
- FIRE LANE STRIPING (NO PARKING)
- FIRE LANE STRIPING (NO PARKING)
- MAIL KIOSK
- (R7-6) NO PARKING LOADING ZONE SIGN
- FIRE HYDRANT PAVEMENT MARKER
- IRRIGATION SLEEVING

N W E S

0 20' 40'
GRAPHIC SCALE 20'

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N 10179152.91
E 3086964.29

TEXAS STATE PLANE COORDINATES:
N 10177931.56
E 3086593.90

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

No.	REVISIONS	DATE	BY

Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM F-928

NICHOLAS C. BROWN
107175
LICENSED
PROFESSIONAL ENGINEER
11/10/2025

KHA PROJECT	069283403
DATE	NOVEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	ALS
DRAWN BY:	ALS
CHECKED BY:	NCB

SIGNAGE, STRIPING AND STREET LIGHT PLAN

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
26
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Brudnicki) Date: November 10, 2025 05:53:51pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Cad\PlanSheets — PICP\C-Striping and Signage.dwg
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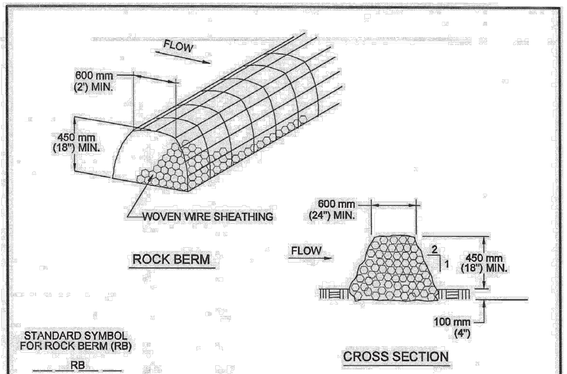
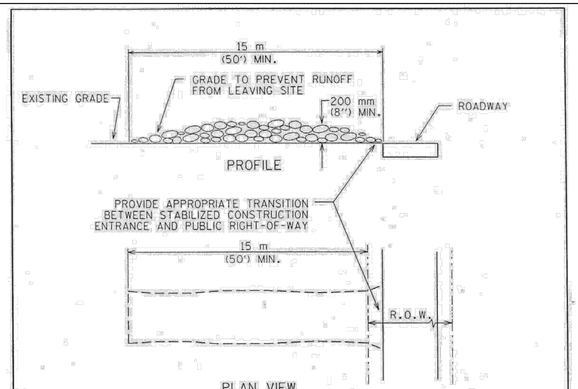


NOTES:

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.

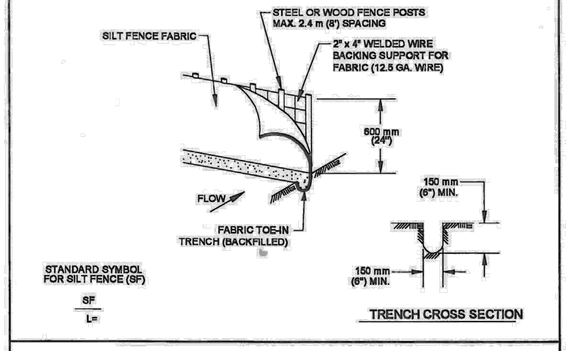
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
Wayne S. Watts P.E. 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1



NOTES:

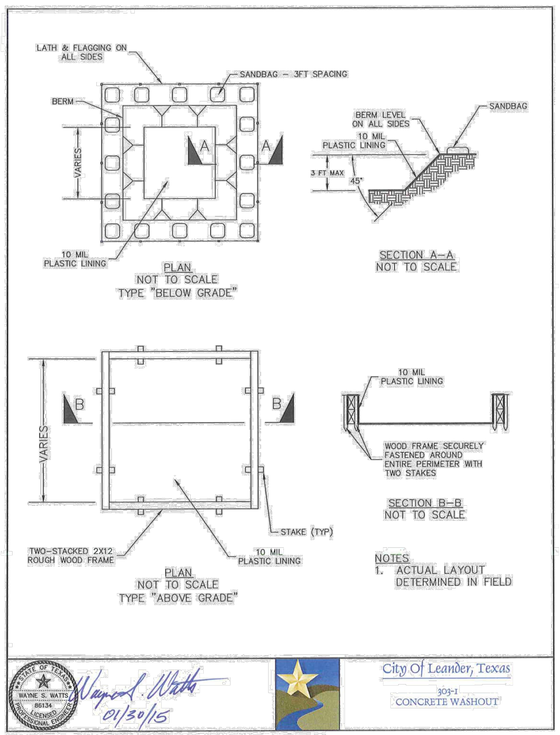
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO 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	
5/23/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



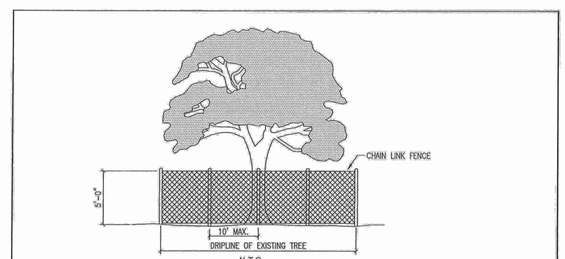
1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED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

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



WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER 01/30/15

City Of Leander, Texas
303-1
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.

WAYNE S. WATTS 86134 LICENSED PROFESSIONAL ENGINEER 08/21/15

City Of Leander, Texas
303-2
TREE PROTECTION

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N 10179152.91
E 3086984.29

TEXAS STATE PLANE COORDINATES:
N 10177931.56
E 3086593.90

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

No.	REVISIONS	DATE	BY

Kimley»Horn

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10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

NICHOLAS C. BROWN 107175 LICENSED PROFESSIONAL ENGINEER 11/10/2025

KHA PROJECT 060283403
DATE NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ALS
DRAWN BY: ALS
CHECKED BY: NCB

EROSION CONTROL DETAILS

CRYSTAL VILLAGE PHASE 3

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
27
OF 31

PICP-25-0258

Plotted By:Sterling, Abby (Erudrick) Date:November 10, 2025 05:54:06pm File Path:K:\AUS_Civil\060283403-Crystal Village Phase 3\Civil\PlanSheets — PICP\C-Erosion Control Details.dwg
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Plotted By: Sterling, Abby (Brudnick) Date: November 10, 2025 05:54:30pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Cad\PlanSheets - PICP\C-Storm Sewer Details.dwg

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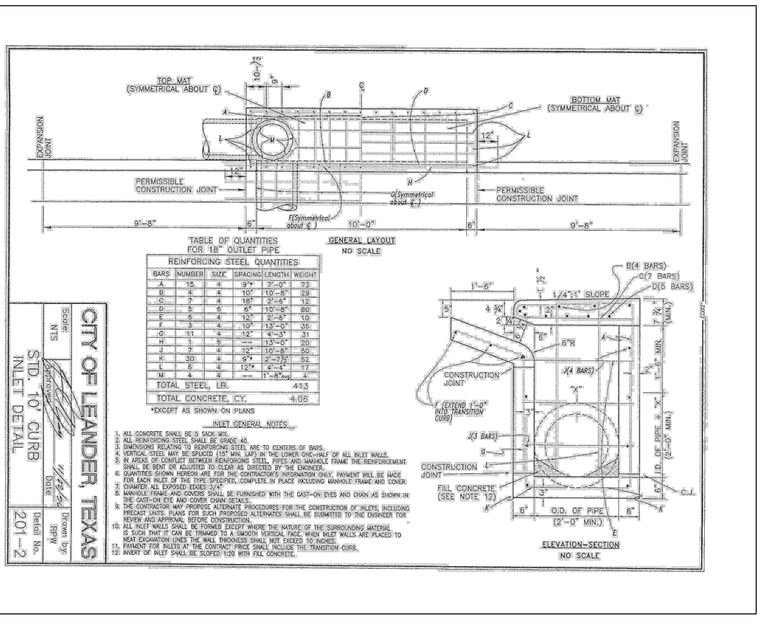

CITY OF LEANDER, TEXAS
STD. 10' CURB INLET DETAIL
Design: N.T.S.
Drawn by: RPW
Date: 11/22/24
Detail No. 201-2

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE (4203), BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N: 10179152.91
E: 3066094.29

TEXAS STATE PLANE COORDINATES:
N: 10179152.90
E: 3066093.00

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

PICP-25-0258

SHEET NUMBER 28 OF 31

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

STORM SEWER DETAILS

KHA PROJECT 069283403
DATE NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ALS
DRAWN BY: ALS
CHECKED BY: NCB

11/10/2025

Kimley»Horn
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PHONE: 512-418-1771
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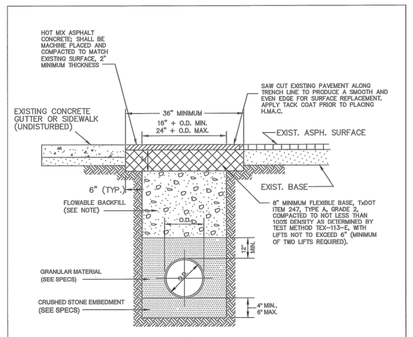
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY



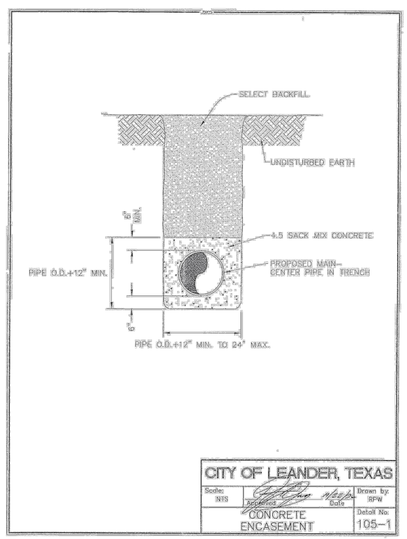
NOTES:

FLOWABLE BACKFILL SHALL CONSIST OF A MIXTURE OF NATIVE SOILS OR MANUFACTURED MATERIALS, CEMENT AND/OR FLY ASH, AND WATER WHICH PRODUCES A MATERIAL WITH UNCONFINED COMPRESSIVE STRENGTH OF BETWEEN 250 AND 450 PSI AFTER 28 DAYS. ANY MATERIALS USED SHALL BE PRIMARILY GRANULAR, WITH A PLASTICITY INDEX <12 AND WITH 100% PASSING A 3/4 INCH SIEVE. THE FLOWABLE MIXTURE SHALL BE MIXED IN A PUG MILL, CONCRETE MIXER, OR TRANSIT MIXER AND SHALL HAVE A MINIMUM SLUMP OF 5 INCHES. THE FLOWABLE MIXTURE MUST BE ALLOWED TO SET PRIOR TO THE PAVEMENT OF ANY OVERLAYING MATERIAL.

ONE CONCRETE CYLINDER WILL BE REQUIRED FOR TESTING AND WILL BE FABRICATED BY THE CITY INSPECTOR.

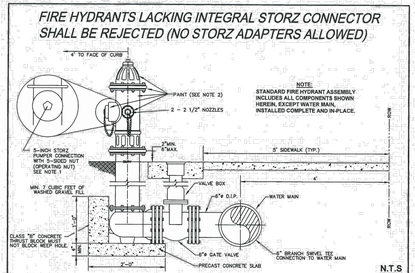
THE PUBLIC WORKS DEPARTMENT IS TO BE CONTACTED AT 259-2640 PRIOR TO COMMENCEMENT OF BACKFILL OPERATIONS.

City Of Leander, Texas	DETAIL #104-2
TYPICAL TRENCH AND H.M.A.C. SURFACE REMOVAL AND REPLACEMENT DETAIL	



CITY OF LEANDER, TEXAS	
Scale: NTS	Drawn by: RPW
Date:	Detail No. 105–1
CONCRETE ENCASEMENT	

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



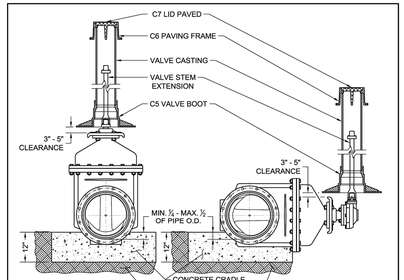
NOTES:

1. FIRE HYDRANT SHALL BE CLOW MEDALLION F2545, AMERICAN DARLING B-84-B-5, MUELLER SUPER CENTURION, EJ SCD250 WATERMASTER, KENNEDY K810 GUARDIAN, AVK 2780, OR APPROVED EQUAL VIA SUBMITTAL PROCESS. THE PRIMARY FEATURES REQUIRED INCLUDE: FACTORY INSTALLED INTEGRAL 5–INCH STORZ PUMPER NOZZLE; 1.5–INCH PENT OPERATING NUT ON NOZZLE CAP; OPEN LEFT; FACTORY PAINTED.
2. HYDRANTS SHALL BE FACTORY PAINTED WITH FLYNT ALUMINUM SILVER PAINT OR SHERWIN WILLIAMS SILVER B59E11. HYDRANTS WILL NOT BE ACCEPTED IF PAINTED AFTER DELIVERY OR IF PAINT IS FLAT IN APPEARANCE.
3. ALL DUCTILE OR CAST IRON FITTINGS AND/OR PIPE SHALL BE POLYWRAPPED.
4. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL FITTINGS SHALL BE EQUIPPED WITH JOINT RESTRAINT "MEGALUG" OR APPROVED EQUAL. ALL ANCHOR FITTING TO BE CONCRETE THRUST BLOCKED.
5. BLUE, BI–DIRECTIONAL REFLECTIVE PAVEMENT MARKER, ULTIMATE WET NIGHT VISIBILITY SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION AT THE CORRESPONDING ROADWAY STATION OFFSET 6" (SIX INCHES) FROM CENTER OF STREET TO THE SIDE HYDRANT IS LOCATED. AT INTERSECTIONS, MARKERS SHALL BE PLACED ON BOTH ROADWAYS ADJACENT TO HYDRANT.

LOCATION:

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

City Of Leander, Texas	DETAIL #103-1
STANDARD FIRE HYDRANT ASSEMBLY	



VERTICAL VALVE

HORIZONTAL VALVE

ONLY TO BE USED WHEN CALLED OUT ON THE DRAWINGS.

NOTES:

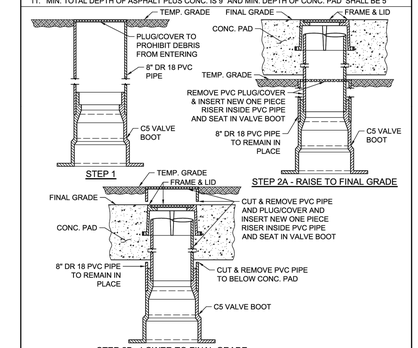
1. WELD SOCKET 2½" x 2" DEEP TO 1" SCH. 40 CARBON STEEL ROUND STEM EXTENSION, FITTED ON OPERATING NUT. (SCH. 80 FOR LENGTHS OVER 10').
2. VALVE CASTING SHALL BE 6" DI PIPE WITH BELL OR COLLAR CENTERED OVER VALVE BOOT.
3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.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

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

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

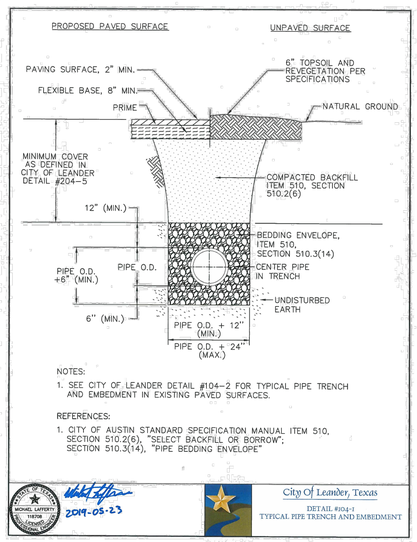
NOTES (CONT):

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



OPTIONAL ONE PIECE VALVE CASTING INSTALLATION

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



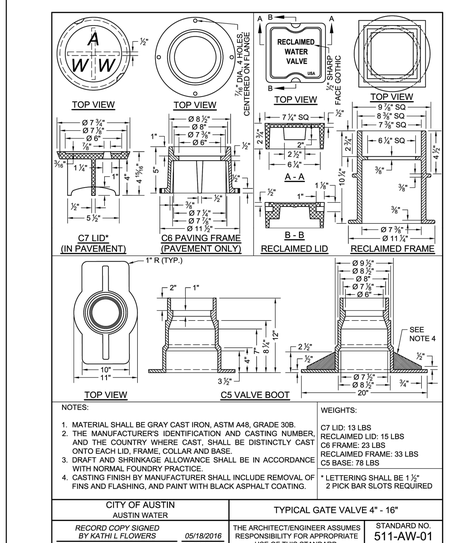
NOTES:

1. SEE CITY OF LEANDER DETAIL #104–2 FOR TYPICAL PIPE TRENCH AND EMBEDMENT IN EXISTING PAVED SURFACES.

REFERENCES:

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

City Of Leander, Texas	DETAIL #104-1
TYPICAL PIPE TRENCH AND EMBEDMENT	



NOTES:

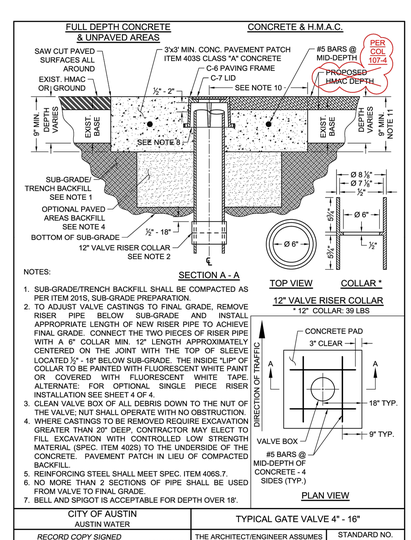
1. MATERIAL SHALL BE GRAY CAST IRON, ASTM A48, GRADE 30B.
2. THE MANUFACTURER'S IDENTIFICATION AND CASTING NUMBER, AND THE COUNTRY WHERE CAST, SHALL BE DISTINCTLY CAST ONTO EACH LID, FRAME, COLLAR AND BASE.
3. DRAFT AND SHRINKAGE ALLOWANCE SHALL BE IN ACCORDANCE WITH NORMAL FOUNDRY PRACTICE.
4. CASTING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

WEIGHTS:

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

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

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

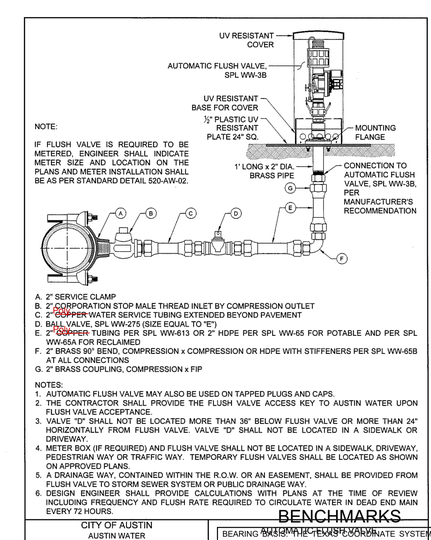


NOTES:

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

PLAN VIEW

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



A. 2" SERVICE CLAMP
B. 2" CORPORATION STOP MALE THREAD INLET BY COMPRESSION OUTLET
C. 2" ~~COPPER~~ WATER SERVICE TUBING EXTENDED BEYOND PAVEMENT
D. BALL VALVE, SPL WW-275 (SIZE EQUAL TO "E")
E. 2" ~~COPPER~~ TUBING PER SPL WW-613 OR 2" HDPE PER SPL WW-65 FOR POTABLE AND PER SPL WW-65A FOR RECLAIMED
F. 2" BRASS 90° BEND, COMPRESSION x COMPRESSION OR HDPE WITH STIFFENERS PER SPL WW-65B AT ALL CONNECTIONS
G. 2" BRASS COUPLING, COMPRESSION x FIP

NOTES:

1. AUTOMATIC FLUSH VALVE MAY ALSO BE USED ON TAPPED PLUGS AND CAPS.
2. THE CONTRACTOR SHALL PROVIDE THE FLUSH VALVE ACCESS KEY TO AUSTIN WATER UPON FLUSH VALVE ACCEPTANCE.
3. VALVE "D" SHALL NOT BE LOCATED MORE THAN 36" BELOW FLUSH VALVE OR MORE THAN 24" HORIZONTALLY FROM FLUSH VALVE. VALVE "D" SHALL NOT BE LOCATED IN A SIDEWALK OR DRIVEWAY.
4. METER BOX (IF REQUIRED) AND FLUSH VALVE SHALL NOT BE LOCATED IN A SIDEWALK, DRIVEWAY, PEDESTRIAN WAY OR TRAFFIC WAY. TEMPORARY FLUSH VALVES SHALL BE LOCATED AS SHOWN ON APPROVED PLANS.
5. A DRAINAGE WAY, CONTAINED WITHIN THE R.O.W. OR AN EASEMENT, SHALL BE PROVIDED FROM FLUSH VALVE TO STORM SEWER SYSTEM OR PUBLIC DRAINAGE WAY.
6. DESIGN ENGINEER SHALL PROVIDE CALCULATIONS WITH PLANS AT THE TIME OF REVIEW INCLUDING FREQUENCY AND FLUSH RATE REQUIRED TO CIRCULATE WATER IN DEAD END MAIN EVERY 72 HOURS.

CITY OF AUSTIN AUSTIN WATER	AUTOMATIC FLUSH VALVE	
Kathi L Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-05 1 OF 1

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83), CENTRAL ZONE (4203), UTILIZING GPS TECHNOLOGY AND ESTABLISHED BY THE AUSTIN GRID CONTROL NETWORK.

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N 10179152.91
E 3086984.29

TEXAS STATE PLANE COORDINATES:
N 10177931.56
E 3086593.90

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

Plotted By: Sterling, Abby (Brudnicki) Date: November 10, 2025 05:54:52pm File Path: K:\AUS_Civil\060283403-Crystal Village Phase 3\Civil\PlanSheets – PICP\C– Water Details.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley»Horn and Associates, Inc. shall be without liability to Kimley»Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

NICHOLAS C. BROWN 107175 LICENSED PROFESSIONAL ENGINEER
11/10/2025

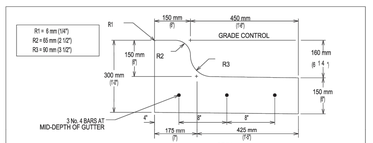
KHA PROJECT	060283403
DATE	NOVEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	ALS
DRAWN BY:	ALS
CHECKED BY:	NCB

CRYSTAL VILLAGE PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

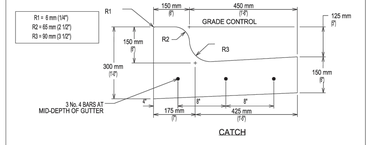
WATER DETAILS

SHEET NUMBER
29
OF 31

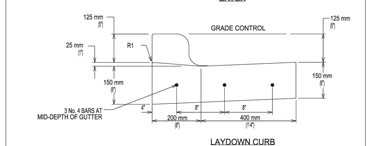
PICP-25-0258



SPILL

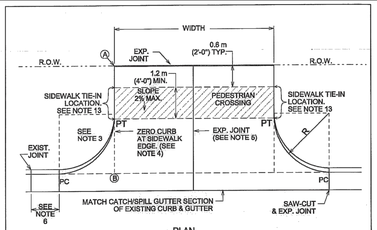


CATCH



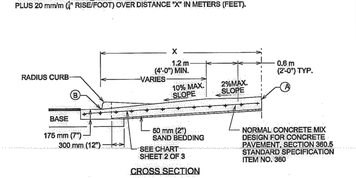
LAYDOWN CURB

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	REINFORCED CURB AND GUTTER SECTION	
RECORD COPY SIGNED BY SAM ANGORDI 01/04/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-2



PLAN

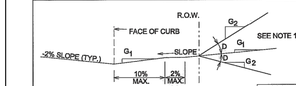
NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT Ⓐ ABOVE POINT Ⓑ IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (¼" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



CROSS SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/09/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

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

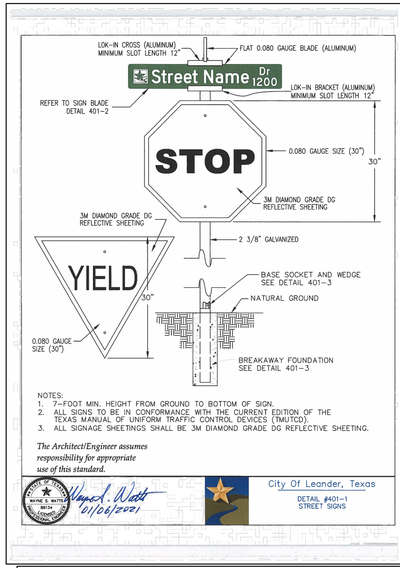


ALLOWABLE GRADES

DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE STD.	MAX
>1600	0%	3%
500-1600	3%	6%
<500	0%	15%

NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAYOUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL: SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC/ LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.8 METERS (6 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF FAGGE FRONTAGE AT 50 METERS (150 FEET) WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND TO 19 GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 6.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/12/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2

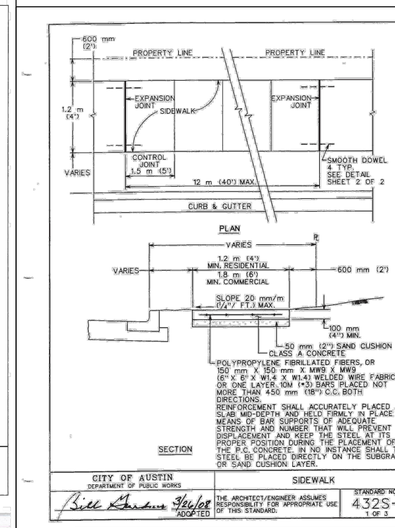


NOTES:
1. 7'-FOOT MIN. HEIGHT FROM GROUND TO BOTTOM OF SIGN.
2. ALL SIGNS TO BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
3. ALL SIGNAGE SHEETINGS SHALL BE 3M DIAMOND GRADE DG REFLECTIVE SHEETING.

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

Wayne S. Watts 01/06/2021

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

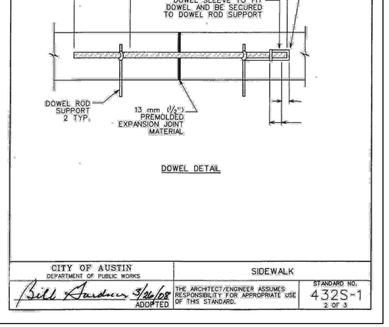


PLAN

POLYPROPYLENE FIBRILLATED FIBERS, OR 150 mm X 150 mm X MW9 X MW9 (6" X 6" X W1.4 X W1.4) WELDED WIRE FABRIC OR ONE LAYER, TON (#3) BARS PLACED NOT MORE THAN 450 mm (18") C.C. BOTH DIRECTIONS. REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT AND KEEP THE STEEL AT ITS PROPER POSITION DURING THE PLACEMENT OF THE P.C. CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

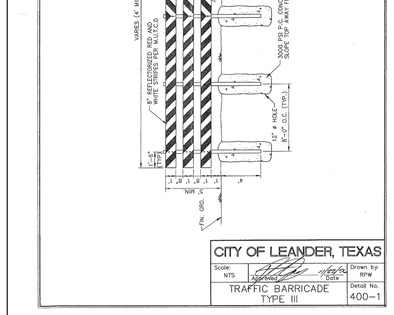
SECTION

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

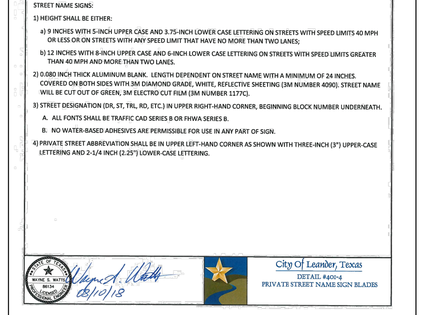


DOWEL DETAIL

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



CITY OF LEANDER, TEXAS		
Scale: NTS	Approved:	Drawn by: RPW
TRAFFIC BARRICADE TYPE III	Date:	Detail No. 400-1

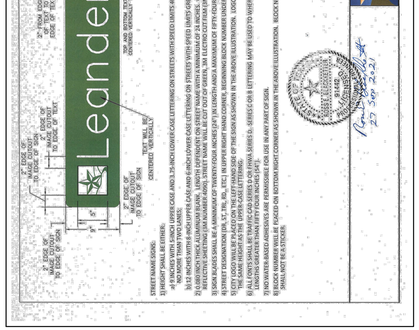


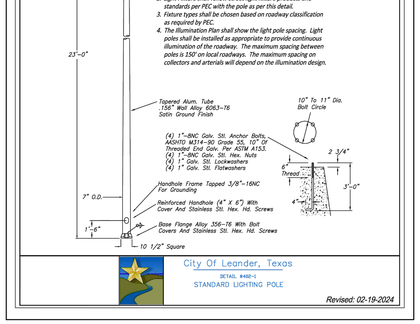
STREET NAME SIGNS:

1) HEIGHT SHALL BE EITHER:
   a) 9 INCHES WITH 5-INCH UPPER CASE AND 3.75-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) 0.080 INCH THICK ALUMINUM BLANK. LENGTH DEPENDENT ON STREET NAME WITH A MINIMUM OF 24 INCHES. COVERED ON BOTH SIDES WITH 3M DIAMOND GRADE, WHITE, REFLECTIVE SHEETING (3M NUMBER 4090). STREET NAME WILL BE CUT OUT OF GREEN, 3M ELECTRO CUT FILM (3M NUMBER 1177C).
3) STREET DESIGNATION (DR, ST, TRL, RD, ETC.) IN UPPER RIGHT-HAND CORNER, BEGINNING BLOCK NUMBER UNDERNEATH.
   A. ALL FONTS SHALL BE TRAFFIC CAD SERIES B OR FHWA SERIES B.
   B. NO WATER-BASED ADHESIVES ARE PERMISSIBLE FOR USE IN ANY PART OF SIGN.
4) PRIVATE STREET ABBREVIATION SHALL BE IN UPPER LEFT-HAND CORNER AS SHOWN WITH THREE-INCH (3") UPPER-CASE LETTERING AND 2-3/4 INCH (2.25") LOWER-CASE LETTERING.

Wayne S. Watts 05/10/18

City Of Leander, Texas
DETAIL #400-2
PRIVATE STREET NAME SIGN BLADES



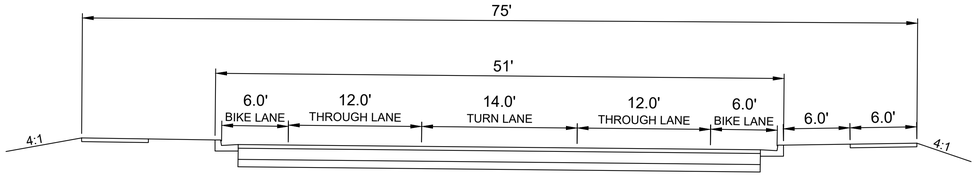


HAPCO 25'-0" LIGHTING POLE OR APPROVED EQUAL

LED Light Fixture Notes:
1. *LED fixtures shall be supplied and installed by the contractor with the light pole installation.*
2. *Light Fixture shall follow street light fixture products and standards per PEC with the pole as per this detail.*
3. *Fixture types shall be chosen based on roadway classification as required by PEC.*
4. *The Illumination Plan shall show the light pole spacing. Light poles shall be installed as appropriate to provide continuous illumination of the roadway. The maximum spacing between poles is 250' on local roadways. The maximum spacing on collectors and arterials will depend on the illumination design.*

City Of Leander, Texas
DETAIL #402-1
STANDARD LIGHTING POLE

Revised: 02-19-2024



RAIDER WAY
TYPICAL SECTION
NTS

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK

SURFACE COORDINATES:
N 10179152.91
E 3086964.29

TEXAS STATE PLANE COORDINATES:
N 10177931.56
E 3086593.90

ELEVATION = 943.57'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

No.	REVISIONS	DATE	BY

Kimley»Horn

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10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200, AUSTIN, TX 78759
PHONE: 512-418-1771
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

NICHOLAS C. BROWN 107175 LICENSED PROFESSIONAL ENGINEER
11/10/2025

KHA PROJECT 069283403
DATE NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ALS
DRAWN BY: ALS
CHECKED BY: NCB

PAVING DETAILS

CRYSTAL VILLAGE
PHASE 3
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
30
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Brudnick) Date: November 10, 2025 05:55:25pm File Path: K:\AUS_Civil\069283403-Crystal Village Phase 3\Civil\PlanSheets - PICP\C-Paving Details.dwg
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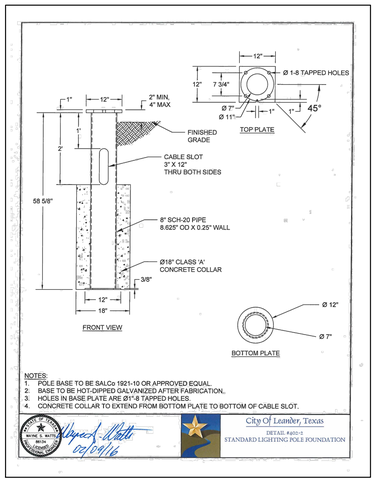

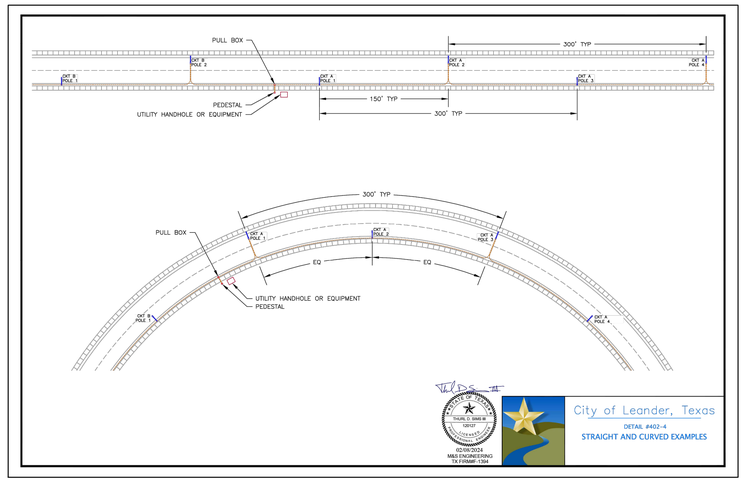

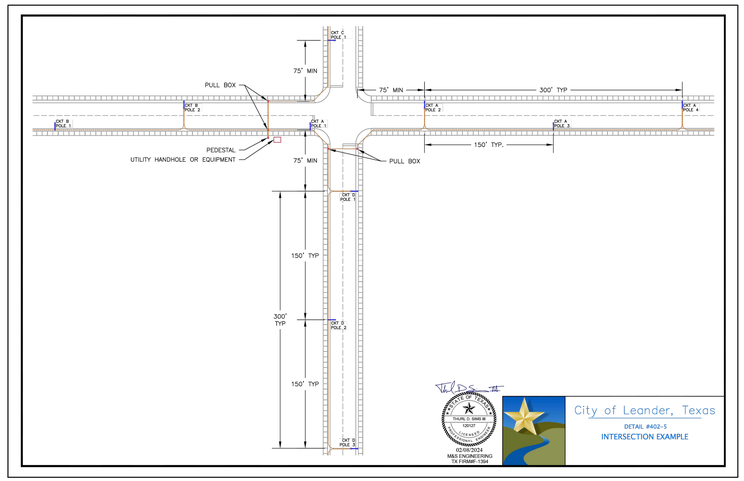

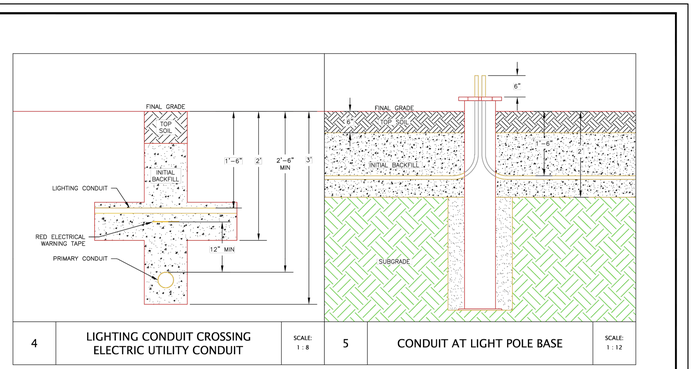

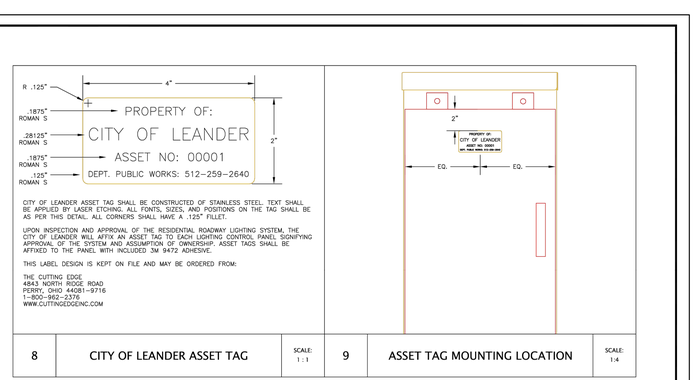

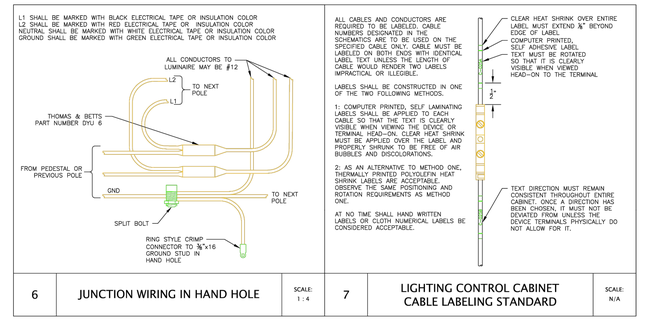

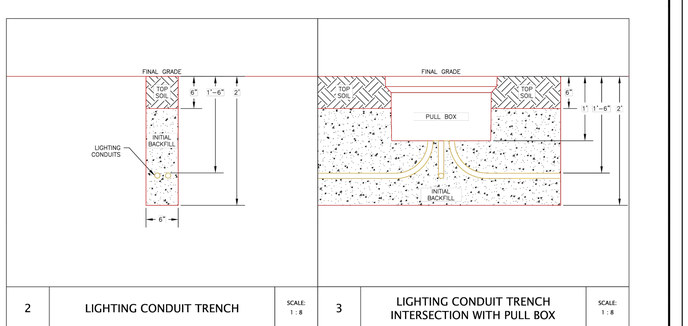

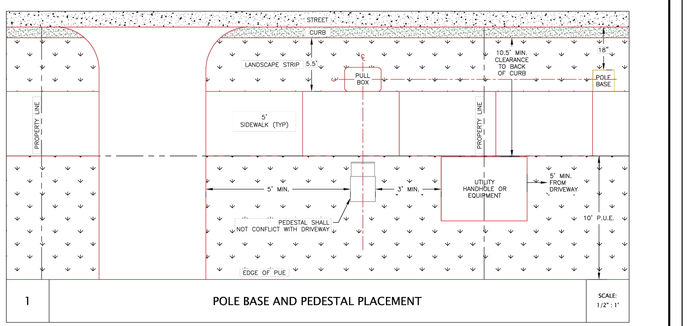

BENCHMARKS

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

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NICHOLAS C. BROWN 107175 LICENSED PROFESSIONAL ENGINEER
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KHA PROJECT	069283403
DATE	NOVEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	ALS
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CHECKED BY:	NCB

ELECTRICAL DETAILS

CRYSTAL VILLAGE PHASE 3

CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
31
OF 31

PICP-25-0258

Plotted By: Sterling, Abby (Brudnicki) Date: November 10, 2025 05:55:56pm File Path: K:\AUS_Civil\069283403--Crystal Village Phase 3\Civil\Plan Sheets — PICP\C-Electrical Details.dwg
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INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

The inspection and maintenance plan outlines the procedures necessary to maintain the performance of the Permanent Best Management Practices for this project. It should be noted that the plan provides guidelines that may have to be adjusted dependent on site specific and weather-related conditions.

It is the responsibility of the owner to provide the inspections and maintenance as outlined in the plan for the duration of the project. The owner will maintain this responsibility until it is assumed or transferred to another entity in writing. If the property is leased or sold, the responsibility for the maintenance will be required to be transferred through the lease agreement, binding covenants, closing documents, or other binding legal instrument.

Disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.

Maintenance records shall be kept on the installation, maintenance, or removal of items necessary for the proper operation of the facilities. All inspections shall be documented in the Inspection Frequency Log, attached.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Responsible Party: Premas Global Leander, LLC
Mailing Address: 3800 Centerpoint Drive, Suite 700
City, State: Anchorage, Alaska Zip: 99503

Telephone: (907) 561-2668 Fax:

I, the owner, have read and understand the requirements of the attached Inspection and Maintenance Plan for the proposed Permanent Best Management Practices for my project. I acknowledge that I will maintain responsibility for the implementation and execution of the plan until the responsibility is transferred to or assumed by another party in writing through a binding legal instrument.

Signature of Responsible Party _____ Date 12/16/2025

This Maintenance Plan is based on City of Austin Environmental Criteria Manual.

By: _____ Date: 11/24/2025
Nicholas C. Brown, P.E.

Inspection Maintenance and Repairs For Permanent BMPs

JELLYFISH FILTER

- Inspection
  - The Jellyfish Filter should be inspected post-construction, prior to putting the Jellyfish Filter into service. All construction debris or construction-related sediment within the device must be removed, and any damage to system components repaired.
  - The Jellyfish Filter should undergo a minimum of two inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure property functioning of the system.
  - The inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation, with the minimum frequency begin one inspection per year.
  - Inspection is recommended after each major storm event.
  - Inspection should take place after an upstream oil, fuel or other chemical spill.
- Maintenance
  - Required maintenance for Jellyfish Filter units is based upon results of the most recent inspection and historical maintenance records.
  - Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.
  - Floatable trash, debris, and oil must be removed.
  - Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs first.
  - Replace filter cartridge if rinsing does not remove accumulated sediment from the tentacles, or if tentacles are damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
  - Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
  - The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged by the spill.
- Repairs
  - Jellyfish membrane filter cartridges, cartridge components, cartridge lids, and other replacement parts can be ordered by contacting Contech Engineered Solutions.

Disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.

Personnel Responsible for Inspections

The agent that performs the inspections should be knowledgeable of this general permit and familiar with the construction site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification. Documentation of the inspector's qualifications is to be included in the attached Inspector Qualifications Log.

Inspection Report Forms

Use the Inspection Report Forms given as a checklist to ensure that all required areas of the construction site are addressed. There is space to document the inspector's name as well as when the inspections regularly take place. The tables will document that the required area was inspected. (If there were any areas of concern, briefly describe them in this space with a more detailed description in the narrative section. Use the last table to document any discharges found during the inspections).
Describe how effective the installed BMPs are performing. Describe any BMP failures that were noted during the investigation and describe any maintenance required due to the failure. If new BMPs are needed as the construction site changes, the inspector can use the space at the bottom of the section to list BMPs to be implemented before the next inspection.

Describe the inspector's qualifications, how the inspection was conducted, and describe any areas of non-compliance in detail. If an inspection report does not identify any incidents of non-compliance, then it must contain a certifying signature stating that the facility or site is in compliance. The report must be signed by a person and in a manner required by 30 TAC 305.128. There is space at the end of the form to allow for this certifying signature.

Whenever an inspection shows that BMP modifications are needed to better control pollutants in runoff, the changes must be completed within seven calendar days following the inspection. If existing BMPs are modified or if additional BMPs are needed, you must describe your implementation schedule, and wherever possible, make the required BMP changes before the next storm event.

The Inspection Report Form functions as the required report and must be signed in accordance with TCEQ rules at 30 TAC 305.128.

Corrective Action

Personnel Responsible for Corrective Actions

Both Primary and Secondary Operators are responsible for maintaining all necessary Corrective Actions. If an individual is specifically identified as the responsible party for modifying the contact information for that individual should be documented in the attached Inspector Qualifications Log.

Inspector Qualifications Log*

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
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□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

* The agent that performs the inspections should be knowledgeable of this general permit and familiar with the construction site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification.

Amendment Log

No.	Description of the Amendment	Date of Amendment	Amendment Prepared by [Name(s) and Title]

Construction Activity Sequence Log

Name of Operator	Projected dates Month/year	Activity Disturbing Soil clearing, excavation, etc.	Location on-site where activity will be conducted	Acreage being disturbed

*Construction activity sequences for linear projects may be conducted on a rolling basis. As a result, construction activities may be at different stages at different locations in the project area. The Contractor is required to complete and update the schedule and adjust as necessary.

Stormwater Control Installation and Removal Log

Stormwater Control	Location On-Site	Installation Date	Removal Date

Stabilization Activities Log

Date Activity Initiated	Description of Activity	Description of Stabilization Measure and Location	Date Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures Initiated

Stabilization and erosion control practices may include, but are not limited to: establishing temporary or permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, and protecting existing trees and vegetation. List practices used where they are located, when they will be implemented, and whether they are temporary (interim) or permanent.

Inspection Frequency Log

Date	Frequency Schedule and Reason for Change

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Rain Gauge Log

Date	Location of Rain Gauge	Gauge Reading

General Information					
Name of Project		**Tracking No.**		**Inspection Date**	
Inspector Name, Title & Contact Information					
Present Phase of Construction					
Inspection Location (if multiple inspections are required, specify location where this inspection is being conducted)					

Inspection Frequency

Standard Frequency: ☐ Weekly ☐ Every 14 days and within 24 hours of a 0.25" rain

Increased Frequency: ☐ Every 7 days and within 24 hours of a 0.25" rain

Reduced Frequency:

- ☐ Once per month (for stabilized areas)
- ☐ Once per month and within 24 hours of a 0.25" rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought)
- ☐ Once per month (for frozen conditions where earth-disturbing activities are being conducted)

Was this inspection triggered by a 0.25" storm event? ☐ Yes ☐ No

If yes, how did you determined whether a 0.25" storm event has occurred?

☐ Rain gauge on site ☐ Weather station representative of site. Specify weather station source:

Total rainfall amount that triggered the inspection (in inches)**:**

Unsafe Conditions for Inspection

Did you determine that any portion of your site was unsafe for inspection? ☐ Yes ☐ No

If "yes", complete the following:

- Describe the conditions that prevented you from conducting the inspection in this location:

- Location(s) where conditions were found:

Condition and Effectiveness of Erosion and Sediment (E&S) Controls				
Type/Location of E&S Control	**Repairs or Other Maintenance Needed?**	**Corrective Action Required?**	**Date on Which Maintenance or Corrective Action First Identified?**	**Notes**
1.	☐Yes ☐No	☐Yes ☐No		
2.	☐Yes ☐No	☐Yes ☐No		
3.	☐Yes ☐No	☐Yes ☐No		
4.	☐Yes ☐No	☐Yes ☐No		
5.	☐Yes ☐No	☐Yes ☐No		
6.	☐Yes ☐No	☐Yes ☐No		
7.	☐Yes ☐No	☐Yes ☐No		
8.	☐Yes ☐No	☐Yes ☐No		
9.	☐Yes ☐No	☐Yes ☐No		
10.	☐Yes ☐No	☐Yes ☐No		

Condition and Effectiveness of Pollution Prevention (P2) Practices				
Type/Location of P2 Practices	**Repairs or Other Maintenance Needed?**	**Corrective Action Required?**	**Identification Date**	**Notes**
1.	☐Yes ☐No	☐Yes ☐No		
2.	☐Yes ☐No	☐Yes ☐No		
3.	☐Yes ☐No	☐Yes ☐No		
4.	☐Yes ☐No	☐Yes ☐No		
5.	☐Yes ☐No	☐Yes ☐No		
6.	☐Yes ☐No	☐Yes ☐No		
7.	☐Yes ☐No	☐Yes ☐No		
8.	☐Yes ☐No	☐Yes ☐No		
9.	☐Yes ☐No	☐Yes ☐No		
10.	☐Yes ☐No	☐Yes ☐No		

Stabilization of Exposed Soil			
Stabilization Area	**Stabilization Method**	**Have You Initiated Stabilization?**	**Notes**
1.		☐ YES ☐ NO If yes, provide date:	
2.		☐ YES ☐ NO If yes, provide date:	
3.		☐ YES ☐ NO If yes, provide date:	
4.		☐ YES ☐ NO If yes, provide date:	
5.		☐ YES ☐ NO If yes, provide date:	

Description of Discharges	
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? ☐ Yes ☐ No **If "yes", provide the following information for each point of discharge:**	
Discharge Location	**Observations**
1.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
2.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
3.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:

Contractor or Subcontractor Certification and Signature
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations." **Signature of Contractor or Subcontractor:** _____ **Date:** **Printed Name and Affiliation:** _____
Certification and Signature by Permittee
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations." **Signature of Permittee or "Duly Authorized Representative":** _____ **Date:** **Printed Name and Affiliation:** _____

Section A – Initial Report (Complete this section within 24 hours of discovering the condition that triggered corrective action)					
Name of Project		Tracking No.		Today's Date	
Date Problem First Discovered			Time Problem First Discovered		
Name and Contact Information of Individual Completing this Form					

What site conditions triggered the requirement to conduct corrective action:

☐ A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or 3
☐ The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards
☐ A prohibited discharge has occurred or is occurring

Provide a description of the problem:

Deadline for completing corrective action (*Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day)*:

If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:

Section B – Corrective Action Progress
(Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action)

Section B.1 – Why the Problem Occurred

Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.
3.	3.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem

List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	Plan Updates Necessary?	Notes
1.		☐Yes ☐No Date:	
2.		☐Yes ☐No Date:	
3.		☐Yes ☐No Date:	

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Section A – Initial Report (Complete this section within 24 hours of discovering the condition that triggered corrective action)					
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Date Problem First Discovered			Time Problem First Discovered		
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What site conditions triggered the requirement to conduct corrective action:

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1.		☐Yes ☐No Date:	
2.		☐Yes ☐No Date:	
3.		☐Yes ☐No Date:	

Contractor or Subcontractor Certification and Signature

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

Signature of Contractor or Subcontractor: _____ **Date:**

Printed Name and Affiliation: _____

Certification and Signature by Permittee

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Signature of Permittee or "Duly Authorized Representative": _____ **Date:**

Printed Name and Affiliation: _____

PILOT-SCALE FIELD TESTING PLAN

(NOT APPLICABLE)

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

No surface streams exist on-site. The stormwater from the site will be treated by temporary BMPs during construction. The temporary BMPs will be silt fence installed around the entire construction limits, staging areas, and concrete washouts. Inlet protection will be used to prevent sediment from entering the proposed storm sewer system while in construction. Stabilized construction entrances will also be used to facilitate the wash down and removal of sediment and other debris from construction equipment exiting the site.

After completion of the project, temporary erosion and sedimentation measures will remain in place until vegetative cover is established. Details concerning the erosion/sedimentation protection plan can be found on the Erosion & Sedimentation Control Plans of the construction drawings.

SECTION 4:
ADDITIONAL FORMS

Check Payable to the "Texas Commission on Environmental Quality"

Core Data Form

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 603732090		**RN 111150892**

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:*

Premas Global Leander I, 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)*
0801308583	32042461718	263936894	N/A

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

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:	3800 Centerpoint Drive, Suite 502						
	City	Anchorage	**State**	AK	**ZIP**	99503	**ZIP + 4**	5831

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
N/A	runder@koniag.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(907) 561-2668		( ) -

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.)*

Premas Global Leander 1, LLC

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	10744 E Crystal Falls Parkway							
	City	Leander	**State**	TX	**ZIP**	78641	**ZIP + 4**	
24. County	Williamson							

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

25. Description to Physical Location:	Located to thesoutheast of the intersection of E Crystal Falls Parkway and 183A Toll Road				
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:	30.5622		**28. Longitude (W) In Decimal:**	-97.8225	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	33	43.54	97	49	21.25

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)
1542		236220	

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

Mixed-Use Development

34. Mailing Address:	**3800 Centerpoint Drive**							
	City	**Anchorage**	**State**	**AK**	**ZIP**	**99503**	**ZIP + 4**	
35. E-Mail Address:	**runger@koniag.com**							

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(907) 561-2668		( ) -

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:	Nicholas C. Brown, P.E.	**41. Title:**	Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 418-1771		( ) -	nick.brown@kimley-horn.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:	Kimley-Horn and Associates, Inc.	**Job Title:**	Project Manager
Name *(In Print):*	Nick Brown	**Phone:**	(512) 418- **1771**
Signature:		**Date:**	11/24/2025

SECTION 4: STORMWATER POLLUTION PROTECTION PLAN (SWPPP)

Storm Water Pollution Prevention Plan

Prepared in Accordance with Section 402 of the Clean Water Act
and Chapter 26 of the Texas Water Code

Crystal Village
Premas Global Leander, I LLC

TXR1585EA

This project qualifies as a large construction activity under the Texas Pollutant Discharge Elimination System Construction General Permit No TXR150000 effective March 5, 2018.

Administered by:

Storm Water Solutions

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Storm Water Discharges Associated With Construction Activity

Construction sites located in the State of Texas that discharge storm water associated with construction activity may discharge to surface waters only according to effluent limitations, monitoring requirements, and other conditions set forth in the Texas Pollutant Discharge Elimination System Construction General Permit No TXR150000 issued by the Texas Commission on Environmental Quality (TCEQ) effective March 5, 2018. Dischargers of storm water associated with construction activity are subject to administrative, civil, and criminal penalties, as applicable, under the Texas Water Code for violating the federal Clean Water Act or for knowingly making any false statement, representation, or certification in any record or other document submitted or required to be maintained under the general permit, including monitoring reports or reports of compliance or noncompliance. Any operator conducting activity under the Storm Water Pollution Prevention Plan (SWPPP) is entirely responsible for meeting SWPPP requirements within the boundaries of the construction site where they perform construction activities. A project responsibility chart which identifies operators and the areas of the site over which the operator has control will be included in the SWPPP. Any discharges to impaired water bodies for which there is a Total Maximum Daily Load (TMDL), as listed on the latest approved 2016 Texas Integrated Report Index of Water Quality Impairments list of impaired waters, will incorporate the limitations, conditions, and requirements outlined in the approved TMDL Implementation Plan.

Definition of Area

Construction Project or Site Name: Crystal Village
Location Access Description: 10744 E CRYSTAL FALLS PKWY - LEANDER, TX 78641
County or Counties: Williamson
Latitude/Longitude: 30.559945, -97.820436
Number of acres of the entire property: 90
Total Acres Expected to be disturbed by Construction Activity: 90
MS4 Operator and Jurisdictional Authority of Storm Water Compliance: City of Leander / Williamson County
Name of the water body(s) to receive the storm water runoff or potential runoff from the site: Blockhouse Creek
Segment number(s) of the classified water body(s) that the discharge or potential discharge will eventually reach: 1244
Are any surface water bodies receiving discharges from the construction site on the latest EPA-approved CWA 303(d) list of impaired waters? No
Name(s) of impaired water body(s): N/A
Constituent(s) of concern: N/A
Is there an approved TMDL implementation plan? N/A

The SWPPP reflects any requirements of the approved plan as applicable.

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Nature of the Construction Activity

The construction of this project will be to create a commercial development. A typical sequence of events in the construction of such a project begins with clearing the site of any existing structures or unnecessary vegetation. Since a neighboring community already exists, large water lines or force mains are built to connect the new business park to existing water and waste water plants. Excavated spoils are spread over the site to create positive drainage. Underground utilities such as water lines, sanitary sewer lines, and storm sewer pipes are partially installed. Planned roadways and parking areas are further excavated, graded to create positive drainage for future streets, and then chemically stabilized to provide a foundation for the concrete or asphalt. Concrete/asphalt is poured to create streets, inlets, wheelchair ramps, and similar infrastructure. The underground utilities are adjusted to fit, connected to appropriate facilities, and tested for surety. Commercial pad sites are final graded according to the drainage plan. Dry utilities, consisting of power lines, communication lines, and natural gas lines, are the last to be installed during the development phase. Construction of the building begins when the final plat of each section is accepted. Each slab is surveyed, framed, and poured. The building is framed, roofed, and the exterior façade is completed. The common areas are then graded and usually finished with sod or landscaping. This development will not include any dedicated crusher plants or asphalt plants; and therefore, no control practices or measures are applicable. A description of equipment staging areas or material storage areas that may operate on the site will be indicated on the project's site plan

PROJECT DESCRIPTION

The Crystal Village, a Leander Community (site) is generally located southeast of the E Crystal Falls Pkwy and 183A intersection in the City of Leander, Texas on approximately 65.26 acres. In the existing condition, there are several small strips of pavement and the remains of old building foundations totaling 1.06 acres or 1.6% impervious cover. The area surrounding the site is currently developed. The project will be constructed in a series of three phases. Phase 1 Construction Plans are currently under review by the City of Leander and include the construction of driveway and deceleration lanes, underground utilities and storm, and excavation adjacent to the Block House Creek to support future pad lot development (11 lots) along the northwest side of the property. Additional infrastructure will be proposed at a later date to support future development of lots associated with Phases 2 and 3. Demolition will be limited to removing the remains of pavement and building foundations. The project proposes to disturb approximately 13.04 acres. The construction of the driveways and deceleration lanes will result in 0.40 acres or 0.61% impervious cover on site. The percent of impervious cover will increase as the master planned commercial community is developed. Permanent BMP's will be designed, permitted, and constructed once improvements generating additional impervious cover are proposed. As such, there are no permanent BMPs currently proposed.

NATURE OF EXCEPTION

Upon completion, the 65.26 acre Crystal Village, a Leander Community project will be a large mixed-use development containing a blend of retail, restaurant, multi-family and other uses. Phase 1 is the first phase of a proposed three phase project to provide the necessary improvements to support the future development of this ±65.26-acre gateway property located at the southeast corner of the intersection of 183A Toll Road and E. Crystal Falls Parkway. The proposed improvements associated with Phase 1 include access, water, wastewater, and drainage infrastructure to serve the first 11 lots near the northwest corner of the property.

In the existing condition, there are several areas of pavement and the remains of old building foundations totaling 1.06 acres or 1.6% impervious cover. The Phase 1 construction plans call for the removal of the existing impervious cover on site. The total impervious cover that will be constructed in Phase 1 is 0.40 acres (0.61%). Because there is a net decrease in impervious cover proposed, and no permanent BMPs are required, a Contributing Zone Exception is requested.

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Obtaining Authorization to Discharge

Any operator conducting under the SWPPP will post a Primary Operator Construction Site Notice at the construction entrance prior to commencing construction activities as necessary to obtain authorization. The name, address, and telephone number for the operator will be included in the notice. The notice will be posted at a location where it is safely and readily available to the public until completion of the construction activity. All notices will be included as part of the SWPPP and provided to any MS4s receiving discharge from the construction activities, as appropriate. Any and all notices will be certified according to 30 TAC § 305.44 (relating to Signatories for Applications). Any primary operators conducting under the SWPPP will submit the notice with proof of payment to the TCEQ as appropriate to obtain authorization. Should multiple operators conduct construction activities under the SWPPP, the front cover will be signed by each operator. Any primary operators conducting activity under the SWPPP will submit a Notice of Change (NOC) to the TCEQ as appropriate and when needed. Any primary operators conducting under the SWPPP will also submit a Notice of Termination (NOT) as appropriate when either final stabilization is achieved or a transfer of operational control has occurred. Any and all operators conducting under the SWPPP will remove the public notice from the site as appropriate when either final stabilization is achieved or a transfer of operational control has occurred. Should a transfer of operational control occur, any operator conducting under the SWPPP will attempt to inform, as appropriate, the new operator of the requirement to obtain permit coverage. A copy of the SWPPP, reports and actions required by the SWPPP, public notices including data used to produce the notice, as well as records of the submittal of forms sent to other operators and to any MS4 receiving discharge from the construction activities, as applicable, will be retained for three years following the date that the operator terminates permit coverage. All archived documents and hard copies of the SWPPP will be made readily available upon the request of public officials and also can be viewed at 16110 Hollister Street, Houston, TX 77066 (Please call 281-587-5950 for this request).

Elements of the SWPPP

This SWPPP has been prepared to address discharges of storm water runoff from land development construction activities that will reach Waters of the United States, including discharges to Municipal Separate Storm Sewer Systems (MS4s) that drain to Waters of the United States, to identify and address potential sources of pollution that are reasonably expected to affect the quality of discharges from the construction site, including construction support activities within 1/4 mile from the project's boundary, authorized non-storm water discharges, and any other permitted discharge. The SWPPP has been developed based on the requirements of the National Storm Water Plan Criteria and by using a strategy of reducing pollution at the source, as opposed to treatment before discharge. The SWPPP will be revised or updated as appropriate whenever any of the following occurs: a change of significant effect on the discharge of pollutants that has not been previously addressed in the SWPPP; site conditions change based on updated plans and specifications; new operators conduct construction activities under the SWPPP; new areas of responsibility are added; changes are made to the type of best management practices used; or results of inspections or investigations indicate the SWPPP is proving ineffective in eliminating or significantly minimizing pollutants in discharges. Revisions to the SWPPP will be completed within seven (7) calendar days following the inspection. The SWPPP has been developed to be compliant with applicable local sediment and erosion control plans. The SWPPP and related records, including Inspections Records, will be retained on-site at the entrance of the construction site unless the site does not have an on-site location to store the plan. The SWPPP will be made readily available at the time of an on-site inspection. Hard or electronic copies of the SWPPP will also be made readily available upon the request of public officials. Discharges that occur after the construction site has undergone final stabilization or following the submission of a notice of termination for the construction activity are outside of the scope of this SWPPP. This project is not located on Indian Country Lands. Projects that are located on Indian Country Lands are outside of the scope of this SWPPP. Data used to describe the soil will be obtained from the United States Department of Agriculture's web soil survey and will be included in the SWPPP. A map showing the general location of the site and nearby Waters of the US will be included in the SWPPP. A copy of the construction general permit is included in the SWPPP. A series of site maps will collectively indicate the following:

- drainage patterns and approximate slopes anticipated after major grading activities by either topographic lines or by drawn arrows indicating the general direction of flow;
- areas where soil disturbance will occur by either notations or drawn lines;

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- locations of construction support activities located within one mile of the boundary of the site such as equipment staging areas, material storage areas, material borrow areas, and excavated material disposal areas by either graphical icons or drawn lines;
- locations of all in-place structural controls by either graphical icons, drawn lines, or notations;
- locations of any in-place permanent storm water control measures by either graphical icons or notations;
- surface waters including wetlands either at, adjacent, or in close proximity to the site by either drawn lines or notations;
- locations of nearby Waters of the US and where storm water discharges from the site directly to a surface water body or a municipal separate storm sewer system by either graphical icons, drawn lines, or notations;
- locations where existing vegetation or stabilization practices are used by either drawn lines or notations;
- concrete truck washout areas by either graphical icon or notations; and
- Vehicle-wash areas by graphical icons.
- dates when major grading activities occur
- dates when construction activities temporarily or permanently cease on a portion of the site
- dates when stabilization measures are initiated
- areas where final stabilization has been accomplished and no further construction-phase permit requirements apply

If future projects within the site are proposed at a later date, the SWPPP will be revised by including the site map of the new project. Site maps will be provided for each area of soil disturbance permitted within the scope of the SWPPP. All changes made to the site map are copyrighted and are property of Storm Water Solutions, LLC. Any notes, specifications, signatures, seals, measurements, legends, or storm water controls contained within the base layer, whether planned or in place, cannot be considered anticipatory or scheduled. The base layer is a pictorial representation for presentation or suggestion purposes only and is subject to change. Furthermore, the base layer is a black and white scanned image only and is not for computation or construction purposes. The base layer may or may not incorporate information and/or data provided to Storm Water Solutions, LLC. by other consultants relative to engineering, drainage, flood plains, and environmental issues and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, location, and character of the facilities shown on the base layer are intended. Additionally, no warranty is made to the accuracy of the information contained therein.

Potential Pollutants

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

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

- Materials and equipment necessary for spill cleanup should be kept onsite in anticipation of expected spills. Equipment and materials will most likely include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- When spills or other accidental exposure of the substances described above occur, the following steps will be taken by the operator:
    - To the maximum extent practicable, the spill or leak will be stopped.
    - Once the leaking material has been stopped, the spill must be contained so as to minimize the affected area.

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- If the spill poses an immediate danger to the public, emergency response personnel will be called. All operators on site will be notified of the spill immediately.
- The engineer inspector will determine whether the spill is of a reportable quantity and will coordinate appropriate activities as determined by the manufacturers' recommended methods for spill cleanup or material safety data sheet.

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

- EPA Region 6 Emergency Response 24-Hour Hotline (214) 665-2222
- National Response Center 24-Hour Hotline (800) 424-8802
- Texas Environmental Release 24-Hour Hotline (800) 832-8224
- TCEQ Region 12 Houston Headquarters (713) 767-3500

Best Management Practices

Best Management Practices (BMPs) will be designed and implemented in order to minimize to the extent practicable the discharge of pollutants in storm water associated with construction activity and in eligible non-storm water discharges. Erosion and sediment controls will be designed to retain sediment on-site to the extent practicable. Control measures will be properly selected, installed, and maintained according to the designer's specifications. Controls will be developed to minimize the offsite transport of litter, construction debris, and construction materials. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule will be described in the inspection report and the responsive action log, and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes will be implemented as soon as practicable. Prior to the initial clearing phase and subsequent installation of underground utilities, existing natural vegetation will be utilized at down slope boundaries or at the perimeter as a control to reduce the offsite transport of sediment. Reinforced filter fabric fence will also be utilized in places around the perimeter where existing vegetation has been disturbed or additional perimeter controls are needed. During onsite construction, temporary BMPs will be placed adjacent to all proposed areas of disturbance to treat stormwater runoff. This includes silt fence and rock berm as well as stabilized construction entrances and concrete washouts. In addition to onsite runoff, under the existing conditions two existing culverts (Culvert 1 and Culvert 2) beneath E. Crystal Falls Parkway convey offsite runoff from the properties to the north onto drainage area EX A-1 and into the existing channel on the east side of the property. Ultimately all onsite and offsite runoff converges downstream into the Upper Brushy Creek WCID's Dam No. 3 Reservoir. In the proposed conditions discharge through Culvert 1 will be intercepted by a large area inlet and routed through the property in a large box culvert, within a proposed easement. Discharge through Culvert 2 will maintain the existing flow pattern, flowing into a natural channel on the east side of the property.Temporary BMPs to treat upgradient stormwater include silt fence and rock berm. No permanent BMPs are proposed for upgradient stormwater. During onsite construction, temporary BMPs will be placed adjacent to all proposed areas of disturbance to treat stormwater runoff. This includes silt fence and rock berm as well as stabilized construction entrances and concrete washouts. Although the total area of disturbance is 13.04 acres, a sedimentation basin is not proposed as a temporary BMP as 3.56 acres of the total area of disturbance is adjacent to the creek and untreatable by a sedimentation basin. The remaining upland area that could be treated by a sedimentation basin is 9.48 acres which is below the 10-acre threshold. In Phase 1, 1.06 acres of existing impervious cover will be removed from the site, while the plans propose 0.40 acres of impervious cover associated with the driveway and deceleration lane improvements. Therefore there will be a net decrease in the overall impervious cover during Phase 1. The Total Suspended Solids calculations are included in Attachment E. Stabilized construction accesses will be used to minimize, to the extent practicable, the off-site vehicle tracking of sediments and the generation of dust. Crushed rock will be installed as the main construction access prior to the commencement of soil disturbing activities. In the event of offsite vehicle tracking, street cleaning will follow to minimize the transport of pollutants. This construction access will be refreshed as deemed appropriate. During the underground phase for this project, Stage 1 inlet protection consisting of

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boards covered with filter fabric, will fall under the responsibility of the underground contractor. After the installation of underground utilities, reinforced filter fabric fence will be installed behind the curb line once all paving and lot grading is complete. Stage 2 inlets are usually completed during this phase and will be protected by gravel bags placed at either side of the inlet. Any additional or unique sediment control BMPs will be addressed on the project's site map.

Erosion Control and Stabilization Practices

Erosion control and stabilization measures will be initiated as soon as practicable in portions of the site where construction activities have temporarily ceased. This stage of construction is considered the post lot grading and pre-homebuilding phase. Broadcast seeding of lots will be initiated as soon as practicable in portions of the site where construction activities have permanently ceased. Hydro-mulch seeding will also occur behind the curb line. These measures will be initiated no more than 14 days after the construction activity in that portion of the site that has temporarily or permanently ceased, unless the activity is scheduled to resume within 7 days. If soil conditions prohibit the initiation of stabilization measures or vegetative practices, erosion control and stabilization measures will be initiated as soon as practicable. Where temporary stabilization controls are infeasible, temporary sediment controls will be used along the perimeter of the site to the extent practicable and the reasons why the activity was infeasible will be noted in the inspection report. The following erosion control and stabilization BMPs can be reasonably expected at land development construction sites: establishment of temporary or permanent vegetation, mulching, use of geotextiles, sod stabilization, use of vegetative buffer strips, protection of existing trees and vegetation, slope texturing, and other similar measures. Any additional or unique erosion control and stabilization BMPs will be addressed on the project's site map.

Description of Non-Storm Water Discharge Management Controls to Reduce Pollutants

It is expected that the following uncontaminated non-storm water discharges will occur from the site during the construction period. All authorized non-storm water discharges will be conducted in accordance with the requirements of the permit, and every effort will be made to minimize non-storm water runoff from these site activities. Non-storm water discharges will be directed toward existing storm water BMPs or otherwise treated to minimize offsite discharges of sediment. The following non-storm water discharges listed below are not under the scope of this SWPPP:

- Discharges from fire fighting activities
- Fire hydrant flushing
- Waters used to wash vehicles where detergents are not used
- Water used to control dust
- Water used to flush waterlines and wash down buildings
- Air conditioning condensate
- Uncontaminated spring water, groundwater and discharges from fountain drains
- Uncontaminated excavation dewatering
- Landscape irrigation

Maintenance Procedures

All protective measures will be maintained in effective operating condition. If it is determined that BMPs are not operating effectively, then maintenance will be performed as necessary to maintain the continued effectiveness of storm water controls, and prior to the next storm event if feasible. If maintenance prior to the next anticipated storm event is impracticable, the reason will be documented in the inspection report and maintenance will be scheduled and accomplished as soon as practicable. The operator will replace or correct erosion and sediment controls that have been intentionally disabled, run-over, removed, or otherwise rendered ineffective immediately upon discovery. If a control has been used incorrectly, is performing inadequately, or is damaged, then the control will be replaced or modified as soon as practicable after the inspection. Sediment will be removed from sediment traps no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment will be removed before it reaches 50% of the above-ground height. If sediment escapes the site, accumulations will be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible.

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Inspection Procedures

Personnel will inspect disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, discharge locations, and structural controls for evidence of, or the potential for, pollutants entering the drainage system. An inspector qualification statement and the inspection report will be included in the SWPPP. Sediment and erosion control measures identified in the SWPPP will be inspected to ensure that they are operating correctly. Locations where vehicles enter or exit the site will be inspected for evidence of off-site sediment tracking. The inspections will occur at least once every seven calendar days, on a specifically defined day, regardless of whether or not there has been a storm event since the previous inspection. Where sites have been finally or temporarily stabilized, inspections will be conducted at least once every month. Where inspection vehicles could compromise temporarily or even permanently stabilized areas, cause additional disturbance of soils, or increase the potential for erosion, representative inspections will be performed. In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections will be conducted as soon as access is practicable. 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 will be maintained in the inspection report or noted on the site map. The inspection report will summarize the scope of the inspection, the dates of the inspection, major observations relating to the implementation of the SWPPP, actions taken as a result of inspections, and any incidents of non-compliance. If the inspection report does not identify any incidents of non-compliance, the report will be certified by the inspector that the site is in compliance with the SWPPP and the general permit. All reports and other information requested by the executive director of the TCEQ will be signed by the person and in the manner required by 30 TAC §305.128 (relating to Signatories to Reports).

Pollution Prevention Practices

Pollution prevention practices will be designed to minimize pollutants from construction and waste materials which will be stored on-site. Trash receptacles will be utilized on site to minimize the exposure to stormwater runoff. The closing of waste container lids at the end of the work day will be implemented when lids are present on the container. For waste containers that do not have lids, where the container itself is not sufficiently secure enough to prevent the discharge of pollutants absent a cover and could leak, a temporary cover (e.g., a tarp, plastic sheeting, temporary roof) to minimize exposure of wastes to precipitation or similar effective means designed to minimize the discharge of pollutants will be utilized. Only routine waste construction materials, such as wood, sheetrock, stone, and brick, that are not expected to release any pollutants when exposed to precipitation, will be stored in the trash receptacles designated for these specific wastes. Wastes such as paints, or ones containing hazardous chemicals, would be stored and thrown away in special trash receptacles not exposed to stormwater runoff. Velocity dissipation devices will be placed at discrete discharge locations and along the length of any outfall channel to provide a non-erosive flow velocity from the structure to the surface water. If it is necessary to pump or channel standing water from the site, appropriate controls will be utilized to minimize the offsite transport of suspended sediments and other pollutants. Concrete truck wash out water will be discharged to areas at the construction site where structural controls have been established to prevent direct discharge to surface waters, or to areas that have a minimal slope that allow infiltration and filtering of wash out water to prevent direct discharge to surface waters. Washout of concrete trucks during storm events will be minimized when possible and BMPs will be utilized to prevent the discharge of concrete truck washout as the result of rain. The following pollution prevention BMPs can be reasonably expected at land development construction sites: water truck spraying, orderly material storage, orderly equipment storage, proper waste disposal practices, orderly parking areas, street cleaning, spill prevention practices, use of petroleum sorbents, orderly concrete truck washout areas, use of stabilized construction accesses, use of trash containers, use of portable sanitation facilities, self-contained fuel cells, orderly petroleum product storage, use of dewatering bags, use of temporary velocity dissipation devices, use of flow diversion mechanisms, and other similar measures. Any additional or unique pollution prevention BMPs will be addressed on the project's site map.

Endangered and Threatened Species and Critical Habitat Protection; Historic Properties Protection

Discharges that would adversely affect a listed endangered or threatened aquatic or aquatic-dependent species or its critical habitat are not authorized by this permit, unless the requirements of the Endangered Species Act are satisfied. Federal requirements related to endangered species apply to all TPDES permitted discharges and site-specific controls

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may be required to ensure that protection of endangered or threatened species is achieved. If these types of controls are required, they will be listed and noted on the site maps.

Notice of Termination

Each operator that has submitted an NOI for authorization under this general permit must apply to terminate that authorization following the conditions described in this section of the general permit. Authorization must be terminated by submitting a Notice of Termination (NOT) on a form supplied by the executive director. Authorization to discharge under this general permit terminates at midnight on the day the NOT is postmarked for delivery to the TCEQ. If electronic submission of the NOT is provided, authorization to discharge under this permit terminates immediately following confirmation of receipt of the NOT by the TCEQ. Compliance with the conditions and requirements of this permit is required until an NOT is submitted. The NOT must be submitted to TCEQ, and a copy of the NOT provided to the operator of any MS4 receiving the discharge (with a list in the SWPPP of the names and addresses of all MS4 operators receiving a copy), within 30 days after any of the following conditions are met:

- final stabilization has been achieved on all portions of the site that are the responsibility of the permittee;
- a transfer of operational control has occurred (See Section II.F.4. below); or
- the operator has obtained alternative authorization under an individual TPDES permit or alternative TPDES general permit.

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Permit

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on December 18, 2020. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater construction general permit TXR150000 is acknowledged. Your facility's TPDES construction stormwater general permit authorization number is:

TXR1585EA

Coverage Effective: December 18, 2020

TCEQ's stormwater construction general permit requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater construction general permit, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111150892
Crystal Village
10744 E Crystal Falls Pkwy
Leander, TX 78641
Williamson County

Operator:
CN603732090
Premas Global Leander I, LLC
3800 Centerpoint Dr
Anchorage, AK 99503

This permit expires on March 05, 2023, unless otherwise amended. If you have any questions related to processing, you may contact the Stormwater Processing Center by email at swpermit@tceq.texas.gov or by telephone at (512) 239-3700. For technical issues, you may contact the stormwater technical staff by email at swgp@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: December 18, 2020

FOR THE COMMISSION

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Crystal Village
Does the site have a physical address?	Yes
Physical Address	
Number and Street	10744 E CRYSTAL FALLS PKWY
City	LEANDER
State	TX
ZIP	78641
County	WILLIAMSON
Latitude (N) (##.######)	30.559945
Longitude (W) (-###.######)	-97.820436
Primary SIC Code	
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Crystal Village
Does the RE site have a physical address?	Yes
Physical Address	
Number and Street	10744 E CRYSTAL FALLS PKWY
City	LEANDER
State	TX
ZIP	78641
County	WILLIAMSON
Latitude (N) (##.######)	30.559945
Longitude (W) (-###.######)	-97.820436
Facility NAICS Code	
What is the primary business of this entity?	

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN603732090
Type of Customer	Corporation
Full legal name of the applicant:	

Legal Name	Premas Global Leander I, LLC
Texas SOS Filing Number	801308583
Federal Tax ID	
State Franchise Tax ID	32042461718
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	
Independently Owned and Operated?	Yes
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes
Responsible Authority Contact	
Organization Name	Premas Global Leander I, LLC
Prefix	
First	SHARON
Middle	N
Last	BEESON
Suffix	
Credentials	
Title	CFO
Responsible Authority Mailing Address	
Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	3800 CENTERPOINT DR
Routing (such as Mail Code, Dept., or Attn:)	SUITE 502
City	ANCHORAGE
State	AK
ZIP	99503
Phone (###-###-####)	9073821176
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	

Application Contact

Person TCEQ should contact for questions about this application:	
Same as another contact?	
Organization Name	Storm Water Solutions, LLC
Prefix	

First	SEAN
Middle	
Last	SOBIESKI
Suffix	
Credentials	
Title	CESSWI
Enter new address or copy one from list:	
Mailing Address	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	1824 OAK HILL LN
Routing (such as Mail Code, Dept., or Attn:)	
City	AUSTIN
State	TX
ZIP	78744
Phone (###-###-####)	5129148165
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	SSOBIESKI@SWSTX.COM

CNOI General Characteristics

1) Is the project located on Indian Country Lands?	No
2) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?	No
3) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	6552
4) If applicable, what is the Secondary SIC Code(s)?	1521 | 1522
5) What is the total number of acres disturbed?	66
6) Is the project site part of a larger common plan of development or sale?	Yes
7) What is the estimated start date of the project?	12/14/2020
8) What is the estimated end date of the project?	01/01/2024
9) Will concrete truck washout be performed at the site?	Yes

10) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	BLOCK HOUSE CREEK
11) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1244
12) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
12.1. What is the name of the MS4 Operator?	City of Leander / Williamson County
13) Are any of the surface water bodies receiving discharges from the construction site on the 2016 Texas Integrated Report of Surface Water Quality?	No
14) Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	Yes
14.1. I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented.	Yes
15) I certify that a stormwater pollution prevention plan has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who operate under a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
16) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
17) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

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

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

1. I am Sharon N Beeson, the owner of the STEERS account ER077136.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Sharon N Beeson OPERATOR

Account Number:	ER077136
Signature IP Address:	64.4.225.145
Signature Date:	2020-12-15
Signature Hash:	E767268741302D2D26347DF816C4ADE04DBD4EC2115ED059176E49CEB55989C7
Form Hash Code at time of Signature:	2F925353BEC8F78CA0EDBD7AEEBDBC1B0CDB37429010AB7215F32C614265E48B

Fee Payment

Transaction by:	The application fee payment transaction was made by ER058528/Sean M Sobieski
Paid by:	The application fee was paid by SEAN SOBIESKI
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2020-12-18
Transaction/Voucher number:	The transaction number is 582EA000410201 and the voucher number is 488119

Submission

Reference Number:	The application reference number is 388944
Submitted by:	The application was submitted by ER058528/Sean M Sobieski
Submitted Timestamp:	The application was submitted on 2020-12-18 at 08:41:24 CST
Submitted From:	The application was submitted from IP address 72.182.86.99
Confirmation Number:	The confirmation number is 328330
Steers Version:	The STEERS version is 6.38

Additional Information

Application Creator: This account was created by Sean M Sobieski

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1585EA

Site Information (Regulated Entity)

What is the name of the site to be authorized?	CRYSTAL VILLAGE
Does the site have a physical address?	Yes
Physical Address	
Number and Street	10744 E CRYSTAL FALLS PKWY
City	LEANDER
State	TX
ZIP	78641
County	WILLIAMSON
Latitude (N) (##.######)	30.559945
Longitude (W) (-###.######)	-97.820436
Primary SIC Code	
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	RN111150892
What is the name of the Regulated Entity (RE)?	CRYSTAL VILLAGE
Does the RE site have a physical address?	Yes
Physical Address	
Number and Street	10744 E CRYSTAL FALLS PKWY
City	LEANDER
State	TX
ZIP	78641
County	WILLIAMSON
Latitude (N) (##.######)	30.559945
Longitude (W) (-###.######)	-97.820436
Facility NAICS Code	
What is the primary business of this entity?	

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN603732090
Type of Customer	Corporation
Full legal name of the applicant:	
Legal Name	Premas Global Leander I, LLC
Texas SOS Filing Number	801308583
Federal Tax ID	
State Franchise Tax ID	32042461718
State Sales Tax ID	
Local Tax ID	

DUNS Number	
Number of Employees	0-20
Independently Owned and Operated?	Yes
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes
Responsible Authority Contact	
Organization Name	Premas Global Leander I, LLC
Prefix	
First	SHARON
Middle	N
Last	BEESON
Suffix	
Credentials	
Title	CFO
Responsible Authority Mailing Address	
Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	3800 CENTERPOINT DR
Routing (such as Mail Code, Dept., or Attn:)	SUITE 502
City	ANCHORAGE
State	AK
ZIP	99503
Phone (###-###-####)	9073821176
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	

Application Contact

Person TCEQ should contact for questions about this application:	
Same as another contact?	
Organization Name	STORM WATER SOLUTIONS LLC
Prefix	
First	SEAN
Middle	
Last	SOBIESKI
Suffix	
Credentials	
Title	CESSWI
Enter new address or copy one from list:	
Mailing Address	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	1824 OAK HILL LN
Routing (such as Mail Code, Dept., or Attn:)	
City	AUSTIN
State	TX

ZIP	78744
Phone (###-###-####)	5129148165
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	SSOBIESKI@SWSTX.COM

Notice of Change General Characteristics

1) What are you proposing to change from what was last provided for this permit?	Changes to General Characteristics
2) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1611
3) If applicable, what is the Secondary SIC Code(s)?	1521 | 1522 | 1623 | 6552
4) What is the total number of acres disturbed?	90
5) Is the project site part of a larger common plan of development or sale?	Yes
6) What is the estimated start date of the project?	12/14/2020
7) What is the estimated end date of the project?	01/01/2024
8) Will concrete truck washout be performed at the site?	Yes
9) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	BLOCK HOUSE CREEK
10) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1244
11) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
11.1. What is the name of the MS4 Operator?	CITY OF LEANDER WILLIAMSON COUNTY
12) Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	Yes
12.1. I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented.	Yes
13) I certify that a stormwater pollution prevention plan has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who operate under a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide

documentation in proof of such authorization upon request.

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

1. I am Sharon N Beeson, the owner of the STEERS account ER077136.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1585EA.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Sharon N Beeson OPERATOR

Account Number:	ER077136
Signature IP Address:	69.71.12.163
Signature Date:	2022-03-07
Signature Hash:	6328157C90DE98F4670933E21C7C33E401D4DBF6F14977DDE7B347353DED1E68
Form Hash Code at time of Signature:	2DCC28285DE4ED854812F9882A613BE61F2839FF9EEB02289E79FE395E136E96

Submission

Reference Number:	The application reference number is 474620
Submitted by:	The application was submitted by ER077136/Sharon N Beeson
Submitted Timestamp:	The application was submitted on 2022-03-07 at 09:57:45 CST
Submitted From:	The application was submitted from IP address 69.71.12.163
Confirmation Number:	The confirmation number is 395094
Steers Version:	The STEERS version is 6.50
Permit Number:	The permit number is TXR1585EA

Additional Information

Application Creator: This account was created by Sean M Sobieski

Texas Commission on Environmental Quality

Construction Notice of Change

TXR1598GH

Site Information (Regulated Entity)

What is the name of the site to be authorized?	CRYSTAL VILLAGE
Does the site have a physical address?	Yes
Physical Address	
Number and Street	10744 E CRYSTAL FALLS PKWY
City	LEANDER
State	TX
ZIP	78641
County	WILLIAMSON
Latitude (N) (##.######)	30.559945
Longitude (W) (-###.######)	-97.820436
Primary SIC Code	
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	RN111150892
What is the name of the Regulated Entity (RE)?	CRYSTAL VILLAGE
Does the RE site have a physical address?	Yes
Physical Address	
Number and Street	10744 E CRYSTAL FALLS PKWY
City	LEANDER
State	TX
ZIP	78641
County	WILLIAMSON
Latitude (N) (##.######)	30.559945
Longitude (W) (-###.######)	-97.820436
Facility NAICS Code	
What is the primary business of this entity?	

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	CN605240621
Type of Customer	Corporation
Full legal name of the applicant:	
Legal Name	Liberty Civil Construction, LLC
Texas SOS Filing Number	802510053
Federal Tax ID	813437345
State Franchise Tax ID	18134373457
State Sales Tax ID	
Local Tax ID	

DUNS Number	
Number of Employees	0-20
Independently Owned and Operated?	Yes
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes
Responsible Authority Contact	
Organization Name	Liberty Civil Construction, LLC
Prefix	
First	STEVE
Middle	
Last	LOUDEN
Suffix	
Credentials	
Title	DIRECTOR OF PROJECT MANAGEMENT
Responsible Authority Mailing Address	
Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	2937 HERO WAY
Routing (such as Mail Code, Dept., or Attn:)	
City	LEANDER
State	TX
ZIP	78641
Phone (###-###-####)	5127631161
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	STEVE@LIBERTYCIVIL.COM

Application Contact

Person TCEQ should contact for questions about this application:	
Same as another contact?	
Organization Name	GEOSOLUTIONS INC
Prefix	MR
First	JEFF
Middle	
Last	COOMBES
Suffix	
Credentials	
Title	DIRECTOR OF ENVIRONMENTAL SERVICES
Enter new address or copy one from list:	
Mailing Address	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	4417 BURLESON RD
Routing (such as Mail Code, Dept., or Attn:)	
City	AUSTIN

State	TX
ZIP	78744
Phone (###-###-####)	5128482233
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	JEFF@GEOSOLUTIONSINC.COM

Notice of Change General Characteristics

1) What are you proposing to change from what was last provided for this permit?	Changes to General Characteristics
2) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1611
3) If applicable, what is the Secondary SIC Code(s)?	1623
4) What is the total number of acres disturbed?	90
5) Is the project site part of a larger common plan of development or sale?	Yes
6) What is the estimated start date of the project?	08/20/2021
7) What is the estimated end date of the project?	08/31/2022
8) Will concrete truck washout be performed at the site?	Yes
9) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	BLOCKHOUSE CREEK
10) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1244
11) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
11.1. What is the name of the MS4 Operator?	CITY OF LEANDER
12) Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	Yes
12.1. I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented.	Yes
13) I certify that a stormwater pollution prevention plan has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who operate under a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes

Certification

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

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

1. I am Steve Louden, the owner of the STEERS account ER079971.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Change TXR1598GH.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Steve Louden OPERATOR

Account Number:	ER079971
Signature IP Address:	144.91.190.26
Signature Date:	2022-03-07
Signature Hash:	25E7A40E4D6B86A2544C59C42E1DEA2F1C80BD33DF89EC77D3A54A6402D1E155
Form Hash Code at time of Signature:	3AD3289749E7F0B9CB3C867A1790BE7BDE1957482BC65312DB9645CD6462E1CA

Submission

Reference Number:	The application reference number is 474621
Submitted by:	The application was submitted by ER079971/Steve Louden
Submitted Timestamp:	The application was submitted on 2022-03-07 at 18:26:00 CST
Submitted From:	The application was submitted from IP address 144.91.190.26
Confirmation Number:	The confirmation number is 395220
Steers Version:	The STEERS version is 6.50
Permit Number:	The permit number is TXR1598GH

Additional Information

Application Creator: This account was created by Sean M Sobieski

Construction Site Notice

LARGE CONSTRUCTION SITE NOTICE

FOR THE
Texas Commission on Environmental Quality (TCEQ)
Storm Water Program

TPDES GENERAL PERMIT TXR150000

"PRIMARY OPERATOR" NOTICE

This notice applies to construction sites operating under Part II.E.3. of the TPDES General Permit Number TXR150000 for discharges of storm water runoff from construction sites equal to or greater than five acres, including the larger common plan of development. The information on this notice is required in Part III.E.2. of the general permit. This notice shall be posted along with a copy of the signed Notice of Intent (NOI), as applicable. Additional information regarding the TCEQ storm water permit program may be found on the internet at: http://www.tceq.state.tx.us/nav/permits/sw_permits.html

Site-Specific TPDES Authorization Number:	TXR1585EA
Operator Name:	Premas Global Leander I, LLC
Contact Name and Phone Number:	Matt Marquis - 832.795.1553
Project Description: *Physical address or description of the site's location, and estimated start date and projected end date, or date that disturbed soils will be stabilized.*	Crystal Village - 10744 E CRYSTAL FALLS PKWY - LEANDER, TX 78641 December, 2020 - Jan, 2024
Location of Storm Water Pollution Prevention Plan:	Storm Water Solutions, LLC 1824 Oak Hill LN Austin, TX 78744

Responsibility Chart

Exhibit A

PROJECT RESPONSIBILITY CHART

Construction Project or Site Name: Crystal Village

Any operator conducting under the Storm Water Pollution Prevention Plan (SWPPP) is entirely responsible for meeting SWPPP requirements within the boundaries of the construction site where they perform construction activities. The purpose of this chart is to identify the Best Management Practice responsibilities of any operator conducting under the SWPPP and to define the scope of inspections. If the party with day-to-day operational control has abandoned the site, the person with control over project specifications is considered to be the responsible party until the authority is transferred to another party and the SWPPP is updated.

	Operator(s) conducting under the SWPPP		**Other Operator(s)**		
Name	Premas Global Leander I,	General Contractor			
Type	Plans & Specs	Day-to-Day			
Scope	Development	Development			
Commencement of Construction Activity			N/A	N/A	N/A
Silt Fences	☑	☑	☐		
Berms	☐	☐	☐		
Sedimentation Basins	☐	☐	☐		
Rock Dams	☐	☐	☐		
Stabilized Construction Access	☑	☑	☐		
Stage I Inlet Protection Barriers	☐	☐	☐		
Stage II Inlet Protection Barriers	☑	☑	☐		
Surge Dams	☐	☐	☐		
Existing Vegetation	☑	☑	☐		
Dust Control	☐	☐	☐		
Material Storage	☑	☑	☐		
Equipment Storage	☐	☐	☐		
Waste Disposal	☐	☐	☐		
Spills and Leaks	☐	☐	☐		
Concrete Truck Washout	☑	☑	☐		
Sanitation Facilities	☑	☑	☐		
Petroleum Product Storage	☐	☐	☐		
Dewatering Bags	☐	☐	☐		
Velocity Dissipation Devices	☐	☐	☐		
Establishment of Temporary Stabilization	☐	☐	☐		
Establishment of Permanent Stabilization	☑	☑	☐		

© 2008 Storm Water Solutions, LP

Site Maps

MINOR SITE DEVELOPMENT PLANS
FOR

CRYSTAL VILLAGE

10744 E. CRYSTAL FALLS PARKWAY

20-MSD-003

NOTES:

1. 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).
2. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48491C0460F CITY OF LEANDER, TEXAS DATED DECEMBER 20TH, 2019.
3. CONTRACTOR TO NOTIFY DIGTESS PRIOR TO COMMENCING CONSTRUCTION AT 1-800-DIGTESS.
4. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
5. THE CITY OF LEANDER STANDARD CONSTRUCTION NOTES SHALL APPLY AND TAKE PRECEDENCE. FOR INSTANCES WHERE THEY CONFLICT WITH KIMLEY-HORN NOTES OR APPLICABLE TCEQ REQUIREMENTS, THEN THE MORE RESTRICTIVE SHALL APPLY.
6. USES FOR THIS SITE ARE CURRENTLY UNKNOWN. THIS PERMIT THEREFORE PROPOSES NO USES AT THIS TIME. USES WILL BE PROPOSED AT A LATER DATE IN CONJUNCTION WITH FUTURE PERMITS AND IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE CITY OF LEANDER.

SUBMITTAL DATE:	08/18/2020
ZONING:	PUD; BASE ZONING: GC-2-A MULTI-FAMILY USES BASE ZONING: MF-2-A
PROPOSED USE:	N/A
SITE AREA:	46.70 AC (2,026,695 SF)
TOTAL IMPERVIOUS COVER:	N/A
BUILDING IMPERVIOUS COVER:	N/A

LEGAL DESCRIPTION

65.259 ACRES (APPROXIMATELY 2,842,674 SQ. FT.) IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 3 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 45.25 ACRE TRACT AND ALL OF A 20.00 ACRE TRACT CONVEYED TO PREMAS GLOBAL LEANDER I, LLC IN A WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 2, 2009 AND RECORDED IN DOCUMENT NO. 2009000970 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER/DEVELOPER NAME AND ADDRESS:
PREMAS GLOBAL LEANDER I, LLC
3800 CENTERPOINT DRIVE, SUITE 502
ANCHORAGE, ALASKA 99503

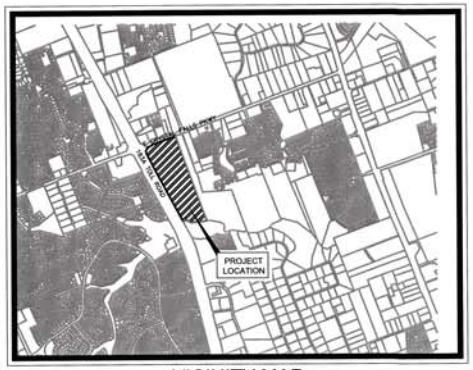
SURVEYOR(S):

TITLE & BOUNDARY BY:
KIMLEY-HORN & ASSOCIATES, INC

TREE SURVEY BY:
LOOMIS PARTNERS INC.
(now BOWMAN CONSULTING GROUP)
1120 S CAPITAL OF TEXAS HIGHWAY
BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746
(UNDER PREVIOUS ENGAGEMENT BY OWNER)

REVISION #	DESCRIPTION	APPROVAL

PREPARED BY:
Kimley»Horn
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
CERTIFICATE OF REGISTRATION #928
Tel No. (512) 418-1771
Fax No. (512) 418-1791



VICINITY MAP
SCALE: 1" = 2,000'

SEPTEMBER 2020

ROBIN M. GRIFFIN, AICP, PLANNING DIRECTOR — DATE 10/02/2020

WAYNE S. WATTS, P.E., CFM, CITY ENGINEER — DATE 10/02/20

MARK TOMMONS, CPRP, DIRECTOR OF PARKS AND RECREATION — DATE 10/13/20

CHIEF JOSHUA DAVIS, FIRE MARSHAL — DATE 10/3/20

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS AND DEMO PLAN (SHEET 1 OF 3)
4	EXISTING CONDITIONS AND DEMO PLAN (SHEET 2 OF 3)
5	EXISTING CONDITIONS AND DEMO PLAN (SHEET 3 OF 3)
6	EROSION CONTROL PLAN (SHEET 1 OF 3)
7	EROSION CONTROL PLAN (SHEET 2 OF 3)
8	EROSION CONTROL PLAN (SHEET 3 OF 3)
9	EROSION CONTROL DETAILS
10	TREE TABLE (SHEET 1 OF 3)
11	TREE TABLE (SHEET 2 OF 3)
12	TREE TABLE (SHEET 3 OF 3)

BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY ±525.0' EAST OF THE 183A TOLL ROAD INTERSECTION. ELEV. = 943.07'

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

APPROVED
pmg

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

20-MSD-003 CRYSTAL VILLAGE APPROVED COPY

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928
TBPE Firm No. 928

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JOEL M. WYSON
116167
LICENSED
PROFESSIONAL ENGINEER
09/29/2020

KHA PROJECT	069283400
DATE	SEPTEMBER 2020
SCALE	AS SHOWN
DESIGNED BY	TJO
DRAWN BY	TJO
CHECKED BY	JMW

COVER SHEET

CRYSTAL VILLAGE
10744 E. CRYSTAL FALLS PARKWAY
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1 OF 12

20-MSD-003

Printed By: Chris Torres - Date: September 29, 2020 - 11:19:30am - File Path: K:\AUS_Survey\069283400-Crystal Village\Civil\Plan Sets\Preliminary\Cover Sheet.dwg
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CITY CONTACTS:

ENGINEERING MAIN LINE:	512-528-2766
PLANNING DEPARTMENT:	512-528-2750
PUBLIC WORKS MAIN LINE:	512-285-2640
STORMWATER INSPECTIONS:	512-285-0055
UTILITIES MAIN LINE:	512-259-1142
UTILITIES ON-CALL:	512-690-4760

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.
2. THE CONTRACTOR SHALL CONTACT THE TEXAS EXCAVATION SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES THAT ARE TO BE EXTENDED, TIED TO, CROSSED, OR ALTERED; OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.
3. CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT FOR EXISTING WATER AND WASTEWATER LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION.
   a. LOCATE REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET.
   b. REFRESH ALL LOCATES *BEFORE* 14 DAYS - LOCATE REFRESH REQUESTS MUST INCLUDE A COPY OF YOUR 811 TICKET. TEXAS PIPELINE DAMAGE PREVENTION LAWS REQUIRE THAT A LOCATE REFRESH REQUEST BE SUBMITTED BEFORE 14 DAYS, OR IF LOCATION MARKERS ARE NO LONGER VISIBLE.
   c. REPORT ALL DAMAGE TO CITY INFRASTRUCTURE IMMEDIATELY - IF YOU WITNESS OR EXPERIENCE EXCAVATION DAMAGE, PLEASE CONTACT THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT BY PHONE. IF DAMAGE IS WITNESSED OR EXPERIENCED AFTER HOURS, CALL THE CITY OF LEANDER UTILITIES ON-CALL LINE AT THE NUMBER LISTED ABOVE.
4. 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.
5. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS SHALL BE SITE SPECIFIC AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. LANE CLOSURES ON ARTERIALS AND ANY FULL ROAD CLOSURES REQUIRE MESSAGE BOARDS NOTIFYING THE PUBLIC ONE WEEK PRIOR TO THE CLOSURE.
6. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION. FURTHER, THERE IS A NOISE ORDINANCE IN EFFECT FOR CONSTRUCTION ACTIVITY BETWEEN THE HOURS OF 9 PM AND 7 AM. REQUESTS FOR EXCEPTIONS TO THE ORDINANCE MUST BE MADE TO LEANDER CITY COUNCIL.
7. CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
8. NO STREET LIGHTS OR SIGNS OF ANY KIND ARE TO BE PLACED WITHIN ANY SIDEWALKS.
9. NO BLASTING IS ALLOWED.
10. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
11. THE CONTRACTOR SHALL GIVE THE CITY OF LEANDER 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. CONTACT ASSIGNED CITY INSPECTOR.
12. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND THE CITY OF LEANDER REPRESENTATIVES PRIOR TO INSTALLATION OF EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION MEASURES AND PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER PLANNING DEPARTMENT PLANNING COORDINATOR AT LEAST THREE (3) DAYS PRIOR TO THE MEETING DATE.
13. 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.
14. 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.
15. 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 OWNER.
16. THE CONTRACTOR SHALL PROTECT ALL EXISTING FENCES. IN THE EVENT THAT A FENCE MUST BE REMOVED, THE CONTRACTOR SHALL REPLACE SAID FENCE OR PORTION THEREOF WITH THE SAME TYPE OF FENCING TO A QUALITY OF EQUAL OR BETTER THAN THE ORIGINAL FENCE.
17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF AUSTIN STANDARD SPECIFICATIONS. CITY OF AUSTIN STANDARDS SHALL BE USED UNLESS OTHERWISE NOTED IN DETAILS.
18. 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.
19. 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.
20. PROJECT SPECIFICATIONS TAKE PRECEDENCE OVER PLANS AND SPECIAL CONDITIONS GOVERN OVER TECHNICAL SPECIFICATIONS.
21. HOT MIX ASPHALTIC CONCRETE PAVEMENT SHALL BE MINIMUM THICKNESS OF 2 INCHES WITH NO RECYCLED ASPHALT SHINGLES CONTENT.
22. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY RISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION BETWEEN HIMSELF AND OTHER CONTRACTORS AND UTILITIES IN THE VICINITY OF THE PROJECT. THIS INCLUDES GAS, WATER, WASTEWATER, ELECTRICAL, TELEPHONE, CABLE TV AND STREET DRAINAGE WORK. ONCE THE CONTRACTOR BECOMES AWARE OF A POSSIBLE CONFLICT, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER WITHIN TWENTY-FOUR (24) HOURS.
25. 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.
26. 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. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.
27. THE CITY OF LEANDER SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
28. AN ENGINEER'S CONCURRENCE LETTER AND RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF CERTIFICATE OF COMPLETION OR SUBDIVISION ACCEPTANCE. THE ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO THE DIGITAL COPY PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS, INCLUDING ROADWAY AND ALL UTILITIES SHALL BE PROVIDED TO THE CITY IN DIGITAL FORMAT AS AUTOCAD ".DWG" FILES, MICROSTATION ".DGN" FILES OR ESRI ".SHP" FILES ON CD ROM. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"X17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM - TEXAS CENTRAL ZONE (4203), IN US SURVEY FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US SURVEY FEET
29. TREES IN EXISTING ROW SHOULD BE PROTECTED OR NOTED IN THE PLANS TO BE REMOVED.

PERMANENT VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (1/2) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH 2. BELOW.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH A NATIVE GRASS MIX OR A GROUNDCOVER FROM THE CITY OF AUSTIN GROW GREEN GUIDE AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION.
   A. FERTILIZER SHALL BE A WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUND PER 1000 SF
   B. HYDROMULCH SHALL COMPLY WITH TABLE 1.
   C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT DAILY INTERVALS (MINIMUM) DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF ½ INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
   D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
   E. WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

TABLE 1 HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS 10% TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS	2500 TO 4000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)
FIBER REINFORCED MATRIX (FRM)	65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBERS OR LESS 10% TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS	3000 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)

CONSTRUCTION SEQUENCING PER PHASE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE, EROSION CONTROLS AND TREE PROTECTION FENCING FOR EACH PHASE PRIOR TO CLEARING AND GRUBBING AND PER APPROVED EROSION AND SEDIMENTATION CONTROL/TREE PROTECTION PLAN.
2. THE CONTRACTOR SHALL ARRANGE AND COORDINATE ACCEPTABLE MEETING TIMES FOR AN ON-SITE PRE-CONSTRUCTION MEETING WITH THE OWNER, PROJECT ENGINEER, RELEVANT CONTRACTORS, RELEVANT UTILITY REPRESENTATIVES, AND THE CITY ENGINEER. AT THIS MEETING, THE CITY SHALL VERIFY THAT ALL EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION ARE IN PLACE, THAT CONSTRUCTION DRAWINGS AND THE SWPPP ARE LOCATED ON SITE, AND THAT THE SWPPP PERMITS HAVE BEEN ISSUED. THE CITY MAY THEN ISSUE THE SUBDIVISION IMPROVEMENT PERMIT.
3. BEGIN SITE CLEARING.
4. CLEAR AND GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL FOR LATER USE.
5. ROUGH SUBGRADE SITE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
6. CONSTRUCT WET AND DRY UTILITIES.
7. FINAL SUBGRADE PREPARATION.
8. INSTALL BASE MATERIALS.
9. INSTALL CONCRETE (FOUNDATIONS, CURBS, FLATWORK).
10. CONSTRUCT BUILDINGS.
11. INSTALL PAVEMENTS.
12. TOPSOIL, IRRIGATION, AND LANDSCAPING.
13. PROJECT ENGINEER INSPECTS JOB AND SUBMITS THE ENGINEER'S CONCURRENCE LETTER.
14. CITY VISITS SITE AND ISSUES CERTIFICATE OF ACCEPTANCE ONLY IF ALL CONSTRUCTION IS IN SUBSTANTIAL CONFORMANCE TO THE PLANS.
15. SITE CLEANUP AND REMOVAL OF TEMPORARY BMP'S.
16. FOLLOWING THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE ANY SEDIMENT BUILDUP IN THE WET POND FROM CONSTRUCTION ACTIVITIES.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTIVE FENCING PRIOR TO ANY WORK (CLEARING, GRUBBING OR EXCAVATION). CONTACT STORMWATER INSPECTOR FOR ON SITE INSPECTION PRIOR TO BEGINNING CONSTRUCTION.
2. 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 PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
3. THE TEMPORARY SPOILS DISPOSAL SITE IS TO BE SHOWN IN THE EROSION CONTROL MAP.
4. 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.
5. 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.
6. 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.
7. 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.
8. TEMPORARY STOP SIGNS SHOULD BE INSTALLED AT ALL CONSTRUCTION ENTRANCES WHERE A STOP CONDITION DOES NOT ALREADY EXIST.
9. 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.

TREE PROTECTION NOTES:

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF LEANDER STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECTS.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD UP WITHIN TREE DRIP LINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMITS OF BRANCHES (DRIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OF MATERIALS;
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASE:
   A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
   B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE);
   C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
   D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 974-1876 TO DISCUSS ALTERNATIVES. SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE SAVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

TRENCH SAFETY NOTES:

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

WATER AND WASTEWATER NOTES:

1. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, ETC. 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 WILL NOT BE PERMITTED UNLESS MADE BY THE USE OF AN APPROVED FULL-CIRCLE GASKETED TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES A MINIMUM OF 24 HOURS PRIOR TO THE BRANCH BEING PLACED INTO SERVICE. BLOCKING SHALL BE INSPECTED PRIOR TO BACKFILL.
2. 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.
3. CURVILINEAR WASTEWATER DESIGN LAYOUT IS NOT PERMITTED.
4. THRUST BLOCKING OR RESTRAINTS SHALL BE IN ACCORDANCE WITH THE CITY OF LEANDER STANDARD SPECIFICATIONS AND REQUIRED AT ALL FITTINGS PER DETAIL OR MANUFACTURES RECOMMENDATION.ALL FITTINGS SHALL HAVE BOTH THRUST BLOCKING AND RESTRAINTS.
5. MANDREL TESTING WILL BE REQUIRED ON ALL WASTEWATER PIPE, PER TCEQ, THIS TEST MUST BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
6. 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
7. IN ADDITION TO NORMAL COMPACTION METHODS DURING DRY WEATHER CONDITIONS, TRENCH AND MANHOLE BACKFILL IN AND/OR ADJACENT TO STREETS, STRUCTURES, DRIVEWAYS, ETC., SHOULD BE FLOODED TO PROVIDE ADDITIONAL CONSOLIDATION OF BACKFILL DURING CONSTRUCTION PERIODS THAT DO NOT EXPERIENCE SIGNIFICANT RAINFALL EVENTS PRIOR TO SUBGRADE PREPARATION, FLEXIBLE BASE PLACEMENT, PAVING OPERATIONS.
8. 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
9. TOOLS FOR STAMPING THE CURBS SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF STAMPING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF STAMPING SHALL BE SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY OF LEANDER.
10. ALL PLASTIC PIPES FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 200 PSI.
11. NO PIPE OR FITTING WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY.
12. TYPICAL DEPTH OF COVER FOR ALL WASTEWATER LINES SHALL BE 48" MINIMUM, WATER LINES SHALL BE 36" MINIMUM UNDER BOTH PAVEMENT AND NATURAL GROUND. STORM SEWER SHALL BE 24" MINIMUM UNDER NATURAL GROUND.
13. THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY AWWA FORMULAS.
14. ALL WATER MAINS, DISTRIBUTION LINES AND SERVICE LINES SHALL BE INSTALLED IN ENCASEMENT PIPE UNDERNEATH EXISTING STREETS AND OTHER PAVED SURFACES UNLESS APPROVED WITH PLANS.
15. ALL MECHANICAL RESTRAINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
16. ALL DEAD-END WATER MAINS SHALL HAVE THRUST RESTRAINTS INSTALLED ON THE LAST THREE PIPE-LENGTHS (STANDARD 20' LAYING LENGTH), AT MINIMUM, AND THRUST BLOCKS INSTALLED ON THE PLUG. ADDITIONAL THRUST RESTRAINTS MAY BE REQUIRED BASED UPON THE MANUFACTURERS RECOMMENDATIONS AND/OR CALCULATIONS BY THE ENGINEER OF RECORD.
17. WHERE WATER LINES CROSS WASTEWATER LINES AND THERE IS LESS THAN 9 FEET CLEARANCE BETWEEN LINES, THE WASTEWATER LINE SHALL BE PLACED SO THAT THE WASTEWATER PIPE SECTION IS CENTERED ON THE WATER LINE AND CONSTRUCTED IN ACCORDANCE WITH TCEQ CHAPTERS 217.53(I) AND 290.44(E).
18. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900/905 MIN.200 PSI PRESSURE OR DUCTILE IRON (AWWA C-100 MIN. 200 PSI PRESSURE RATING). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200PSI, SDR-9).
19. PIPE FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900), GREEN AND MARKED FOR SEWER. PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241, D3034 MAX. SDR-26 OR PS115 F679) OR FIBERGLASS WITH PIPE STIFFNESS OF 72 PSI PER COA SPL WW-509.
20. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C100 PRESSURE CLASS 350).
21. INTERIOR SURFACES OF ALL DUCTILE IRON POTABLE OR RECLAIMED WATER PIPE SHALL BE CEMENT-MORTAR LINED AND SEAL COATED AS REQUIRED BY AWWA C104.
22. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE.
23. THE CONTRACTOR SHALL CONTACT THE ENGINEERING DEPARTMENT INSPECTOR AT 528-2700 AT LEAST 48 HOURS PRIOR TO CONNECTING TO THE EXISTING WATER LINES.
24. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
25. EXISTING MANHOLES MODIFIED BY CONSTRUCTION ACTIVITY SHALL BE TESTED FOR LEAKAGE BY VACUUM. ANY EXISTING MANHOLE WHICH FAILS TO PASS THE VACUUM TEST SHALL BE CLOSELY EXAMINED BY THE INSPECTOR AND THE CONTRACTOR TO DETERMINE IF THE MANHOLE CAN BE REPAIRED. THEREAFTER, THE CONTRACTOR SHALL EITHER REPAIR OR REMOVE AND REPLACE THE MANHOLE AS DIRECTED.
26. PIPE CONNECTIONS TO EXISTING MANHOLES AND JUNCTION BOXES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF AUSTIN SPECIFICATION 506.5.F.
27. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
28. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL CONSTRUCTED POTABLE WATER LINES AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY OF LEANDER PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF LEANDER TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF LEANDER.
29. 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.
30. TESTING SHALL BE PERFORMED FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED. THE OWNER'S CONTRACTOR SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER ENGINEERING DEPARTMENT NO LESS THAN 48 HOURS PRIOR TO PERFORMING STERILIZATION, QUALITY TESTS, OR PRESSURE TESTS. A CITY OF LEANDER INSPECTOR SHALL BE PRESENT FOR ALL TESTS AND SHALL BE PAID FOR BY THE OWNER/CONTRACTOR. THESE SERVICES ARE PAID FOR AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL.
31. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVE UNLESS AUTHORIZED BY THE CITY OF LEANDER.
32. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
33. ALL WATER VALVE COVERS ARE TO BE PAINTED BLUE.
34. ALL WATER METER BOXES SHALL BE:
   A. SINGLE, 1" METER AND BELOW DFW37F-12-1CA, OR EQUAL
   B. DUAL, 1" METERS AND BELOW DFW39F-12-1CA, OR EQUAL
   C. 1.5" SINGLE METER DFW65C-14-1CA, OR EQUAL
   D. 2" SINGLE METER DFW1730F-12-1CA, OR EQUAL
35. 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

36. 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 12AM AND 6 AM.

WATER AND WASTEWATER NOTES CONTINUED:

37. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 30 TAC CHAPTER 217, AS APPLICABLE. WHENEVER TCEQ AND CITY OF LEANDER SPECIFICATION CONFLICT, THE MORE STRINGENT SHALL APPLY.
38. MANHOLES SHALL BE COATED PER CITY OF AUSTIN SPL WW-511 (Raven 405 or Spraywall)
39. DENSITY TESTING FOR TRENCH BACKFILL LOCATED WITHIN THE LIMITS OF THE PAVED AREA IS TO BE DONE IN 12" LIFTS EVERY 500' AND AT LEAST ONCE PER LINE SEGMENT.
40. ALL GRAVITY WASTEWATER MAINS TO BE TESTED BY CAMERA AND PAID FOR BY THE CONTRACTOR. CAMERA TESTING FOR WASTEWATER LINES IN ROADWAY SHALL OCCUR BEFORE PAVING. CONTRACTOR SHALL PROVIDE THE CITY WITH A DVD COPY OF THE FULL CAMERA INSPECTION.
41. RECLAIMED AND RECYCLED WATER LINE SHALL BE CONSTRUCTED OF "PURPLE PIPE." ALL RECLAIMED AND RECYCLED WATER VALVE COVERS SHALL BE SQUARE AND PAINTED PURPLE.

STREET AND DRAINAGE NOTES:

1. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF LEANDER HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANTY OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY STANDARDS.
2. PRIOR TO ACCEPTANCE THE ENGINEER SHALL SUBMIT DOCUMENTATION THAT THE IMPROVEMENTS WERE INSPECTED BY TDLR OR A REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE TABA.
3. CONTRACTOR SHALL PROVIDE QUALITY TESTING FOR ALL INFRASTRUCTURES TO BE ACCEPTED AND MAINTAINED BY THE CITY OF LEANDER AFTER COMPLETION. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEANDER ENGINEERING DEPARTMENT AT 528-2700 NO LESS THAN 48 HOURS PRIOR TO ANY TESTING.
4. 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
5. 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.
6. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT, INCLUDING GAS, ELECTRIC TELEPHONE, CABLE TV, ETC., SHALL BE A MINIMUM OF 30" BELOW SUBGRADE.
7. STREET RIGHT-OF-WAY SHALL BE GRADED AT A SLOPE OF ¼" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF RIGHT-OF-WAY AT ¼" PER FOOT SLOPE BE LESS THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATE GRADING SCHEME IS MADE TO AND ACCEPTED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
8. BARRICADES BUILT TO THE CITY OF LEANDER STANDARDS SHALL BE ERECTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
9. ALL REINFORCED CONCRETE PIPE SHALL BE MINIMUM CLASS III OF TONGUE AND GROOVE OR O-RING JOINT DESIGN.
10. THE CONTRACTOR IS TO NOTIFY THE ENGINEERING INSPECTOR 48 HOURS PRIOR TO THE FOLLOWING TESTING: 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.
11. THE CONTRACTOR MUST PROVIDE A PNEUMATIC TRUCK PER TXDOT SPEC FOR PROOF ROLLING.
12. AT INTERSECTIONS WHICH HAVE VALLEY DRAINAGE, THE CROWNS OF THE INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40 FEET FROM INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
13. AT THE INTERSECTION OF TWO 44' STREETS OR LARGER, THE CROWNS OF THE INTERSECTING STREETS WILL CULMINATE IN A DISTANCE OF 40 FEET FROM INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
14. A CURB LAYDOWN IS REQUIRED AT ALL POINTS WHERE THE PROPOSED SIDEWALK INTERSECTS THE CURB.
15. 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.
16. MANHOLE FRAMES, COVERS, VALVES, CLEAN-OUTS, ETC. SHALL BE RAISED TO GRADE PRIOR TO FINAL PAVEMENT CONSTRUCTION.
17. CONTRACTOR SHALL NOTIFY THE LEANDER ENGINEERING DEPARTMENT AT 528-2700 AT LEAST 48 HOURS PRIOR TO 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.
18. SECURE INLET COVERS TO INLETS WITH CHAINS.
19. A STOP BAR SHALL BE PLACED AT ALL STOP SIGN LOCATIONS.
20. A MINIMUM OF SEVEN DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF PUBLIC VEHICULAR TRAFFIC TO ANY STREETS.
21. 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 CONSTRUCTION PLANS.
22. GEOTECHNICAL INVESTIGATION INFORMATION AND PAVEMENT RECOMMENDATIONS WERE PROVIDED BY MLA GEOTECHNICAL ON 01/03/2020. PAVEMENT RECOMMENDATIONS ARE SHOWN ON SHEET (N/A).

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:

1. BENCHMARKS ARE AS FOLLOWS, IN SURFACE COORDINATES:
   BM#1 - MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK
   ELEV. = 943.57'
   NORTHING = 10179152.91'
   EASTING = 308694.29'

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 TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
3. NO 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 PLAN ARE REQUIRED DURING CONSTRUCTION. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR 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%. A 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 SITE AND STORED ON-SITE MUST HAVE PROPER E&S CONTROLS INSTALLED.
9. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND CONSTRUCTION ACTIVITIES WILL NOT RESUME WITHIN 21 DAYS. WHEN THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY IS PRECLUDED BY WEATHER CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
11. THE HOLDER OF ANY APPROVED CONTRIBUTING ZONE PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
   A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
   B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
   C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER AND HYDROLOGICALLY CONNECTED SURFACE WATER; OR
   D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED IN A CONTRIBUTING ZONE PLAN AS UNDEVELOPED.

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2800 S. IH 35, SUITE 100
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14250 JUDSON ROAD
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THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

THE CITY OF LEANDER STANDARD CONSTRUCTION NOTES SHALL APPLY AND TAKE PRECEDENCE. FOR INSTANCES WHERE THEY CONFLICT WITH KIMLEY-HORN GENERAL NOTES OR APPLICABLE TCEQ REQUIREMENTS, THEN THE MORE RESTRICTIVE SHALL APPLY.

BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY ±528.5' EAST OF THE 183A TOLL ROAD INTERSECTION. ELEV. = 943.57'

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

City of Leander APPROVED PMG

No.	REVISIONS	DATE	BY

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TBPE FIRM No. 928

JOEL M. WILSON 116167 LICENSED PROFESSIONAL ENGINEER 09/29/2020

KHA PROJECT 069283400 | DATE SEPTEMBER 2020 | SCALE: AS SHOWN | DESIGNED BY: TJO | DRAWN BY: TJO | CHECKED BY: JMW

GENERAL NOTES

CRYSTAL VILLAGE
10744 E. CRYSTAL FALLS PARKWAY
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
2 OF 12

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CRYSTAL VILLAGE

10744 E. CRYSTAL FALLS PARKWAY
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

EXISTING CONDITIONS AND DEMO PLAN (SHEET 1 OF 3)

SHEET NUMBER 3 OF 12

XHA PROJECT 069283400
DATE SEPTEMBER 2020
SCALE AS SHOWN
DESIGNED BY TJO
DRAWN BY TJO
CHECKED BY JWW

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TBPE Firm No. 928

No.	REVISIONS	DATE	BY

NOTE
1. NO SIGNIFICANT OR HERITAGE CLASS TREES HAVE BEEN PROPOSED FOR REMOVAL WITHIN THE LIMITS OF CONSTRUCTION SHOWN BEYOND PROPERTY LINE FOR GRAPHICAL PURPOSE ONLY. NO OFFSITE DEMOLITION IS PROPOSED.
2.

LEGEND
- EXISTING CONTOURS
- LIMITS OF CONSTRUCTION AREA
- TREE TO REMAIN
- TREE TO BE REMOVED

GRAPHIC SCALE 60' 0 60' 120'

BENCHMARKS
BM #1: MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK IN THE E. CRYSTAL FALLS ROADWAY ADD 8' EAST OF THE 183A TOLL ROAD INTERSECTION. ELEV = 1000.00'

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

APPROVED

EXISTING CONCRETE TO REMAIN AND ACT AS TEMPORARY ACCESS ROUTE

EXISTING FENCE TO BE REMOVED

EXISTING WATER METER TO REMAIN

PRISMS GLOBAL LEANDER I, LLC 20.00 ACRES (TRACT 2) DOC #2006000000

45.09 ACRES TOTAL APPROX. LEASED AG LT.

PRISMS GLOBAL LEANDER I, LLC 45.23 ACRES (TRACT 1) DOC #2006000000

MATCH LINE SHEET 1

E CRYSTAL FALLS PARKWAY
R.O.W. WIDTH VARIES

(183A TOLL) (VARIABLE WIDTH R.O.W.)

(ESMT. WIDTH VARIES)

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Plotted By: Thane Date: September 29, 2020 11:20:41am T:\e Public\KHA Civil\069283400-Crystal Village\Civil\Site Plan\C - Existing Conditions and Demo Plan.dwg

CRYSTAL VILLAGE

10744 E. CRYSTAL FALLS PARKWAY
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
4 OF 12

EXISTING CONDITIONS AND DEMO PLAN (SHEET 2 OF 3)

KHA PROJECT	069283400
DATE	SEPTEMBER 2020
SCALE:	AS SHOWN
DESIGNED BY:	TJO
DRAWN BY:	TJO
CHECKED BY:	JMW

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WWW.KIMLEY-HORN.COM
TBPE Firm No. 928

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No.	REVISIONS	DATE	BY

Know what's below. Call before you dig.

811

BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK AT THE NORTHWEST CORNER OF THE INTERSECTION ADN 5' EAST OF THE 183A TOLL ROAD INTERSECTION. ELEV. = 843.27'

APPROVED

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

EXISTING CONTOURS
LIMITS OF CONSTRUCTION AREA
TREE TO REMAIN
TREE TO BE REMOVED

GRAPHIC SCALE 60' 0 60' 120'

NOTE:
1. NO SIGNIFICANT OR HERITAGE CLASS TREES HAVE BEEN PROPOSED FOR REMOVAL BY THIS PERMIT.
2. LIMITS OF CONSTRUCTION SHOWN BEYOND PROPERTY LINE FOR GRAPHICAL PURPOSE ONLY. NO OFFSITE DEMOLITION IS PROPOSED.

MATCH LINE SHEET 3

MATCH LINE SHEET 3

LIMIT OF CLEARING. NO DISTURBANCE IS PROPOSED WITHIN BARGE CANAL

183A
R.O.W. WIDTH VARIES

Plotted By: Thuja Date: September 29, 2020 11:20:33am File Path: K:\AUS_Civil\069283400-Civil\Design\Civil\Demo Site Plan\C - Existing Conditions and Demo Plan.dwg
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CRYSTAL VILLAGE
10744 E. CRYSTAL FALLS PARKWAY
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS
EXISTING CONDITIONS
AND DEMO PLAN
(SHEET 3 OF 3)
SHEET NUMBER
5 OF 12
KHA PROJECT
069283400
DATE
SEPTEMBER 2020
SCALE: AS SHOWN
DESIGNED BY: TJO
DRAWN BY: TJO
CHECKED BY: JMW
Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX
78759
PHONE: 512-418-1771 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928
NO.
REVISIONS
DATE
BY
LEGEND
EXISTING CONTOURS
LIMITS OF CONSTRUCTION AREA
TREE TO REMAIN
TREE TO BE REMOVED
GRAPHIC SCALE 60'
NOTE
1. NO SIGNIFICANT OR HERITAGE CLASS TREES HAVE BEEN PROPOSED FOR REMOVAL BY THIS PERMIT.
2. LIMIT OF CONSTRUCTION SHOWN BEYOND PROPERTY LINE FOR GRAPHICAL PURPOSE ONLY. NO OFFSITE DEMOLITION IS PROPOSED.
BENCHMARKS
BM #1 – MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK ON THE SOUTH SIDE OF CRYSTAL FALLS PKWY, 4328 FEET EAST OF THE 183A TOLL ROAD INTERSECTION. ELEV. = 845.87
811
Know what's below.
Call before you dig.
WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
APPROVED
MATCH LINE SHEET 4
FEMA ZONE X (SHADED)
FEMA ZONE AE
FEMA ZONE X (SHADED)
NO DISTURBANCE IS PROPOSED WITHIN SHADED AREA
HMSS
HMSS
HMSS
Plotted By: Tracy Date/Version: 23 2020 11:20:31am File Path: I:\MJS CIVIL\069283400-Crystal Village\Design\Civil\Main Site Plan\C - Existing Conditions and Demo Plan.dwg
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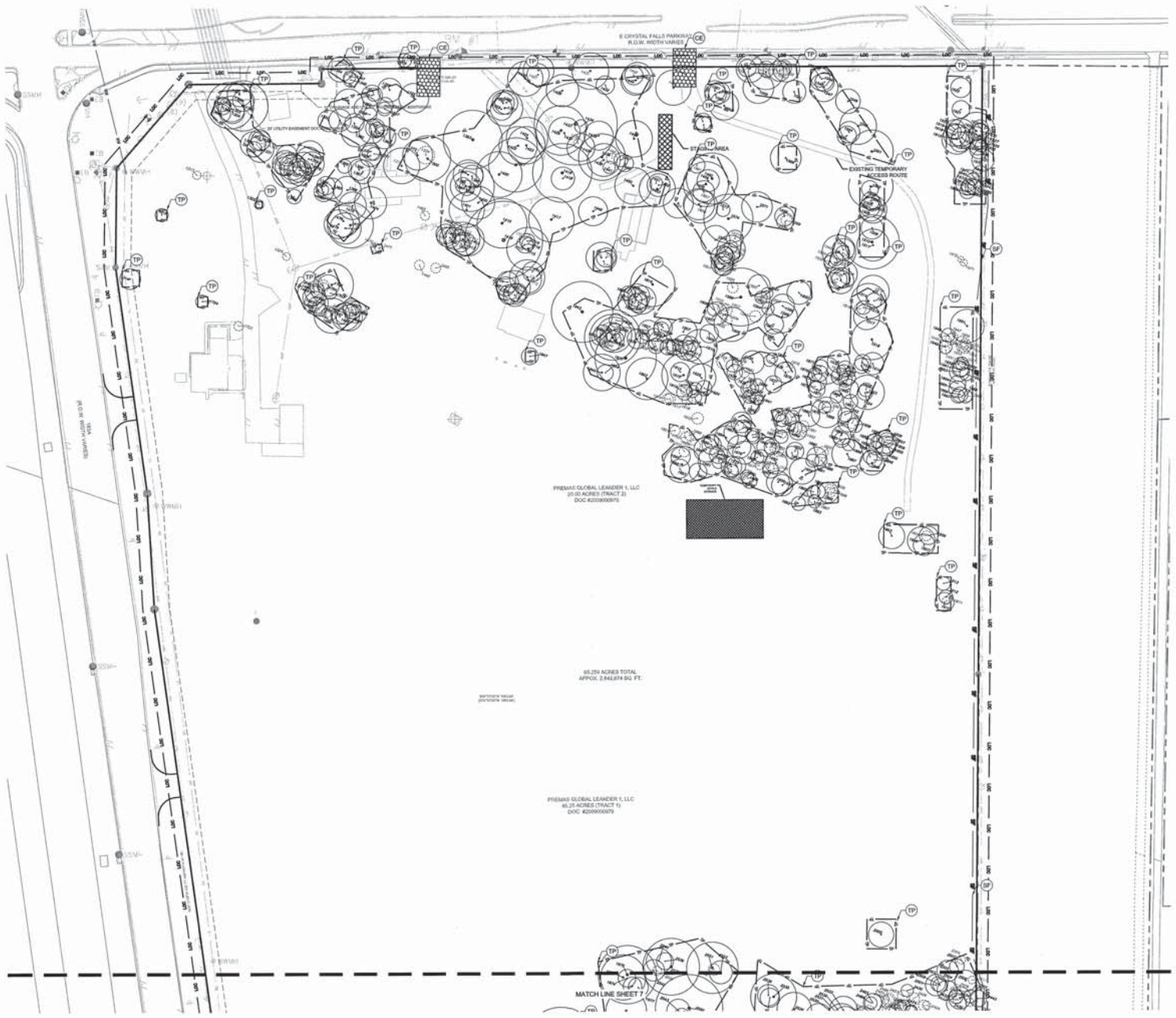

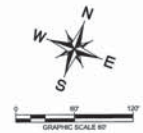

LEGEND

- SF — SILT FENCE
- TP — TREE PRESERVATION ZONE
- CE — CONSTRUCTION ENTRANCE
- EXISTING CONTOURS
- LOC — LIMITS OF CONSTRUCTION AREA
- TREE TO REMAIN
- TREE TO BE REMOVED

EROSION CONTROL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
4. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER CITY OF AUSTIN ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE.
6. REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 7.
7. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY [CITY OF AUSTIN ECM 1.4.4.D.4]
8. LIMITS OF CONSTRUCTION SHOWN BEYOND PROPERTY LINE FOR GRAPHICAL PURPOSE ONLY. NO OFFSITE DEMOLITION IS PROPOSED.
9. NO SIGNIFICANT OR HERITAGE CLASS TREES HAVE BEEN PROPOSED FOR REMOVAL BY THIS PERMIT.
10. NO GRADING, DRAINAGE, OR SITE IMPROVEMENTS ARE PROPOSED BY THIS PERMIT.
11. ALL SHRUBBERY, TREES THAN 6" IN DIAMETER, INVASIVE SPECIES, AND JUNIPER CEDAR SHALL BE REMOVED WITHIN THE LIMITS OF CONSTRUCTION.
12. ORGANIC MATERIAL MAY BE TEMPORARILY STOCKPILED AND PROCESSED ONSITE TO PROVIDE MULCH FOR ONSITE STABILIZATION AND GROUND COVER.
13. ONLY HAND TOOLS OR RUBBER WHEELED EQUIPMENT SHALL BE USED WITHIN THE TREE PRESERVATION ZONES.
14. DISTURBED TOPSOIL SHALL BE EITHER STABILIZED BY MULCH (IMPORTED OR GENERATED FROM PROCESSING OF ONSITE, NON-SIGNIFICANT CLASS TREES) OR BE REVEGETATED PER CITY STANDARDS.

BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY ±528.9' EAST OF THE 183A TOLL ROAD INTERSECTION. ELEV. = 943.57'

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

APPROVED
City of Leander
RMG

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

JOEL M. WIXSON
116167
LICENSED
PROFESSIONAL ENGINEER
09/29/2020

KHA PROJECT 069283400
DATE: SEPTEMBER 2020
SCALE: AS SHOWN
DESIGNED BY: TJO
DRAWN BY: TJO
CHECKED BY: JMW

CRYSTAL VILLAGE
10744 E. CRYSTAL FALLS PARKWAY
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

EROSION CONTROL PLAN (SHEET 1 OF 3)

SHEET NUMBER
6 OF 12

Plotted By: Tonja Pyle-Carpenter 09, 2020 - 11:14:48am File Path: N:\Civil\069283400-Crystal Village\Civil\Main Site Plan\E — Erosion Control Plan.dwg
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CRYSTAL VILLAGE

10744 E. CRYSTAL FALLS PARKWAY
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

EROSION CONTROL PLAN (SHEET 2 OF 3)

SHEET NUMBER
7 OF 12

Kimley»Horn
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PHONE: 512-418-1771 FAX: 972-239-3820
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DATE	REVISIONS	BY

KHA PROJECT 069284400	
DATE	09/29/2020
SEPTEMBER 2020	
SCALE: AS SHOWN	
DESIGNED BY: TJO	
DRAWN BY: TJO	
CHECKED BY: JMW	

JOEL M. WISSON
119167
LICENSED PROFESSIONAL ENGINEER
09/29/2020

LEGEND

- SILT FENCE
- TREE PRESERVATION ZONE
- CONSTRUCTION ENTRANCE
- EXISTING CONTOURS
- LIMITS OF CONSTRUCTION AREA
- TREE TO REMAIN
- TREE TO BE REMOVED

GRAPHIC SCALE 80' 0 80' 160'

EROSION CONTROL NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR REPAIR OF ALL SWPPP CONTROLS ON THE SWPPP INSPECTION LOGS ONLY (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY OR ON THE CONSTRUCTION PLANS.
3. THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE.
4. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE PREPARATION AND CONSTRUCTION PHASES AS REQUIRED BY THE CITY OF AUSTIN (ECM 1.4.6(E)) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INITIATED AS SOON AS PRACTICABLE, BUT NO LATER THAN SHALL BE INITIATED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE.
6. REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 7.
7. THE CONTRACTOR SHALL KEEP ALL PUBLIC STREETS ADJACENT TO THE ROAD A MINIMUM OF ONCE DAILY (CITY OF AUSTIN ECM 1.4.6.(F.4)
8. ALL EXISTING STRUCTURES SHOWN ON THESE PLANS ARE FOR GRAPHICAL PURPOSE ONLY. NO OFFSITE DEMOLITION IS PROPOSED. CONTRACTOR SHALL REFERENCE CLEAR TREES HAVE BEEN PROPOSED FOR REMOVAL BY THIS PERMIT.
9. NO GRADING, DRAINAGE, OR SITE IMPROVEMENTS ARE PROPOSED BY THIS PERMIT.
10. ALL SHRUBBERY - TREES THAN 8" IN DIAMETER, INVASIVE SPECIES, AND GRASSES SHALL BE REMOVED AT THE BEGINNING OF CONSTRUCTION.
11. EXISTING MATERIAL MAY BE TEMPORARILY STOCKPILED AND PROCESSED ONSITE TO PROVIDE MULCH FOR ONSITE STABILIZATION AND GROUND COVER.
12. ONLY HAND TOOLS OR RUBBER WHEELED EQUIPMENT SHALL BE USED WITHIN THE TREE PRESERVATION ZONES.
13. ALL DISTURBED AREAS NOT STABILIZED BY MULCH (IMPORTED OR GENERATED FROM PROCESSING OF ONSITE, NON-SIGNIFICANT CLASS TREES) OR SEED, REVEGETATED PER CITY STANDARDS.

BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE ELEVATION = 1,035.87' (NAVD 88) LOCATED APPROX. 4335' EAST OF THE 183A TOLL ROAD INTERSECTION. N:10,130,000.00 E:951,000.00

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES BEFORE BEGINNING CONSTRUCTION.

APPROVED
12/16/20
Director of Planning

MATCH LINE SHEET 6

MATCH LINE SHEET 8

LIMIT OF CLEARING. NO DISTURBANCE IS PROPOSED WITHIN THIS AREA

183A
R.O.W. WIDTH VARIES

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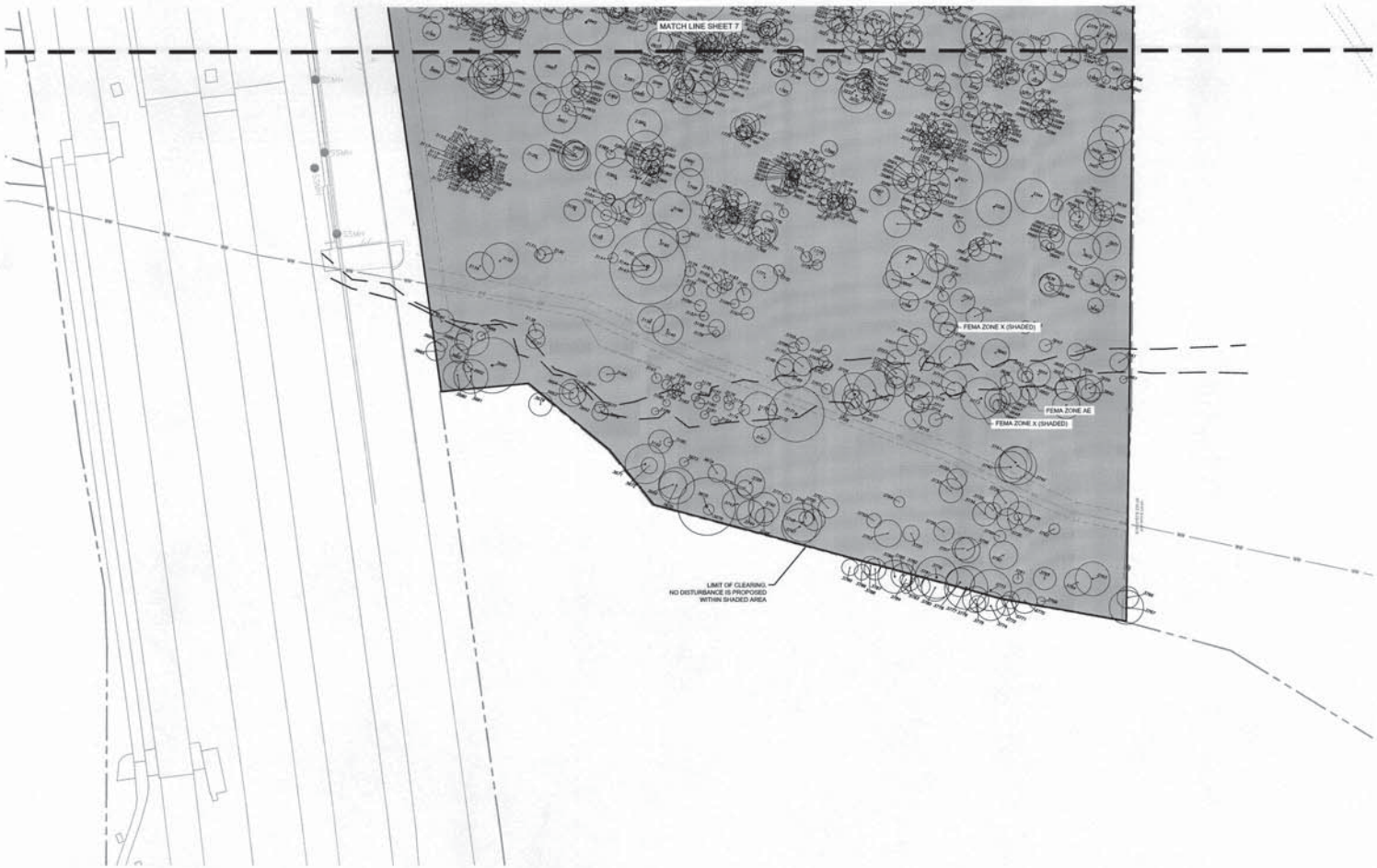

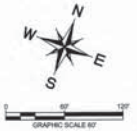

LEGEND

- SF — SILT FENCE
- TP — TREE PRESERVATION ZONE
- CE — CONSTRUCTION ENTRANCE
- 460 — EXISTING CONTOURS
- LOC — LIMITS OF CONSTRUCTION AREA
- 45 — TREE TO REMAIN
- 1400 — TREE TO BE REMOVED

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6. REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 9.
7. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY (CITY OF AUSTIN ECM 1.4.4.D.4).
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BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY ±526.5' EAST OF THE 183A TOLL ROAD INTERSECTION. ELEV. = 943.57'

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

APPROVED
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WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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TBPE Firm No. 928

JOEL M. WIXSON 116167 LICENSED PROFESSIONAL ENGINEER
09/29/2020

NO.	REVISIONS	DATE	BY

KHA PROJECT 068283400
DATE: SEPTEMBER 2020
SCALE: AS SHOWN
DESIGNED BY: TJO
DRAWN BY: TJO
CHECKED BY: JMW

EROSION CONTROL PLAN (SHEET 3 OF 3)

CRYSTAL VILLAGE
10744 E. CRYSTAL FALLS PARKWAY
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8 OF 12

Plotted By: Travis Prater September 29, 2020 - 10:13 Filename: I:\AUS_CIVIL\068283400\Sheets\Erosion Control Plan\EC_Erosion Control Plan 3.dwg
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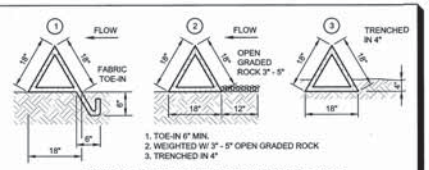
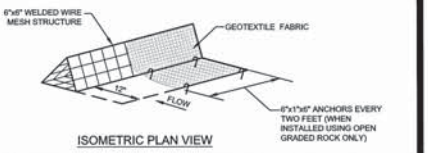
NOTES:

1. DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
2. THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE, AND FABRIC SHALL BE OVERLAPPED A MINIMUM OF 12".
3. THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF TYPE 'A' RIP RAP, OR TOED-IN 6" WITH MECHANICALLY COMPACTED MATERIAL, OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED TO A DEPTH OF 4 INCHES.
4. DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 6-INCH WIRE STAPLES ON 2-FOOT CENTERS ON BOTH EDGES AND SKIRTS.
5. FILTER MATERIAL SHALL BE LAPPED OVER ENDS 6" TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
6. THE DIKE STRUCTURE SHALL BE 6 GA. 6" X 6" WIRE MESH, 18" ON A SIDE.
7. INSPECTION SHALL BE MADE EVERY TWO WEEKS OR AFTER EACH 1/2" RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE DIKE, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.
9. AFTER THE DISTURBED AREAS OF THE SITE ARE COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHALL BE REMOVED. SILT SHALL BE DISPOSED OF AS INDICATED IN NO. 8 ABOVE.



1. TOE-IN 6" MIN.
2. WEIGHTED W/ 3" - 5" OPEN GRADED ROCK
3. TRENCHED IN 4"

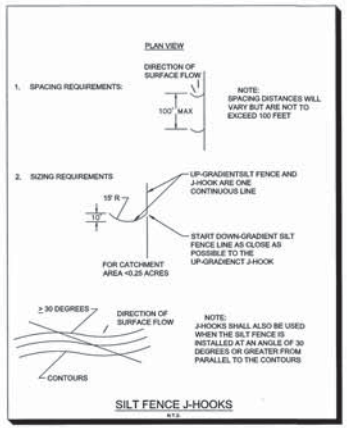
CROSS SECTION OF INSTALLATION OPTIONS



ISOMETRIC PLAN VIEW

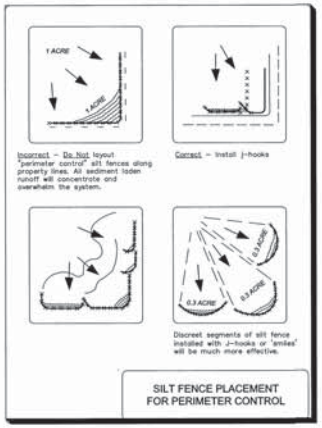
TRIANGULAR SEDIMENT FILTER DIKE DETAIL

N.T.S.

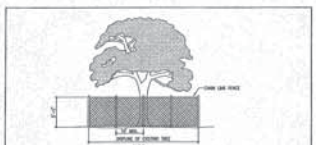


SILT FENCE J-HOOKS

N.T.S.



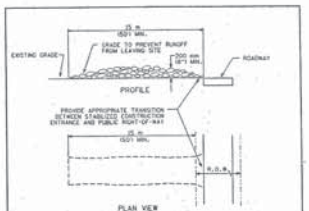
SILT FENCE PLACEMENT FOR PERIMETER CONTROL



1. THIS PROTECTION FENCE 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 PROTECT THE FOLLOWING:
   a. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS.
   b. ROOT ZONE DISTURBANCE DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL, OR TRENCHING NOT REVIEWED AND APPROVED 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 PERMANENT FRAME IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE FOUNDATION FRAME AREA.
   b. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE AS CLOSELY THAN 10 FEET (5'-0") TO BUILDING.
4. CRITICAL ROOT ZONE REQUIREMENTS:
   a. NO CONCENTRATION OF EXCAVATED SOIL SHOULD 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 ENCOURAGED. THE REMAINING CRITICAL ROOT ZONE SHALL CONSIST OF AT LEAST ONE HUNDRED (100) SQUARE FEET.
   b. THE DEFINED AREAS SHALL BE FLAGGED AND ENCIRCLED WITH PROTECTIVE FENCING DURING CONSTRUCTION. THE PLANNING DIRECTOR MAY APPROVE CONSTRUCTION CLOSER TO THE TREES THAN ONE HALF (1/2) THE RADIAL DISTANCE, DEPENDING ON THE SIZE, SPACING, OR SPECIES OF THE TREE, AND TYPE OF DISTURBANCE PROPOSED, AND UNDERSTOOD OF THE SITUATION.
   c. LESS THAN FULL TIME IS ENCIRCLED THAN FOUR (4) INCHES IN DEPTH AND TEN THOUSAND SQUARE FEET (10,000 SF) AREA SHALL BE CONSIDERED DISTURBANCE FOR THE PURPOSES OF THIS ORDINANCE.
   d. WITHIN THE PROTECTIVE CRITICAL ROOT ZONE, ONLY HAND EXCAVATION, BOREHOLE OR TUNNELING CONSTRUCTION, MAY BE APPROVED AND SHALL NOT AFFECT THE BRANCHING OF THE TREE.
   e. IF PROPOSED OR ACTUAL PENETRATION 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.

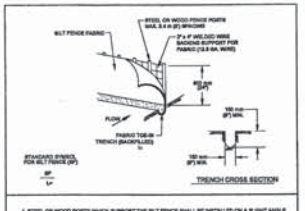
Wayne E. Watts 08/21/15

City Of Leander, Texas
ITI-1
TREE PROTECTION



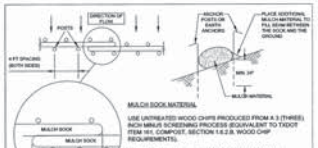
NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS NOT LESS THAN 200 mm (8").
4. WIDTH NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR 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 ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENTS 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
ADOPTED 5/13/10 — THE ARCHITECT/ENGINEER ASSUMES NO 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 600 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 600 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 AND 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
ADOPTED — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. — STANDARD NO. 642S-1



MULCH SOCK MATERIAL

USE UNTREATED WOOD CHIPS PRODUCED FROM A 3 (THREE) INCH MINUS SCREENING PROCESS (EQUIVALENT TO TXDOT ITEM 161, COMPOST, SECTION 1.6.2.B, WOOD CHIP REQUIREMENTS).

MULCH CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE SHREDDED BARK, STUMP GRINDINGS, OR COMPOSTED BARK.

LARGE PORTIONS OF SILT, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MULCH.

NOTES:
1. STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 600mm (24 inches). IF WOOD POSTS CANNOT ACHIEVE 600mm (24 inches) DEPTH, USE STEEL POSTS. EARTH ANCHORS ARE ALSO ACCEPTABLE.
2. THE TOE OF THE MULCH SOCK SHALL BE PLACED SO THAT THE MULCH SOCK IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. IN ORDER TO PREVENT WATER FROM FLOWING BETWEEN THE JOINTS OF ADJACENT ENDS OF MULCH SOCKS, LAP THE ENDS OF ADJACENT MULCH SOCKS A MINIMUM OF 300mm (12 inches).
3. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.
4. SOCK MATERIAL WILL BE 100% BIODEGRADABLE, PHOTODEGRADABLE, OR RECYCLABLE SUCH AS BURLAP, TWINE, UV PHOTOBIODEGRADABLE PLASTIC, POLYESTER, OR ANY OTHER ACCEPTABLE MATERIAL.
5. MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES NO STEEPER THAN 3:1 AND SHOULD NOT EXCEED THE MAXIMUM SPACING CRITERIA PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL TABLE 1-6.3.F.1 FOR A GIVEN SLOPE CATEGORY.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (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 — MULCH SOCK
RECORD COPY SIGNED BY MORGAN BYARS 08/04/2015 ADOPTED — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. — STANDARD NO. 648S-1

BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY ±528.5' EAST OF THE 183A TOLL ROAD INTERSECTION. ELEV. = 943.67'

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

Leander APPROVED

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM

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TBPE Firm No. 928

JOEL M. WIXSON 116167 LICENSED PROFESSIONAL ENGINEER
09/29/2020

KHA PROJECT 069283400
DATE: SEPTEMBER 2020
SCALE: AS SHOWN
DESIGNED BY: TJO
DRAWN BY: TJO
CHECKED BY: JMW

C - EROSION CONTROL DETAILS

CRYSTAL VILLAGE
10744 E. CRYSTAL FALLS PARKWAY
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
9 OF 12

Plotted By: Chris Jones September 29, 2020 - 11:21:45am File Path: K:\AUS_Civil\069283400\Projects\Village\Civil\Minor Site Plan\C - Erosion Control Details.dwg
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Plotted By:Wilkins, Bradley Date:September 29, 2020 11:20:14am File Path:K:\AUS_Civil\069283400-Crystal Village\Cad\Minor Site Plan\C - Tree Tables.dwg
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TREE NO.	TREE TYPE	CALIPER SIZE	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

TREE NO.	TREE TYPE	CALIPER SIZE	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

TREE NO.	TREE TYPE	CALIPER SIZE	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

TREE NO.	TREE TYPE	CALIPER SIZE	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

City of Leander APPROVED
DMG

BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY ±535.5' EAST OF THE 183A TOLL ROAD INTERSECTION ELEV. = 943.57'

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SHEET NUMBER 10 OF 12

CRYSTAL VILLAGE
10744 E. CRYSTAL FALLS PARKWAY
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

TREE TABLE
(SHEET 1 OF 3)

KHA PROJECT 069283400
DATE SEPTEMBER 2020
SCALE: AS SHOWN
DESIGNED BY: TJO
DRAWN BY: TJO
CHECKED BY: JMW

JOEL M. WIXSON 116167 LICENSED PROFESSIONAL ENGINEER 09/29/2020

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 972-239-3820
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TBPE Firm No. 928

No.	REVISIONS	DATE	BY

TREE NO.	TREE TYPE	CALIPER SIZE	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
2014	LIVE OAK	13.0		13.0		
2015	LIVE OAK	20.0		20.0		
2016	LIVE OAK	17.0		17.0		
2017	LIVE OAK	14.8		14.8		
2018	LIVE OAK	10.5		10.5		
2019	LIVE OAK	11.5		11.5		
2020	LIVE OAK	14.0		14.0		
2021	LIVE OAK	13.0		13.0		
2022	LIVE OAK	11.5		11.5		
2023	LIVE OAK	12.5		12.5		
2024	LIVE OAK	27.5		27.5	Y	
2025	LIVE OAK	12.0		12.0		
2026	LIVE OAK	20.8		20.8		
2027	LIVE OAK	11.0		11.0		
2028	LIVE OAK	19.0		19.0		
2029	LIVE OAK	30.0		30.0	Y	
2030	LIVE OAK	8.0		8.0		
2031	LIVE OAK	39.3		39.3	Y	
2032	LIVE OAK	15.3		15.3		
2033	CEDAR ELM	23.3		23.3		
2035	CEDAR ELM	9.0		9.0		
2036	CEDAR ELM	21.0		21.0		
2037	CEDAR ELM	29.3		29.3	Y	
2038	CEDAR ELM	8.0		8.0		
2039	CEDAR ELM	8.0		8.0		
2040	CEDAR ELM	7.5	7.5			CLEARING & GRUBBING
2041	CEDAR ELM	11.5		11.5		
2042	LIVE OAK	17.0		17.0		
2043	LIVE OAK	10.0		10.0		
2044	LIVE OAK	12.5		12.5		
2045	LIVE OAK	16.5		16.5		
2046	CEDAR ELM	8.0	8.0			CLEARING & GRUBBING
2047	LIVE OAK	11.0		11.0		
2048	CEDAR ELM	11.0		11.0		
2049	CEDAR ELM	15.0		15.0		
2050	CEDAR ELM	9.5		9.5		
2051	CEDAR ELM	11.0		11.0		
2054	CEDAR ELM	11.5		11.5		
2055	CEDAR ELM	11.8		11.8		
2056	LIVE OAK	8.5		8.5		
2057	LIVE OAK	9.5		9.5		
2062	CEDAR ELM	6.5	6.5			CLEARING & GRUBBING
2064	CEDAR ELM	8.0		8.0		
2065	LIVE OAK	8.0		8.0		
2067	CEDAR ELM	7.5	7.5			CLEARING & GRUBBING
2068	LIVE OAK	12.0		12.0		
2070	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2071	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2072	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2073	CEDAR ELM	9.0		9.0		
2074	CEDAR ELM	9.5		9.5		
2075	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2076	CEDAR ELM	6.8		6.8		
2077	LIVE OAK	6.5	6.5			CLEARING & GRUBBING
2078	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2079	LIVE OAK	16.5		16.5		
2080	LIVE OAK	20.0		20.0		
2081	LIVE OAK	18.5		18.5		
2082	LIVE OAK	11.0		11.0		
2083	LIVE OAK	10.5		10.5		
2084	LIVE OAK	11.5		11.5		
2085	CEDAR ELM	13.3		13.3		
2086	POST OAK	28.0		28.0		
2087	LIVE OAK	30.0		30.0	Y	
2088	LIVE OAK	45.5		45.5	Y	
2089	LIVE OAK	19.3		19.3		
2090	LIVE OAK	18.3		18.3		
2091	LIVE OAK	16.0		16.0		
2092	LIVE OAK	14.8		14.8		
2094	LIVE OAK	16.0		16.0		
2095	LIVE OAK	14.5		14.5		
2096	LIVE OAK	15.5		15.5		
2097	LIVE OAK	7.0	7.0			CLEARING & GRUBBING
2098	LIVE OAK	9.5		9.5		
2099	LIVE OAK	10.5		10.5		
2100	LIVE OAK	10.0		10.0		
2101	LIVE OAK	14.8		14.8		
2102	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2103	LIVE OAK	12.0		12.0		
2106	LIVE OAK	9.0		9.0		
2108	LIVE OAK	8.3		8.3		
2110	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2111	LIVE OAK	9.5		9.5		
2113	CEDAR ELM	6.0	6.0			CLEARING & GRUBBING
2114	CEDAR ELM	19.0		19.0		
2115	LIVE OAK	36.0		36.0	Y	
2116	LIVE OAK	16.3		16.3		
2117	LIVE OAK	9.0		9.0		
2118	LIVE OAK	21.5		21.5		
2119	LIVE OAK	8.0		8.0		
2120	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2121	CEDAR ELM	15.5		15.5		
2122	CEDAR ELM	15.5		15.5		
2123	CEDAR ELM	12.5		12.5		
2124	CEDAR ELM	7.0		7.0		
2125	CEDAR ELM	10.0		10.0		
2126	CEDAR ELM	11.3		11.3		
2127	CEDAR ELM	8.5		8.5		
2128	CEDAR ELM	14.5		14.5		
2129	LIVE OAK	25.5		25.5		
2130	CEDAR ELM	16.0		16.0		
2131	CEDAR ELM	17.0		17.0		
2132	LIVE OAK	32.0		32.0	Y	
2133	CEDAR ELM (HOLLOW)	21.0		21.0		
2134	CEDAR ELM	13.5		13.5		
2135	RED OAK	11.5		11.5		
2136	CEDAR ELM	10.0		10.0		
2137	CEDAR ELM	21.5		21.5		
2138	CEDAR ELM	18.0		18.0		
2139	CEDAR ELM	19.3		19.3		
2140	CEDAR ELM	12.5		12.5		
2141	CEDAR ELM	17.0		17.0		
2142	CEDAR ELM	19.0		19.0		
2144	LIVE OAK	29.0		29.0	Y	
2145	LIVE OAK	29.0		29.0	Y	
2146	LIVE OAK	27.5		27.5	Y	
2147	CEDAR ELM	8.3		8.3		
2149	LIVE OAK	14.0		14.0		
2150	LIVE OAK	26.0		26.0		
2151	LIVE OAK	33.3		33.3	Y	
2152	CEDAR ELM	9.3		9.3		
2153	POST OAK	27.0		27.0	Y	
2154	LIVE OAK	24.0		24.0		
2155	LIVE OAK	12.0		12.0		
2156	LIVE OAK	16.3		16.3		
2157	CEDAR ELM	11.3		11.3		
2158	CEDAR ELM	8.5		8.5		
2159	MESQUITE	6.0		6.0		
2160	LIVE OAK	8.0		8.0		
2161	CEDAR ELM	14.0		14.0		
2162	LIVE OAK	19.0		19.0		
2163	LIVE OAK	6.0		6.0		
2164	LIVE OAK	7.5		7.5		
2165	CEDAR ELM	7.0		7.0		
2166	LIVE OAK	15.8		15.8		
2167	LIVE OAK	6.0		6.0		
2169	LIVE OAK	7.0		7.0		
2170	LIVE OAK	7.0		7.0		
2171	MESQUITE	20.5		20.5		
2172	POST OAK	31.0		31.0	Y	
2173	CEDAR ELM	9.0		9.0		
2174	LIVE OAK	16.5		16.5		
2175	LIVE OAK	13.0		13.0		
2176	LIVE OAK	29.5		29.5	Y	
2177	LIVE OAK	24.0		24.0		
2178	LIVE OAK	26.5		26.5	Y	
2179	CEDAR ELM	10.0		10.0		
2180	CEDAR ELM	9.8		9.8		
2181	LIVE OAK	14.0		14.0		
2182	LIVE OAK	14.0		14.0		
2183	LIVE OAK	17.8		17.8		
2184	LIVE OAK	18.5		18.5		
2185	LIVE OAK	7.0		7.0		
2186	LIVE OAK	16.8		16.8		
2187	LIVE OAK	7.0		7.0		
2188	LIVE OAK	9.5		9.5		
2189	LIVE OAK	31.0		31.0	Y	
2190	CEDAR ELM	10.0		10.0		

TREE NO.	TREE TYPE	CALIPER SIZE	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
2191	CEDAR ELM	16.0		16.0		
2192	CEDAR ELM	20.0		20.0		
2193	CEDAR ELM	14.0		14.0		
2194	LIVE OAK	25.5		25.5		
2195	LIVE OAK	9.5		9.5		
2196	CEDAR ELM	12.0		12.0		
2197	LIVE OAK	12.0		12.0		
2198	LIVE OAK	13.0		13.0		
2199	LIVE OAK	12.3		12.3		
2200	LIVE OAK	7.0		7.0		
2380	SHINOAK CLUSTER	19.0		19.0		
2381	SHINOAK CLUSTER	18.5		18.5		
2382	CEDAR ELM	8.5		8.5		
2383	SHINOAK CLUSTER	17.5		17.5		
2385	LIVE OAK	23.0		23.0		
2387	LIVE OAK	8.5		8.5		
2388	LIVE OAK	7.0		7.0		
2389	LIVE OAK	22.0		22.0		
2390	LIVE OAK	9.0		9.0		
2392	LIVE OAK	13.8		13.8		
2393	LIVE OAK	11.0		11.0		
2394	LIVE OAK	8.3		8.3		
2395	LIVE OAK	6.0		6.0		
2396	LIVE OAK	7.0		7.0		
2397	LIVE OAK	6.5		6.5		
2399	LIVE OAK	7.5		7.5		
2400	CEDAR ELM	13.0		13.0		
2402	CEDAR ELM	12.0		12.0		
2403	LIVE OAK	7.0	7.0			CLEARING & GRUBBING
2405	LIVE OAK	25.3		25.3		
2406	LIVE OAK	8.0		8.0		
2407	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2408	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2409	LIVE OAK	12.5		12.5		
2411	LIVE OAK	11.5		11.5		
2412	LIVE OAK	8.0		8.0		
2413	LIVE OAK	7.0	7.0			CLEARING & GRUBBING
2414	LIVE OAK	9.5		9.5		
2415	LIVE OAK	7.0	7.0			CLEARING & GRUBBING
2416	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2417	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2418	LIVE OAK	9.5		9.5		
2419	LIVE OAK	6.5	6.5			CLEARING & GRUBBING
2420	LIVE OAK	8.0		8.0		
2421	CEDAR ELM	8.0		8.0		
2422	CEDAR ELM	6.5	6.5			CLEARING & GRUBBING
2423	LIVE OAK	8.0		8.0		
2424	LIVE OAK	8.0		8.0		
2425	LIVE OAK	8.0		8.0		
2426	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2429	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2430	LIVE OAK	8.0		8.0		
2431	LIVE OAK	6.5	6.5			CLEARING & GRUBBING
2432	LIVE OAK	9.0		9.0		
2433	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2434	LIVE OAK	14.5		14.5		
2435	LIVE OAK	13.0		13.0		
2436	LIVE OAK	12.5		12.5		
2437	LIVE OAK	11.0		11.0		
2438	LIVE OAK	11.0		11.0		
2439	LIVE OAK	15.0		15.0		
2441	LIVE OAK	20.0		20.0		
2442	LIVE OAK	9.8		9.8		
2443	LIVE OAK	11.0		11.0		
2445	LIVE OAK	19.3		19.3		
2446	LIVE OAK	6.5	6.5			CLEARING & GRUBBING
2447	LIVE OAK	9.0		9.0		
2448	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2450	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2451	LIVE OAK	9.0		9.0		
2452	LIVE OAK	8.0		8.0		
2453	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2454	LIVE OAK	12.5		12.5		
2455	LIVE OAK	14.0		14.0		
2456	LIVE OAK	6.5	6.5			CLEARING & GRUBBING
2457	LIVE OAK	9.0		9.0		
2458	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2459	LIVE OAK	10.5		10.5		
2460	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2461	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2462	LIVE OAK	8.5		8.5		
2463	LIVE OAK	8.5		8.5		
2465	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2466	LIVE OAK	8.0		8.0		
2468	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2470	LIVE OAK	8.5		8.5		
2471	LIVE OAK	9.0		9.0		
2472	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2473	LIVE OAK	10.5		10.5		
2476	LIVE OAK	6.5	6.5			CLEARING & GRUBBING
2477	LIVE OAK	8.0		8.0		
2480	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2481	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2483	LIVE OAK	12.0		12.0		
2484	LIVE OAK	8.0		8.0		
2485	LIVE OAK	7.0	7.0			CLEARING & GRUBBING
2486	LIVE OAK	8.5		8.5		
2487	LIVE OAK	8.5		8.5		
2489	LIVE OAK	11.5		11.5		
2492	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2493	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2496	LIVE OAK	13.0		13.0		
2497	LIVE OAK	18.5		18.5		
2498	LIVE OAK	7.0	7.0			CLEARING & GRUBBING
2500	CEDAR ELM	16.5		16.5		
2501	LIVE OAK	14.0		14.0		
2502	UNKNOWN	9.5		9.5		
2503	LIVE OAK	9.0		9.0		
2504	LIVE OAK	13.0		13.0		
2505	CEDAR ELM	14.0		14.0		
2507	CEDAR ELM	9.5		9.5		
2508	CEDAR ELM	14.0		14.0		
2510	LIVE OAK	8.5		8.5		
2513	LIVE OAK	12.0		12.0		
2514	LIVE OAK	11.5		11.5		
2515	LIVE OAK	8.5		8.5		
2516	LIVE OAK	19.8		19.8		
2517	LIVE OAK	9.5		9.5		
2518	LIVE OAK	10.0		10.0		
2519	LIVE OAK	9.5		9.5		
2521	LIVE OAK	28.0		28.0	Y	
2522	LIVE OAK	7.0	7.0			CLEARING & GRUBBING
2523	LIVE OAK	14.0		14.0		
2524	LIVE OAK	23.3		23.3		
2525	LIVE OAK	9.5		9.5		
2526	LIVE OAK	17.0		17.0		
2527	LIVE OAK	8.8		8.8		
2529	LIVE OAK	8.0		8.0		
2530	LIVE OAK	20.8		20.8		
2531	LIVE OAK	12.5		12.5		
2532	LIVE OAK	16.8		16.8		
2533	LIVE OAK	18.5		18.5		
2534	LIVE OAK	22.5		22.5		
2535	LIVE OAK	30.3		30.3	Y	
2536	LIVE OAK	14.0		14.0		
2537	LIVE OAK	12.5		12.5		
2538	CEDAR ELM	37.0		37.0	Y	
2539	CEDAR ELM	11.0		11.0		
2540	CEDAR ELM	16.5		16.5		
2541	CEDAR ELM	6.0	6.0			CLEARING & GRUBBING
2542	CEDAR ELM	14.0		14.0		
2543	CEDAR ELM	15.3		15.3		
2544	CEDAR ELM	11.0		11.0		
2545	LIVE OAK	9.0		9.0		
2546	LIVE OAK	9.0		9.0		
2547	LIVE OAK	9.0		9.0		
2548	LIVE OAK	10.5		10.5		
2549	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2550	LIVE OAK	44.0		44.0	Y	
2551	LIVE OAK	33.5		33.5	Y	
2552	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2553	CEDAR ELM	15.0		15.0		
2554	LIVE OAK	9.0		9.0		
2556	LIVE OAK	16.5		16.5		
2557	LIVE OAK	10.5		10.5		
2558	LIVE OAK	10.0		10.0		
2559	LIVE OAK	12.0		12.0		
2560	LIVE OAK	12.5		12.5		

TREE NO.	TREE TYPE	CALIPER SIZE	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
2561	CEDAR ELM	21.0		21.0		
2562	CEDAR ELM	12.3		12.3		
2563	LIVE OAK	11.8		11.8		
2564	LIVE OAK	10.0		10.0		
2565	LIVE OAK	21.3		21.3		
2566	LIVE OAK	18.0		18.0		
2567	LIVE OAK	24.0		24.0		
2568	LIVE OAK	8.5		8.5		
2569	LIVE OAK	8.5		8.5		
2570	LIVE OAK	13.0		13.0		
2571	LIVE OAK	40.0		40.0	Y	
2572	LIVE OAK	13.5		13.5		
2573	LIVE OAK	16.0		16.0		
2577	LIVE OAK	6.5	6.5			CLEARING & GRUBBING
2581	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2582	LIVE OAK	9.5		9.5		
2583	CEDAR ELM	6.0	6.0			CLEARING & GRUBBING
2591	LIVE OAK	10.5		10.5		
2592	LIVE OAK	9.0		9.0		
2594	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2595	LIVE OAK	8.0		8.0		
2596	LIVE OAK	6.5	6.5			CLEARING & GRUBBING
2597	LIVE OAK	6.5	6.5			CLEARING & GRUBBING
2598	LIVE OAK	35.5		35.5	Y	
2599	LIVE OAK	10.3		10.3		
2600	LIVE OAK	8.5		8.5		
2601	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2602	LIVE OAK	11.5		11.5		
2603	LIVE OAK	14.0		14.0		
2604	LIVE OAK	13.5		13.5		
2605	LIVE OAK	19.3		19.3		
2606	POST OAK	23.5		23.5		
2607	LIVE OAK	19.5		19.5		
2608	LIVE OAK	18.0		18.0		
2609	LIVE OAK	14.0		14.0		
2610	LIVE OAK	21.0		21.0		
2611	LIVE OAK	10.5		10.5		
2612	LIVE OAK	24.5		24.5		
2613	LIVE OAK	12.5		12.5		
2614	LIVE OAK	12.5		12.5		
2615	LIVE OAK	14.0		14.0		
2616	LIVE OAK	12.8		12.8		
2618	LIVE OAK	15.5		15.5		
2619	LIVE OAK	40.5		40.5	Y	
2620	LIVE OAK	14.0		14.0		
2621	LIVE OAK	9.0		9.0		
2622	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2623	LIVE OAK	10.0		10.0		
2624	LIVE OAK	14.0		14.0		
2625	LIVE OAK	16.0		16.0		
2626	LIVE OAK	8.0		8.0		
2627	LIVE OAK	10.0		10.0		
2628	LIVE OAK	6.5	6.5			CLEARING & GRUBBING
2629	LIVE OAK	15.5		15.5		
2630	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2631	LIVE OAK	8.5		8.5		
2632	LIVE OAK	10.0		10.0		
2633	LIVE OAK	12.5		12.5		
2634	LIVE OAK	8.0		8.0		
2635	LIVE OAK	8.0		8.0		
2636	LIVE OAK	11.0		11.0		
2637	LIVE OAK	11.5		11.5		
2639	LIVE OAK	11.0		11.0		
2640	LIVE OAK	7.0	7.0			CLEARING & GRUBBING
2641	LIVE OAK	15.3		15.3		
2642	LIVE OAK	13.0		13.0		
2644	LIVE OAK	9.0		9.0		
2645	LIVE OAK	6.5	6.5			CLEARING & GRUBBING
2647	LIVE OAK	7.0	7.0			CLEARING & GRUBBING
2650	LIVE OAK	7.0	7.0			CLEARING & GRUBBING
2651	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2652	LIVE OAK	11.0		11.0		
2653	LIVE OAK	10.5		10.5		
2654	LIVE OAK	9.5		9.5		
2655	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2656	CEDAR ELM	7.0	7.0			CLEARING & GRUBBING
2657	LIVE OAK	13.5		13.5		
2659	LIVE OAK	7.0	7.0			CLEARING & GRUBBING
2661	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2662	LIVE OAK	8.5		8.5		
2663	LIVE OAK	7.0	7.0			CLEARING & GRUBBING
2664	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2665	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2666	LIVE OAK	8.5		8.5		
2667	LIVE OAK	19.0		19.0		
2668	LIVE OAK	8.5		8.5		
2669	LIVE OAK	18.5		18.5		
2671	LIVE OAK	9.5		9.5		
2673	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2674	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2675	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2676	LIVE OAK	7.0	7.0			CLEARING & GRUBBING
2678	LIVE OAK	6.5	6.5			CLEARING & GRUBBING
2680	LIVE OAK	6.5	6.5			CLEARING & GRUBBING
2681	LIVE OAK	7.0	7.0			CLEARING & GRUBBING
2682	LIVE OAK	8.0		8.0		
2683	LIVE OAK	6.5	6.5			CLEARING & GRUBBING
2684	CEDAR ELM	17.0		17.0		
2688	LIVE OAK	6.0	6.0			CLEARING & GRUBBING
2689	LIVE OAK	9.0		9.0		
2690	LIVE OAK	9.8		9.8		
2694	LIVE OAK	8.5		8.5		
2695	LIVE OAK	10.0		10.0		
2698	LIVE OAK	7.0	7.0			CLEARING & GRUBBING
2699	LIVE OAK	7.5	7.5			CLEARING & GRUBBING
2700	LIVE OAK	6.0		6.0		
2701	LIVE OAK	11.0		11.0		
2702	LIVE OAK	6.5		6.5		
2703	LIVE OAK	6.5		6.5		
2704	LIVE OAK	7.0		7.0		
2706	LIVE OAK	7.5		7.5		
2710	LIVE OAK	10.0		10.0		
2713	LIVE OAK	8.0		8.0		
2714	LIVE OAK	7.0		7.0		
2715	LIVE OAK	7.0		7.0		
2716	LIVE OAK	10.3		10.3		
2720	LIVE OAK	19.5		19.5		
2721	LIVE OAK	6.5		6.5		
2722	LIVE OAK	10.0		10.0		
2723	LIVE OAK	7.0		7.0		
2725	LIVE OAK	7.5		7.5		
2726	LIVE OAK	6.5		6.5		
2727	LIVE OAK	8.0		8.0		
2728	LIVE OAK	6.0		6.0		
2730	LIVE OAK	10.5		10.5		
2731	LIVE OAK	6.5		6.5		
2732	LIVE OAK	9.5		9.5		
2733	LIVE OAK	11.0		11.0		
2734	LIVE OAK	7.5		7.5		
2736	LIVE OAK	8.0		8.0		
2738	LIVE OAK	9.0		9.0		
2739	LIVE OAK	9.5		9.5		
2740	LIVE OAK	6.5		6.5		
2741	LIVE OAK	14.5		14.5		
2742	LIVE OAK	10.0		10.0		
2743	LIVE OAK	8.5		8.5		
2744	LIVE OAK	10.0		10.0		
2745	LIVE OAK	15.5		15.5		
2746	LIVE OAK	6.5		6.5		
2747	LIVE OAK	14.3		14.3		
2748	LIVE OAK	9.5		9.5		
2749	LIVE OAK	11.5		11.5		
2750	LIVE OAK	17.3		17.3		
2751	LIVE OAK	12.0		12.0		
2752	LIVE OAK	13.0		13.0		
2753	LIVE OAK	10.5		10.5		
2754	LIVE OAK	12.5		12.5		
2755	LIVE OAK	10.5		10.5		
2756	LIVE OAK	9.5		9.5		
2757	LIVE OAK	16.0		16.0		
2758	LIVE OAK	23.0		23.0		
2759	LIVE OAK	10.0		10.0		
2760	LIVE OAK	8.0		8.0		
2761	LIVE OAK	10.0		10.0		
2762	LIVE OAK	17.0		17.0		
2763	LIVE OAK	7.0		7.0		
2764	LIVE OAK	9.3		9.3		
2765	LIVE OAK	6.0		6.0		

TREE NO.	TREE TYPE	CALIPER SIZE	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
2767	LIVE OAK	9.0		9.0		
2768	LIVE OAK	7.5		7.5		
2770	LIVE OAK	6.5		6.5		
2772	LIVE OAK	6.5		6.5		
2774	LIVE OAK	6.8		6.8		
2775	LIVE OAK	9.3		9.3		
2777	LIVE OAK	7.3		7.3		
2778	LIVE OAK	8.3		8.3		
2781	LIVE OAK	12.0		12.0		
2782	LIVE OAK	6.0		6.0		
2783	LIVE OAK	15.8		15.8		
2784	LIVE OAK	16.5		16.5		
2785	LIVE OAK	12.8		12.8		
2786	LIVE OAK	8.0		8.0		
2787	LIVE OAK	14.3		14.3		
2788	LIVE OAK	12.8		12.8		
2790	LIVE OAK	17.5		17.5		
2791	LIVE OAK	16.5		16.5		
2793	LIVE OAK	7.5		7.5		
2794	LIVE OAK	10.0		10.0		
2796	LIVE OAK	12.5		12.5		
2797	LIVE OAK	10.5		10.5		
2798	LIVE OAK	18.5		18.5		
2799	LIVE OAK	12.5		12.5		
2800	LIVE OAK	8.5		8.5		
2804	POST OAK	18.5		18.5		
2805	POST OAK	14.0		14.0		
2806	CEDAR ELM	10.5		10.5		
2807	LIVE OAK	7.0		7.0		
2808	LIVE OAK	7.5		7.5		
2809	LIVE OAK	10.0		10.0		
2811	LIVE OAK	22.0		22.0		
2812	LIVE OAK	17.5		17.5		
2813	MESQUITE	13.5		13.5		
2814	CEDAR ELM	11.0		11.0		
2815	LIVE OAK	33.5		33.5	Y	
2816	CEDAR ELM	14.5		14.5		
2817	LIVE OAK	7.0		7.0		
2818	LIVE OAK	14.5		14.5		
2819	LIVE OAK	10.5		10.5		
2820	LIVE OAK	13.5		13.5		
2821	LIVE OAK	14.0		14.0		
2822	LIVE OAK	9.5		9.5		
2823	LIVE OAK	7.5		7.5		
2824	LIVE OAK	7.0		7.0		
2836	CEDAR ELM	13.5		13.5		
2837	CEDAR ELM	14.0		14.0		
2838	CEDAR ELM	16.3		16.3		
2845	LIVE OAK	26.3		26.3	Y	
2847	LIVE OAK	7.5		7.5		
2848	LIVE OAK	15.5		15.5		
2849	LIVE OAK	15.5		15.5		
2851	LIVE OAK	17.0		17.0		
2852	LIVE OAK	6.5		6.5		
2853	LIVE OAK	7.0		7.0		
2855	LIVE OAK	10.5		10.5		
2857	LIVE OAK	18.8		18.8		
2858	LIVE OAK	11.5		11.5		
2859	LIVE OAK	13.5		13.5		
2860	LIVE OAK	16.0		16.0		
2861	LIVE OAK	16.5		16.5		
2862	LIVE OAK	16.8		16.8		
2863	LIVE OAK	11.5		11.5		
2864	LIVE OAK	18.8		18.8		
2865	LIVE OAK	12.5		12.5		
2866	LIVE OAK	8.0		8.0		
2867	LIVE OAK	6.0		6.0		
2868	LIVE OAK	12.0		12.0		
2869	LIVE OAK	14.8		14.8		
2870	LIVE OAK	6.0		6.0		
2872	LIVE OAK	6.0		6.0		
2874	LIVE OAK	7.5		7.5		
2876	LIVE OAK	13.3		13.3		
2877	LIVE OAK	12.8		12.8		
2878	LIVE OAK	18.0		18.0		
2879	LIVE OAK	16.8		16.8		
2880	LIVE OAK	13.0		13.0		
2881	LIVE OAK	22.0		22.0		
2882	LIVE OAK	14.5		14.5		
2883	LIVE OAK	20.0		20.0		
2884	LIVE OAK	16.5		16.5		
2885	CEDAR ELM	9.0		9.0		
2886	LIVE OAK	13.5		13.5		
2887	LIVE OAK	24.5		24.5		
2888	LIVE OAK	7.5		7.5		
2889	LIVE OAK	10.3		10.3		
2890	LIVE OAK	8.5		8.5		
2891	LIVE OAK	6.0		6.0		
2892	LIVE OAK	8.0		8.0		
2893	LIVE OAK	6.0		6.0		
2895	LIVE OAK	7.8		7.8		
2897	LIVE OAK	8.3		8.3		
2900	LIVE OAK	13.5		13.5		
2901	LIVE OAK	16.0		16.0		
2902	LIVE OAK	13.5		13.5		
2903	LIVE OAK	13.5		13.5		
2904	LIVE OAK	9.0		9.0		
2905	LIVE OAK	10.5		10.5		
2906	LIVE OAK	6.0		6.0		
2907	LIVE OAK	11.5		11.5		
2909	LIVE OAK	11.0		11.0		
2910	LIVE OAK	11.8		11.8		
2912	LIVE OAK	7.5		7.5		
2913	LIVE OAK	14.5		14.5		
2914	LIVE OAK	16.0		16.0		
2915	LIVE OAK	7.0		7.0		
2916	LIVE OAK	7.5		7.5		
2917	LIVE OAK	6.5		6.5		
2918	LIVE OAK	20.0		20.0		
2921	LIVE OAK	6.5		6.5		
2923	LIVE OAK	7.0		7.0		
2926	LIVE OAK	8.8		8.8		
2927	LIVE OAK	6.5		6.5		
2929	LIVE OAK	8.5		8.5		
2931	LIVE OAK	9.3		9.3		
2934	CEDAR ELM	6.5		6.5		
2939	LIVE OAK	8.0		8.0		
2940	LIVE OAK	20.0		20.0		
2941	LIVE OAK	7.0		7.0		
2943	LIVE OAK	8.5		8.5		
2944	LIVE OAK	8.5		8.5		
2945	CEDAR ELM	12.5		12.5		
2946	CEDAR ELM	8.5		8.5		
2948	LIVE OAK	18.0		18.0		
2950	LIVE OAK	6.0		6.0		
2951	LIVE OAK	9.3		9.3		
2952	LIVE OAK	10.5		10.5		
2953	LIVE OAK	8.8		8.8		
2954	LIVE OAK	6.5		6.5		
2955	LIVE OAK	34.0		34.0	Y	
2958	LIVE OAK	9.0		9.0		
2960	LIVE OAK	6.0		6.0		
2961	LIVE OAK	6.5		6.5		
2962	LIVE OAK	21.3		21.3		
2963	LIVE OAK	6.0		6.0		
2964	LIVE OAK	8.0		8.0		
2965	LIVE OAK	9.0		9.0		
2966	LIVE OAK	12.0		12.0		
2967	LIVE OAK	8.0		8.0		
2969	LIVE OAK	6.5		6.5		
2970	LIVE OAK	7.5		7.5		
2971	LIVE OAK	6.5		6.5		
2972	LIVE OAK	8.0		8.0		
2973	LIVE OAK	6.0		6.0		
2974	LIVE OAK	6.0		6.0		
2975	LIVE OAK	9.0		9.0		
2977	LIVE OAK	32.0		32.0	Y	
2978	CEDAR ELM	11.0		11.0		
2980	LIVE OAK	6.0		6.0		
2981	LIVE OAK	7.0		7.0		
2983	LIVE OAK	7.8		7.8		
2985	CEDAR ELM	11.5		11.5		
2986	SHINOAK	13.0		13.0		
2988	LIVE OAK	6.0		6.0		
2989	LIVE OAK	14.5		14.5		
2990	LIVE OAK	10.0		10.0		
2991	LIVE OAK	10.0		10.0		
2992	SHINOAK	20.3		20.3		

BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY ±528.5' EAST OF THE 183A TOLL ROAD INTERSECTION. ELEV. = 943.57'

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

APPROVED RMG

No.	REVISIONS	DATE	BY

Kimley»Horn
10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
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TBPE Firm No. 928

JOEL M. WIXSON 116167 LICENSED PROFESSIONAL ENGINEER 09/29/2020

KHA PROJECT 069283400
DATE SEPTEMBER 2020
SCALE: AS SHOWN
DESIGNED BY: TJO
DRAWN BY: TJO
CHECKED BY: JMW

TREE TABLE (SHEET 2 OF 3)

CRYSTAL VILLAGE
10744 E. CRYSTAL FALLS PARKWAY
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Wilkins, Bradley Date: September 29, 2020 11:21:12am File Path: K:\AUS_Civil\069283400-Crystal Village\Cad\Minor Site Plan\C - Tree Table.dwg

TREE NO.	TREE TYPE	CALIPER SIZE	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
2993	CEDAR ELM	13.5		13.5		
2994	LIVE OAK	19.8		19.8		
2995	LIVE OAK	20.5		20.5		
2996	LIVE OAK	12.5		12.5		
2998	LIVE OAK	6.5		6.5		
2999	LIVE OAK	7.0		7.0		
3000	LIVE OAK	8.5		8.5		
3002	LIVE OAK	17.5		17.5		
3003	LIVE OAK	9.0		9.0		
3008	LIVE OAK	10.0		10.0		
3009	LIVE OAK	7.5		7.5		
3011	LIVE OAK	6.0		6.0		
3014	LIVE OAK	7.0		7.0		
3015	LIVE OAK	14.0		14.0		
3017	LIVE OAK	7.5		7.5		
3019	LIVE OAK	7.5		7.5		
3021	LIVE OAK	6.5		6.5		
3022	LIVE OAK	7.0		7.0		
3024	LIVE OAK	6.5		6.5		
3026	LIVE OAK	7.0		7.0		
3027	LIVE OAK	10.5		10.5		
3028	LIVE OAK	7.5		7.5		
3029	LIVE OAK	7.5		7.5		
3030	LIVE OAK	8.5		8.5		
3031	LIVE OAK	10.0		10.0		
3032	LIVE OAK	14.5		14.5		
3033	LIVE OAK	10.0		10.0		
3034	LIVE OAK	7.3		7.3		
3037	LIVE OAK	6.0		6.0		
3038	LIVE OAK	8.0		8.0		
3043	LIVE OAK	6.0		6.0		
3045	LIVE OAK	11.0		11.0		
3046	LIVE OAK	24.8		24.8		
3047	LIVE OAK	15.0		15.0		
3048	LIVE OAK	11.5		11.5		
3050	LIVE OAK	16.0		16.0		
3051	LIVE OAK	13.5		13.5		
3052	LIVE OAK	19.3		19.3		
3053	LIVE OAK	29.5		29.5	Y	
3054	LIVE OAK	26.0		26.0		
3055	LIVE OAK	19.3		19.3		
3056	LIVE OAK	34.0		34.0	Y	
3057	CEDAR ELM	14.0		14.0		
3058	LIVE OAK	13.5		13.5		
3059	LIVE OAK	57.3		57.3	Y	
3060	LIVE OAK	7.0		7.0		
3061	LIVE OAK	13.0		13.0		
3062	LIVE OAK	11.8		11.8		
3063	LIVE OAK	9.0		9.0		
3064	LIVE OAK	9.0		9.0		
3066	LIVE OAK	7.0		7.0		
3067	LIVE OAK	11.3		11.3		
3068	LIVE OAK	6.5		6.5		
3070	LIVE OAK	14.3		14.3		
3071	LIVE OAK	9.5		9.5		
3072	LIVE OAK	24.3		24.3		
3073	LIVE OAK	21.5		21.5		
3074	LIVE OAK	19.5		19.5		
3075	LIVE OAK	19.0		19.0		
3076	LIVE OAK	12.5		12.5		
3077	LIVE OAK	22.8		22.8		
3078	LIVE OAK	9.8		9.8		
3079	LIVE OAK	7.0		7.0		
3080	LIVE OAK	8.0		8.0		
3081	LIVE OAK	6.5		6.5		
3083	LIVE OAK	16.0		16.0		
3085	LIVE OAK	13.5		13.5		
3086	LIVE OAK	10.5		10.5		
3087	LIVE OAK	24.8		24.8		
3088	CEDAR ELM	13.0		13.0		
3089	CEDAR ELM	13.0		13.0		
3090	CEDAR ELM	11.5		11.5		
3091	LIVE OAK	16.3		16.3		
3092	LIVE OAK	36.0		36.0	Y	
3094	LIVE OAK	7.0		7.0		
3095	LIVE OAK	8.0		8.0		
3096	LIVE OAK	7.5		7.5		
3097	LIVE OAK	7.0		7.0		
3098	LIVE OAK	7.5		7.5		
3099	LIVE OAK	11.5		11.5		
3101	LIVE OAK	13.3		13.3		
3102	LIVE OAK	6.5		6.5		
3103	LIVE OAK	6.5		6.5		
3104	LIVE OAK	8.0		8.0		
3105	LIVE OAK	7.5		7.5		
3106	LIVE OAK	6.0		6.0		
3107	LIVE OAK	10.0		10.0		
3109	LIVE OAK	7.0		7.0		
3110	LIVE OAK	7.0		7.0		
3111	LIVE OAK	8.0		8.0		
3112	LIVE OAK	8.5		8.5		
3113	LIVE OAK	8.5		8.5		
3114	LIVE OAK	7.5		7.5		
3115	LIVE OAK	9.0		9.0		
3116	LIVE OAK	8.5		8.5		
3119	LIVE OAK	10.5		10.5		
3121	LIVE OAK	7.5		7.5		
3122	LIVE OAK	7.0		7.0		
3124	LIVE OAK	15.0		15.0		
3125	LIVE OAK	13.0		13.0		
3127	LIVE OAK	8.5		8.5		
3128	LIVE OAK	6.0		6.0		
3129	CEDAR ELM	15.5		15.5		
3130	CEDAR ELM	9.0		9.0		
3131	CEDAR ELM	6.0		6.0		
3133	CEDAR ELM	20.0		20.0		
3134	LIVE OAK	15.5		15.5		
3135	CEDAR ELM	13.5		13.5		
3136	SHINOAK	12.0		12.0		
3137	SHINOAK	10.5		10.5		
3138	SHINOAK	8.5		8.5		
3139	CEDAR ELM	15.0		15.0		
3140	CEDAR ELM	17.0		17.0		
3142	LIVE OAK	13.5		13.5		
3143	LIVE OAK	16.8		16.8		
3144	LIVE OAK	42.0		42.0	Y	
3145	CEDAR ELM	19.5		19.5		
3146	LIVE OAK	21.0		21.0		
3147	SHINOAK	11.3		11.3		
3148	SHINOAK	8.5		8.5		
3149	SHINOAK	7.8		7.8		
3151	CEDAR ELM	7.3		7.3		
3152	SHINOAK	6.0		6.0		
3153	SHINOAK	14.0		14.0		
3154	CEDAR ELM	6.0		6.0		
3155	CEDAR ELM	6.5		6.5		
3156	CEDAR ELM	6.5		6.5		
3158	CEDAR ELM	9.0		9.0		
3160	CEDAR ELM	7.8		7.8		
3164	CEDAR ELM	6.5		6.5		
3165	CEDAR ELM	8.3		8.3		
3167	CEDAR ELM	7.0		7.0		
3168	CEDAR ELM	9.0		9.0		
3169	LIVE OAK	20.3		20.3		
3170	LIVE OAK	10.5		10.5		
3171	LIVE OAK	31.0		31.0	Y	
3172	CEDAR ELM	6.5		6.5		
3173	LIVE OAK	19.5		19.5		
3174	CEDAR ELM	6.0		6.0		
3180	CEDAR ELM	6.0		6.0		
3184	CEDAR ELM	6.5		6.5		
3187	CEDAR ELM	6.0		6.0		
3191	LIVE OAK	8.5		8.5		
3192	BLACK WALNUT	13.0		13.0		
3194	CEDAR ELM	8.5		8.5		
3195	CEDAR ELM	10.0		10.0		
3196	CEDAR ELM	10.5		10.5		
3197	CEDAR ELM	8.0		8.0		
3198	CEDAR ELM	10.0		10.0		
3199	CEDAR ELM	10.0		10.0		
3200	CEDAR ELM	9.0		9.0		
3201	CEDAR ELM	9.5		9.5		
3202	CEDAR ELM	14.0		14.0		
3203	CEDAR ELM	10.5		10.5		
3204	CEDAR ELM	9.5		9.5		
3205	CEDAR ELM	10.5		10.5		
3207	CEDAR ELM	8.0		8.0		
3208	LIVE OAK	9.0		9.0		

TREE NO.	TREE TYPE	CALIPER SIZE	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
3209	LIVE OAK	6.5		6.5		
3210	CEDAR ELM	9.0		9.0		
3211	LIVE OAK	10.5		10.5		
3212	CEDAR ELM	14.5		14.5		
3213	CEDAR ELM	18.5		18.5		
3214	CEDAR ELM	14.5		14.5		
3215	CEDAR ELM	9.0		9.0		
3216	CEDAR ELM	6.5		6.5		
3217	LIVE OAK	18.8		18.8		
3218	CEDAR ELM	7.0		7.0		
3219	LIVE OAK	10.5		10.5		
3220	LIVE OAK	6.5		6.5		
3221	LIVE OAK	9.0		9.0		
3222	CEDAR ELM	11.0		11.0		
3223	CEDAR ELM	7.5		7.5		
3224	CEDAR ELM	9.0		9.0		
3225	CEDAR ELM	8.0		8.0		
3226	LIVE OAK	9.5		9.5		
3227	LIVE OAK	11.0		11.0		
3228	LIVE OAK	8.8		8.8		
3229	LIVE OAK	34.5		34.5	Y	
3230	LIVE OAK	8.5		8.5		
3231	CEDAR ELM	9.8		9.8		
3232	LIVE OAK	19.5		19.5		
3233	LIVE OAK	14.8		14.8		
3235	LIVE OAK	9.0		9.0		
3237	LIVE OAK	8.8		8.8		
3244	LIVE OAK	11.8		11.8		
3245	LIVE OAK	6.5		6.5		
3246	CEDAR ELM	12.5		12.5		
3247	CEDAR ELM	8.0		8.0		
3248	CEDAR ELM	10.5		10.5		
3249	LIVE OAK	6.0		6.0		
3250	CEDAR ELM	10.0		10.0		
3251	CEDAR ELM	9.5		9.5		
3252	CEDAR ELM	12.0		12.0		
3253	CEDAR ELM	7.0		7.0		
3254	LIVE OAK	18.5		18.5		
3255	CEDAR ELM	9.5		9.5		
3256	CEDAR ELM	12.0		12.0		
3257	LIVE OAK	22.5		22.5		
3258	LIVE OAK	17.0		17.0		
3259	LIVE OAK	8.0		8.0		
3260	LIVE OAK	7.5		7.5		
3261	LIVE OAK	10.8		10.8		
3263	LIVE OAK	6.0		6.0		
3265	LIVE OAK	15.5		15.5		
3266	LIVE OAK	8.0		8.0		
3267	LIVE OAK	9.5		9.5		
3268	LIVE OAK	10.5		10.5		
3273	LIVE OAK	8.0		8.0		
3275	LIVE OAK	6.5		6.5		
3277	LIVE OAK	8.0		8.0		
3279	LIVE OAK	9.3		9.3		
3280	LIVE OAK	8.8		8.8		
3281	LIVE OAK	8.3		8.3		
3282	LIVE OAK	9.5		9.5		
3284	LIVE OAK	9.0		9.0		
3285	LIVE OAK	10.0		10.0		
3286	LIVE OAK	9.8		9.8		
3287	LIVE OAK	7.0		7.0		
3288	LIVE OAK	10.3		10.3		
3293	LIVE OAK	6.0		6.0		
3298	LIVE OAK	17.5		17.5		
3299	LIVE OAK	10.5		10.5		
3300	LIVE OAK	7.5		7.5		
3301	LIVE OAK	16.0		16.0		
3304	LIVE OAK	6.0		6.0		
3306	LIVE OAK	9.3		9.3		
3307	LIVE OAK	6.5		6.5		
3308	LIVE OAK	7.0		7.0		
3310	LIVE OAK	7.5		7.5		
3320	LIVE OAK	19.3		19.3		
3323	LIVE OAK	17.5		17.5		
3324	LIVE OAK	15.0		15.0		
3325	LIVE OAK	8.3		8.3		
3327	LIVE OAK	29.5		29.5	Y	
3328	LIVE OAK	19.5		19.5		
3329	CEDAR ELM	11.0		11.0		
3330	LIVE OAK	13.5		13.5		
3331	CEDAR ELM	13.0		13.0		
3332	LIVE OAK	18.0		18.0		
3334	LIVE OAK	13.0		13.0		
3335	CEDAR ELM	12.0		12.0		
3336	LIVE OAK	13.5		13.5		
3337	LIVE OAK	16.8		16.8		
3338	LIVE OAK	6.0		6.0		
3339	LIVE OAK	11.0		11.0		
3340	LIVE OAK	7.5		7.5		
3341	LIVE OAK	15.5		15.5		
3342	LIVE OAK	17.5		17.5		
3343	CEDAR ELM	11.0		11.0		
3344	LIVE OAK	19.5		19.5		
3345	CEDAR ELM	7.8		7.8		
3346	LIVE OAK	18.8		18.8		
3348	LIVE OAK	21.3		21.3		
3349	CEDAR ELM	8.8		8.8		
3350	CEDAR ELM	7.8		7.8		
3353	CEDAR ELM	8.8		8.8		
3355	CEDAR ELM	7.5		7.5		
3357	CEDAR ELM	7.8		7.8		
3358	CEDAR ELM	10.0		10.0		
3359	CEDAR ELM	8.0		8.0		
3360	CEDAR ELM	7.5		7.5		
3361	CEDAR ELM	6.8		6.8		
3362	CEDAR ELM	6.5		6.5		
3364	CEDAR ELM	6.0		6.0		
3366	CEDAR ELM	8.0		8.0		
3370	CEDAR ELM	7.8		7.8		
3376	CEDAR ELM	7.5		7.5		
3377	CEDAR ELM	10.0		10.0		
3378	CEDAR ELM	8.8		8.8		
3379	CEDAR ELM	14.0		14.0		
3380	CEDAR ELM	10.3		10.3		
3381	LIVE OAK	20.5		20.5		
3382	CEDAR ELM	7.5		7.5		
3383	LIVE OAK	8.8		8.8		
3385	LIVE OAK	7.5		7.5		
3387	LIVE OAK	9.5		9.5		
3388	LIVE OAK	8.0		8.0		
3389	LIVE OAK	6.0		6.0		
3391	LIVE OAK	22.8		22.8		
3392	LIVE OAK	10.0		10.0		
3393	CEDAR ELM	7.5		7.5		
3398	LIVE OAK	6.0		6.0		
3399	LIVE OAK	20.0		20.0		
3400	LIVE OAK	20.5		20.5		
3401	LIVE OAK	9.0		9.0		
3402	LIVE OAK	18.3		18.3		
3501	LIVE OAK	7.5		7.5		
3503	LIVE OAK	16.0		16.0		
3504	LIVE OAK	6.0		6.0		
3505	LIVE OAK	6.5		6.5		
3506	LIVE OAK	12.8		12.8		
3507	LIVE OAK	7.0		7.0		
3508	LIVE OAK	7.5		7.5		
3509	BUMELIA	6.0		6.0		
3510	LIVE OAK	9.0		9.0		
3511	LIVE OAK	9.0		9.0		
3512	LIVE OAK	34.5		34.5	Y	
3513	LIVE OAK	13.0		13.0		
3514	LIVE OAK	13.8		13.8		
3515	LIVE OAK	11.5		11.5		
3516	LIVE OAK	11.0		11.0		
3517	LIVE OAK	7.5		7.5		
3518	LIVE OAK	9.5		9.5		
3519	LIVE OAK	10.5		10.5		
3520	LIVE OAK	13.5		13.5		
3521	LIVE OAK	7.5		7.5		
3522	LIVE OAK	20.8		20.8		
3523	LIVE OAK	13.5		13.5		
3524	LIVE OAK	7.5		7.5		
3525	LIVE OAK	18.0		18.0		
3526	LIVE OAK	19.5		19.5		
3527	LIVE OAK	16.0		16.0		
3528	LIVE OAK	16.5		16.5		
3529	LIVE OAK	16.5		16.5		
3530	LIVE OAK	13.0		13.0		

TREE NO.	TREE TYPE	CALIPER SIZE	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
3531	LIVE OAK	19.0		19.0		
3532	LIVE OAK	16.0		16.0		
3533	CEDAR ELM	7.5		7.5		
3534	LIVE OAK	18.0		18.0		
3535	LIVE OAK	17.0		17.0		
3536	CEDAR ELM	9.0		9.0		
3537	CEDAR ELM	6.0		6.0		
3540	CEDAR ELM	6.0		6.0		
3541	CEDAR ELM	11.5		11.5		
3543	CEDAR ELM	11.3		11.3		
3544	CEDAR ELM	7.0		7.0		
3545	LIVE OAK	21.5		21.5		
3546	LIVE OAK	12.5		12.5		
3547	CEDAR ELM	15.0		15.0		
3548	LIVE OAK	10.0		10.0		
3550	LIVE OAK	9.8		9.8		
3551	LIVE OAK	6.5		6.5		
3552	LIVE OAK	17.5		17.5		
3553	LIVE OAK	15.8		15.8		
3554	LIVE OAK	18.5		18.5		
3555	CEDAR ELM	11.0		11.0		
3556	CEDAR ELM	9.5		9.5		
3557	CEDAR ELM	18.3		18.3		
3558	CEDAR ELM	10.5		10.5		
3559	LIVE OAK	6.5		6.5		
3560	CEDAR ELM	9.0		9.0		
3561	LIVE OAK	6.5		6.5		
3562	LIVE OAK	10.5		10.5		
3563	LIVE OAK	6.0		6.0		
3567	LIVE OAK	12.5		12.5		
3568	CEDAR ELM	12.8		12.8		
3569	CEDAR ELM	6.0		6.0		
3570	LIVE OAK	16.0		16.0		
3573	LIVE OAK	13.0		13.0		
3574	LIVE OAK	28.0		28.0	Y	
3575	LIVE OAK (DEAD)	35.0		35.0	Y	
3576	LIVE OAK (DEAD)	26.5		26.5	Y	
3578	LIVE OAK	12.8		12.8		
3580	LIVE OAK	7.3		7.3		
3582	CEDAR ELM (DEAD)	12.5		12.5		
3583	CEDAR ELM	9.5		9.5		
3584	LIVE OAK	29.0		29.0	Y	
3585	LIVE OAK	18.5		18.5		
3586	LIVE OAK	14.8		14.8		
3587	CEDAR ELM	11.0		11.0		
3590	LIVE OAK	18.5		18.5		
3592	LIVE OAK	6.8		6.8		
3593	LIVE OAK	7.8		7.8		
3594	LIVE OAK	16.8		16.8		
3595	LIVE OAK	6.5		6.5		
3596	LIVE OAK	8.8		8.8		
3597	CEDAR ELM	6.5		6.5		
3598	LIVE OAK	7.0		7.0		
3599	LIVE OAK	8.0		8.0		
3600	LIVE OAK	17.8		17.8		
3602	LIVE OAK	6.0		6.0		
3603	LIVE OAK	6.0		6.0		
3607	LIVE OAK	6.0		6.0		
3609	LIVE OAK	6.5		6.5		
3611	LIVE OAK	7.8		7.8		
3612	LIVE OAK	12.0		12.0		
3615	LIVE OAK	7.0		7.0		
3616	LIVE OAK	13.3		13.3		
3617	LIVE OAK	6.5		6.5		
3620	LIVE OAK	6.8		6.8		
3621	LIVE OAK	7.0		7.0		
3622	LIVE OAK	6.5		6.5		
3623	CEDAR ELM	7.5		7.5		
3624	LIVE OAK	23.8		23.8		
3625	LIVE OAK	10.8		10.8		
3627	LIVE OAK	9.3		9.3		
3628	LIVE OAK	6.5		6.5		
3629	LIVE OAK	41.0		41.0	Y	
3630	LIVE OAK	11.0		11.0		
3631	LIVE OAK	15.5		15.5		
3632	LIVE OAK	18.3		18.3		
3633	LIVE OAK	11.5		11.5		
3635	LIVE OAK	14.0		14.0		
3637	LIVE OAK	12.8		12.8		
3638	LIVE OAK	12.3		12.3		
3640	LIVE OAK	8.5		8.5		
3641	CEDAR ELM	10.5		10.5		
3642	CEDAR ELM	9.5		9.5		
3643	SHINOAK	6.8		6.8		
3644	CEDAR ELM	7.0		7.0		
3645	CEDAR ELM	15.5		15.5		
3646	CEDAR ELM	7.0		7.0		
3647	LIVE OAK	14.0		14.0		
3648	LIVE OAK	9.5		9.5		
3649	LIVE OAK	6.5		6.5		
3650	CEDAR ELM	12.0		12.0		
3651	POST OAK	8.5		8.5		
3652	CEDAR ELM	6.5		6.5		
3653	CEDAR ELM	8.5		8.5		
3654	CEDAR ELM	13.5		13.5		
3655	CEDAR ELM	9.5		9.5		
3656	SHINOAK	11.5		11.5		
3657	SHINOAK	13.0		13.0		
3658	CEDAR ELM	11.0		11.0		
3659	POST OAK	14.5		14.5		
3660	CEDAR ELM	10.5		10.5		
3662	LIVE OAK	7.5		7.5		
3664	LIVE OAK	6.0		6.0		
3665	LIVE OAK	13.8		13.8		
3666	LIVE OAK	7.0		7.0		
3669	SYCAMORE	15.0		15.0		
3670	SYCAMORE	19.8		19.8		
3671	SYCAMORE	22.0		22.0		
3672	SYCAMORE	9.0		9.0		
3674	SPANISH OAK	10.0		10.0		
3675	SYCAMORE	32.0		32.0	Y	
3676	ELM	6.0		6.0		
3677	CEDAR ELM	6.0		6.0		
3678	CEDAR ELM	9.0		9.0		
3679	SYCAMORE	13.0		13.0		
3680	SYCAMORE	16.0		16.0		
3681	SYCAMORE	18.8		18.8		
3683	SYCAMORE	10.5		10.5		
3684	ELM	7.0		7.0		
3685	BOIS D'ARC	10.5		10.5		
3686	BOIS D'ARC	8.5		8.5		
3687	PECAN	18.0		18.0		
3689	SYCAMORE	31.3		31.3	Y	
3690	PECAN	13.5		13.5		
3692	SHINOAK	9.0		9.0		
3693	CEDAR ELM	15.3		15.3		
3694	CEDAR ELM	9.0		9.0		
3701	CEDAR ELM	6.0		6.0		
3705	CEDAR ELM	7.5		7.5		
3706	CEDAR ELM	6.3		6.3		
3707	CEDAR ELM	11.5		11.5		
3708	CEDAR ELM	9.5		9.5		
3709	CEDAR ELM	8.5		8.5		
3710	CEDAR ELM	12.0		12.0		
3711	CEDAR ELM	14.0		14.0		
3712	CEDAR ELM	9.5		9.5		
3713	LIVE OAK	23.0		23.0		
3714	CEDAR ELM	7.5		7.5		
3715	CEDAR ELM	9.5		9.5		
3716	CEDAR ELM	7.0		7.0		
3717	CEDAR ELM	9.5		9.5		
3718	CEDAR ELM	15.5		15.5		
3720	LIVE OAK	13.0		13.0		
3721	CEDAR ELM	11.0		11.0		
3722	CEDAR ELM	11.0		11.0		
3723	CEDAR ELM	10.0		10.0		
3724	LIVE OAK	23.3		23.3		
3725	LIVE OAK	23.8		23.8		
3726	LIVE OAK	8.5		8.5		
3727	LIVE OAK	14.0		14.0		
3728	LIVE OAK	11.0		11.0		
3729	RED OAK	16.5		16.5		
3730	CEDAR ELM	8.5		8.5		
3732	LIVE OAK	11.0		11.0		
3733	CEDAR ELM	13.0		13.0		
3734	POST OAK	13.5		13.5		
3735	CEDAR ELM	9.0		9.0		
3736	CEDAR ELM	12.0		12.0		

TREE NO.	TREE TYPE	CALIPER SIZE	REMOVED	PROTECTED	HERITAGE	REASON FOR REMOVAL
3738	CEDAR ELM	13.0		13.0		
3739	LIVE OAK	14.0		14.0		
3740	LIVE OAK	17.5		17.5		
3741	LIVE OAK	18.0		18.0		
3742	LIVE OAK	21.0		21.0		
3743	SYCAMORE	17.5		17.5		
3744	ELM	15.5		15.5		
3745	BOIS D'ARC	17.0		17.0		
3746	SYCAMORE	10.0		10.0		
3747	WILLOW	20.0		20.0		
3748	BOIS D'ARC	21.5		21.5		
3749	SYCAMORE	8.0		8.0		
3750	SYCAMORE	12.0		12.0		
3751	LIVE OAK	10.8		10.8		
3752	SHINOAK	8.0		8.0		
3753	SHINOAK	15.0		15.0		
3754	LIVE OAK	6.3		6.3		
3755	SHINOAK	9.0		9.0		
3756	ELM	11.0		11.0		
3757	LIVE OAK	12.5		12.5		
3758	LIVE OAK	14.0		14.0		
3759	SHINOAK	6.5		6.5		
3760	ELM	15.5		15.5		
3762	LIVE OAK	6.0		6.0		
3763	ELM	19.0		19.0		
3764	ELM	15.0		15.0		
3765	ELM	12.5		12.5		
3766	CEDAR ELM	12.0		12.0		
3767	SYCAMORE	19.0		19.0		
3768	LIVE OAK	15.0		15.0		
3770	SYCAMORE	14.0		14.0		
3771	SYCAMORE	9.5		9.5		
3772	SYCAMORE	11.0		11.0		
3773	SYCAMORE	23.0		23.0		
3774	SYCAMORE	15.8		15.8		
3775	SYCAMORE	9.0		9.0		
3776	SYCAMORE	14.5		14.5		
3777	SYCAMORE	24.0		24.0		
3778	SYCAMORE	15.8		15.8		
3779	SYCAMORE	23.5		23.5		
3780	SYCAMORE	15.0		15.0		
3781	SYCAMORE	11.0		11.0		
3782	SYCAMORE	9.5		9.5		
3784	SYCAMORE	7.0		7.0		
3785	SYCAMORE	13.5		13.5		
3786	SYCAMORE	18.5		18.5		
3787	SYCAMORE	12.0		12.0		
3788	SYCAMORE	10.5		10.5		
3789	SYCAMORE	8.5		8.5		
3790	SYCAMORE	9.0		9.0		
3791	CEDAR ELM	7.5		7.5		
3792	CEDAR ELM	6.3		6.3		
3793	CEDAR ELM	14.0		14.0		
3794	CEDAR ELM	9.5		9.5		
3796	LIVE OAK	8.5		8.5		
3797	LIVE OAK	13.0		13.0		
3798	CEDAR ELM	10.5		10.5		
3799	SHINOAK	10.5		10.5		
3800	CEDAR ELM	10.0		10.0		

BENCHMARKS

BM #1 - MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK IN THE E. CRYSTAL FALLS RIGHT-OF-WAY ±528.5' EAST OF THE 183A TOLL ROAD INTERSECTION. ELEV. = 943.57'

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

APPROVED PMG

No.	REVISIONS	DATE	BY

Kimley»Horn

10814 JOLLYVILLE ROAD AVALLON IV SUITE 200 AUSTIN, TX 78759
PHONE: 512-418-1771 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM

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TBPE Firm No. 928

STATE OF TEXAS — JOEL M. WIXSON — 116167 — LICENSED PROFESSIONAL ENGINEER — 09/29/2020

KHA PROJECT 069283400
DATE SEPTEMBER 2020
SCALE: AS SHOWN
DESIGNED BY: TJO
DRAWN BY: TJO
CHECKED BY: JMW

TREE TABLE (SHEET 3 OF 3)

CRYSTAL VILLAGE

10744 E. CRYSTAL FALLS PARKWAY
CITY OF LEANDER
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER 12 OF 12

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Wilkins, Bradley Date: September 29, 2020 11:22:08am File Path: K:\AUS_Civil\069283400-Crystal Village\Cad\Minor Site Plan\C - Tree Tables.dwg

Z:\29247\29247-000\ENGINEERING\GRADING\CONSTRUCTION PLANS\29247-000 - EROSION CONTROL PLAN - INITIAL PHASE.DWG - Jan 3, 2022 - 3:27 PM

PLAN LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EXISTING CONTOUR (920)
- LIMITS OF CONSTRUCTION — LOC —
- SILT FENCE
- CONSTRUCTION ENTRANCE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

NOTE: THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGH THE DURATION OF THE PROJECT.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CONSTRUCTION ENTRANCE
SILT FENCE (TYP.)
LIMITS OF CONSTRUCTION (TYP.)
ACCESS EASEMENT (TYP.)
PROPERTY LINE (TYP.)
LOT 1 BLOCK A
1.11 ACRES
LOT 2 BLOCK A
1.10 ACRES
LOT 3 BLOCK A
1.26 ACRES
LOT 4 BLOCK A
45' X 60' DRAINAGE EASEMENT DOC #2009021333
VARIABLE WIDTH PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT DOC. NO.
10' PUBLIC UTILITY EASEMENT
2.5' PUBLIC UTILITY EASEMENT
E CRYSTAL FALLS PARKWAY (ALOW. WIDTH VARIES)
PREMAS GLOBAL LEANDER I, LLC 40.260 ACRES TRACT 2 DOC #2020000970
40.260 ACRES TOTAL 1,753,474 SQ. FT. 2.44.074 SQ. FT.

"VARIABLE WIDTH PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT DOC. NO." CALLOUTS SHOWN ARE FROM THE PRELIMINARY PLAT. THESE WILL BE UPDATED IN THE FINAL PLAT PER THE NEW EASEMENTS SHOWN.

MATCH LINE - SEE SHEET NO. 16 OF 76

STATE OF TEXAS
CHAD ALLEN GRASS
142322
LICENSED PROFESSIONAL ENGINEER
01/03/2022

NO.	REVISIONS	BY	DATE
C	REVISED PER AGENCY		12-7-21
B	REVISED PER AGENCY		11-2-21
A	REVISED PER AGENCY		9-28-21

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Nashville, TN 37206 • 615.349.4990
www.thomasandhutton.com

PREMAS GLOBAL LEANDER, LLC
CITY OF LEANDER, TX

CRYSTAL VILLAGE PHASE IB

EROSION CONTROL PLAN - PHASE I

JOB NO:	J-29247.0001
DATE:	7/3/2021
DRAWN:	SH
DESIGNED:	SH
REVIEWED:	CG
APPROVED:	CG
SCALE:	1" = 40'

MATCH LINE - SEE SHEET NO. 15 OF 76

MATCH LINE - SEE SHEET NO. 17 OF 76

PROPERTY LINE (TYP.)

SILT FENCE (TYP.)

CONSTRUCTION ENTRANCE

PRIVATE ACCESS AND DRAINAGE EASEMENT

LIMITS OF CONSTRUCTION (TYP.)

"VARIABLE WIDTH PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT DOC. NO." CALLOUTS SHOWN ARE FROM THE PRELIMINARY PLAT. THESE WILL BE UPDATED IN THE FINAL PLAT PER THE NEW EASEMENTS SHOWN.

ACCESS EASEMENT (TYP.)

LOT 4 BLOCK A
1.39 ACRES

LOT 5 BLOCK A
2.13 ACRES

LOT 6 BLOCK A
1.52 ACRES

LOT 7 BLOCK A
2.08 ACRES

LOT 8 BLOCK A
1.87 ACRES

LOT 9 BLOCK A
1.62 ACRES

PREMAS GLOBAL LEANDER 1, LLC
45.25 ACRES TRACT
DOC #2005090070

PREMAS GLOBAL LEANDER 1, LLC
APEX 2.4644 ACRES TRACT
DOC #2005090070

S69°34'29"W 1063.64'
(S70°33'25"W 1063.64')

N28°13'58"W 450.71' (N28°55'01"W 451.08')

DRAINAGE AND UTILITY EASEMENT
VOL. 13548, PG. 2845

10' UTILITY EASEMENT
DOC #2007046845

20' UTILITY EASEMENT
DOC #2007046438

2.5' PUBLIC UTILITY EASEMENT

VARIABLE WIDTH PRIVATE ACCESS & PUBLIC UTILITY EASEMENT DOC. NO.

183A TOLL
(R.O.W. WIDTH VARIES)

CURB INLET FILTER

BM #1

PLAN LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EXISTING CONTOUR
- LIMITS OF CONSTRUCTION
- SILT FENCE
- CONSTRUCTION ENTRANCE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NOTE: THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGH THE DURATION OF THE PROJECT.

STATE OF TEXAS
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142322
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01/03/2022

NO.	REVISIONS	BY	DATE
C	REVISED PER AGENCY		12-7-21
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A	REVISED PER AGENCY		9-28-21

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PREMAS GLOBAL LEANDER, LLC
CITY OF LEANDER, TX

CRYSTAL VILLAGE PHASE IB

EROSION CONTROL PLAN - PHASE I

JOB NO:	J-29247.0001
DATE:	7/3/2021
DRAWN:	SH
DESIGNED:	SH
REVIEWED:	CG
APPROVED:	CG
SCALE:	1" = 40'

Z:\29247\29247.0001\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\29247.0001 - EROSION CONTROL PLAN - INITIAL PHASE.DWG - Jan 3, 2022 - 3:47 PM

DOC #2020070070

MATCH LINE - SEE SHEET NO. 16 OF 76

LIMITS OF CONSTRUCTION (TYP.)

PRIVATE ACCESS AND DRAINAGE EASEMENT

SILT FENCE (TYP.)

"VARIABLE WIDTH PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT DOC. NO." CALLOUTS SHOWN ARE FROM THE PRELIMINARY PLAT. THESE WILL BE UPDATED IN THE FINAL PLAT PER THE NEW EASEMENTS SHOWN.

VARIABLE WIDTH PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT DOC. NO.

PROPERTY LINE (TYP.)

LIMITS OF CONSTRUCTION (TYP.)

70' DRAINAGE EASEMENT DOC. NO.

LOT 9 BLOCK A
1.62 ACRES

PROPERTY LINE (TYP.)

2.5' PUBLIC UTILITY EASEMENT

LOT 10 BLOCK A
1.62 ACRES

PROPERTY LINE (TYP.)

LIMITS OF CONSTRUCTION (TYP.)

10' PUBLIC UTILITY, LANDSCAPING & PEDESTRIAN ACCESS EASEMENT

LOT 11 BLOCK A
1.62 ACRES

ACCESS EASEMENT (TYP.)

PROPERTY LINE (TYP.)

2.5' PUBLIC UTILITY EASEMENT

LOT 12 BLOCK A
1.62 ACRES

PROPERTY LINE (TYP.)

CONSTRUCTION ENTRANCE

PROPERTY LINE (TYP.)

LIMITS OF CONSTRCTION (TYP.)

183A TOLL ROAD

CURB INLET FILTER

CURB INLET FILTER

CURB INLET FILTER

CURB INLET FILTER

CURB INLET FILTER

NOTE: THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGH THE DURATION OF THE PROJECT.

PLAN LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EXISTING CONTOUR
- LIMITS OF CONSTRUCTION
- SILT FENCE
- CONSTRUCTION ENTRANCE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

STATE OF TEXAS
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01/03/2022

NO.	REVISIONS	BY	DATE
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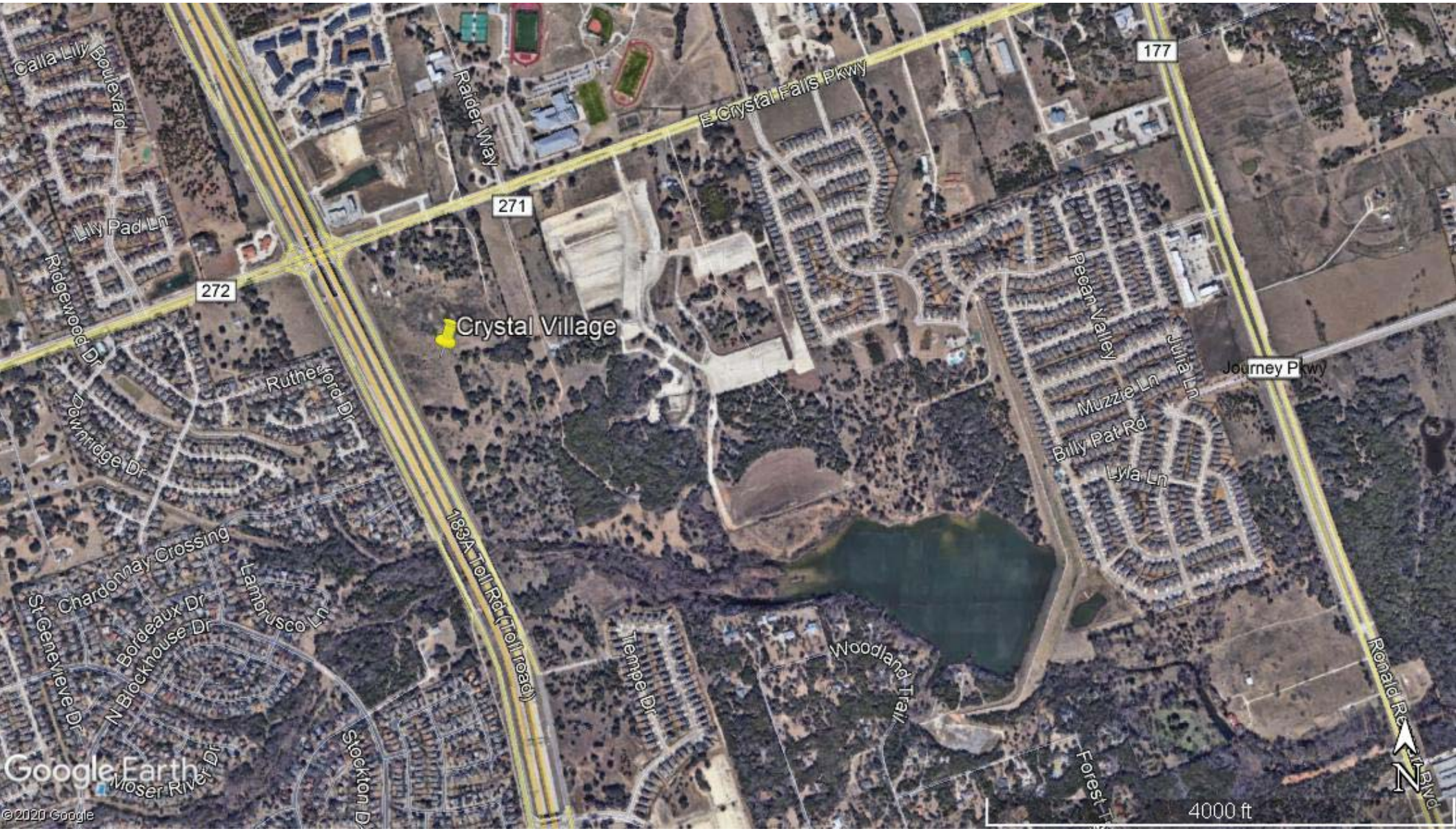
JOB NO:	J-29247.0001
DATE:	7/3/2021
DRAWN:	SH
DESIGNED:	SH
REVIEWED:	CG
APPROVED:	CG
SCALE:	1" = 40'

Vicinity Map


Calla Lily Boulevard
Raider Way
E Crystal Falls Pkwy
177
271
Lily Pad Ln
Ridgewood Dr
272
Crystal Village
Rutherford Dr
Pecan Valley
Julia Ln
Journey Pkwy
Muzzie Ln
Billy Pat Rd
Lyla Ln
Cowridge Dr
Chardonnay Crossing
Lambrusco Ln
St Geneviere Dr
Bordeaux Dr
N Blockhouse Dr
183A Toll Rd (Toll road)
Tempe Dr
Woodland Trail
Stockton Dr
Moser River Dr
Ronald Reagan Blvd
Google Earth
© 2020 Google
N
4000 ft

Soil Survey

97° 49' 32" W
97° 49' 0" W
30° 33' 57" N
30° 33' 21" N
612700
612800
612900
613000
613100
613200
613300
613400
3382100
3382000
3381900
3381800
3381700
3381600
3381500
3381400
3381300
3381200
3381100
3381000
FaB
DoC
EaD
DnB
FaB
DoC
EeB
OIA
Chardonnay Xing
Soil Map may not be valid at this scale.
Map Scale: 1:5,410 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 50 100 200 300
Feet
0 250 500 1000 1500
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- .02
- .05
- .10
- .15
- .17
- .20
- .24
- .28
- .32
- .37
- .43
- .49
- .55
- .64
- Not rated or not available

Soil Rating Lines
- .02
- .05
- .10
- .15
- .17
- .20
- .24
- .28
- .32
- .37
- .43
- .49
- .55
- .64
- Not rated or not available

Soil Rating Points
- .02
- .05
- .10
- .15
- .17
- .20
- .24
- .28
- .32
- .37
- .43
- .49
- .55
- .64
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Williamson County, Texas
Survey Area Data: Version 21, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 27, 2018—Nov 16, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

K Factor, Whole Soil

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DnB	Denton silty clay, 1 to 3 percent slopes	.20	5.0	6.8%
DoC	Doss silty clay, moist, 1 to 5 percent slopes	.28	17.4	23.6%
EaD	Eckrant cobbly clay, 1 to 8 percent slopes	.10	13.3	18.0%
EeB	Eckrant stony clay, 0 to 3 percent slopes, stony	.02	23.3	31.6%
FaB	Fairlie clay, 1 to 2 percent slopes	.28	13.3	18.1%
OlA	Oakalla soils, 0 to 1 percent slopes, channeled, frequently flooded	.28	1.3	1.8%
Totals for Area of Interest			**73.8**	**100.0%**

Description

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

Transfer of Oper. Control

Exhibit F

TRANSFER OF OPERATIONAL CONTROL

FOR THE
Texas Commission on Environmental Quality (TCEQ)
Storm Water Program

TPDES GENERAL PERMIT TXR150000

Instructions: Fill out the form and meter or affix stamps to the Certificate of Mailing below. Make a copy, place it in a self-addressed stamped envelope, and then mail the copy to the New Operator at a USPS facility. At the time of mailing, present the original to a USPS employee, and they will date stamp the certificate so that the original can be retained in the SWPPP as a Transfer of Operational Control.

Permitted operators may attempt to notify new operators of the requirement to obtain authorization, as appropriate, under the Texas Pollutant Discharge Elimination System Construction General Permit TXR150000 when a transfer of operational control occurs. Authorization under this general permit is not transferable. Each operator is entirely responsible for meeting Storm Water Pollution Prevention Plan (SWPPP) requirements within the boundaries of the construction site where they perform construction activities.

Construction Project or Site Name:	Crystal Village
Operator Name:	Premas Global Leander I, LLC
New Operator:	
New Operator Mailing Address:	
Date Transfer is Effective:	

The Operator has relinquished control over all areas of the site that have not been finally stabilized, and SWPPP responsibilities for all silt fences and other temporary erosion controls are now transferred to the New Operator. The Operator is required to retain record of this notification for a minimum period of three (3) years from the date that permit coverage is terminated. The information on this notification is required in Part II.F.4 of the general permit.

UNITED STATES POSTAL SERVICE®

Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

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Postmark Here

PS Form **3817**, April 2007 PSN 7530-02-000-9065

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Delegation Letter

Designation of Authorized Representative

Inspectors employed by Storm Water Solutions, a Texas Limited Partnership are hereby designated as authorized representatives to prepare, sign, and certify storm water inspection reports as required by Part III Section F 7(e) of the Texas Pollutant Discharge Elimination System Construction General Permit No TXR150000.

Signature:_____

Printed Name:_____

Title:_____

Company:_____

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Training

Exhibit H

SWPPP Qualifications Statement

Storm Water Solutions, LLC is a professional storm water pollution prevention plan management company. Storm Water Solutions is a registered engineering firm in the State of Texas and has been preparing Storm Water Pollution Prevention Plans (SWPPPs), performing site inspections, and implementing Best Management Practices (BMPs) in the Houston/Austin area since 2001. The SWPPP writing staff, the inspection staff, and the BMP installation staff have undergone a rigorous training program, including seminars, trade shows, site inspections, testing, and regulatory audits, to become familiar with local, state, and federal SWPPP requirements. Each is knowledgeable of the construction general permit, is familiar with the construction site, and is knowledgeable of the SWPPP for the site.

SWPPP, Inspections & Monitoring Staff

Chris Bundy

Sean Sobieski

Caleb Sechrist

Lindsay Gregory

Nick Tomich

Aaron Horn

Anthony Rodriguez

Tyler Werlein

Larry Bathe

Jake Cyrus

Patrick Troutt

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Turnkey Storm Water Pollution Control
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Maintenance Records

Inspections

TXR150000

General Permit to Discharge Under the Texas Pollutant Discharge Elimination System

Stormwater Discharges Associated with Construction Activities

TXR150000

Effective March 5, 2018

printed on recycled paper

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Texas Commission on Environmental Quality

P.O. Box 13087, Austin, Texas 78711-3087

GENERAL PERMIT TO DISCHARGE UNDER THE

TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM

under provisions of
Section 402 of the Clean Water Act
and Chapter 26 of the Texas Water Code

This permit supersedes and replaces
TPDES General Permit No. TXR150000, issued March 5, 2013

Construction sites that discharge stormwater associated with construction activity

located in the state of Texas

may discharge to surface water in the state

only according to monitoring requirements and other conditions set forth in this general permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ or Commission), the laws of the State of Texas, and other orders of the Commission of the TCEQ. The issuance of this general permit does not grant to the permittee the right to use private or public property for conveyance of stormwater and certain non-stormwater discharges along the discharge route. This includes property belonging to but not limited to any individual, partnership, corporation or other entity. Neither does this general permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to use the discharge route.

This general permit and the authorization contained herein shall expire at midnight, five years from the permit effective date.

EFFECTIVE DATE: March 5, 2018

ISSUED DATE: 2-8-18

Bryan W. Shaw

For the Commission

TPDES GENERAL PERMIT NUMBER TXR150000 RELATING TO STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES

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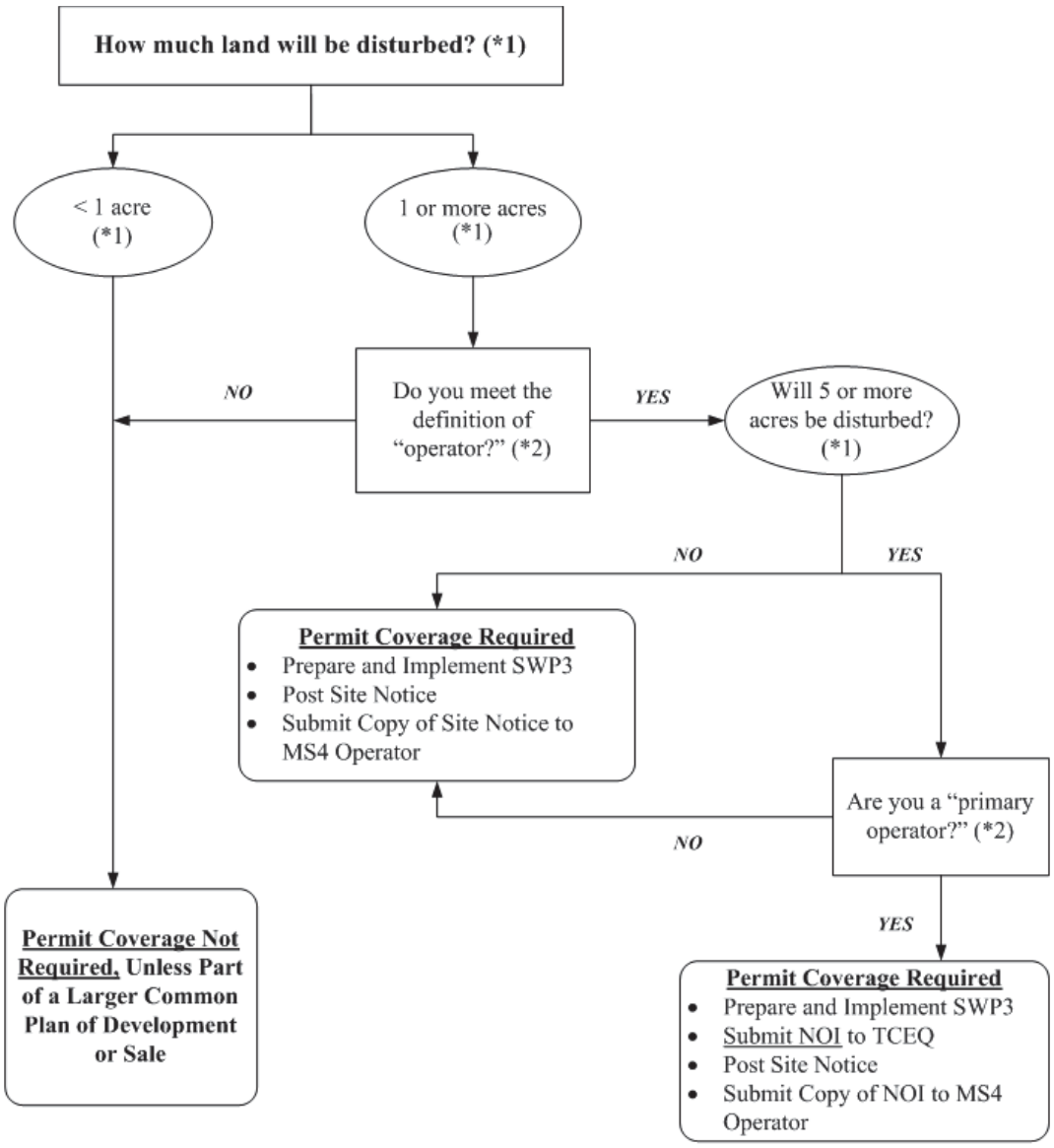
Part I. Flow Chart and Definitions

Section A. Flow Chart to Determine Whether Coverage is Required

When calculating the acreage of land area disturbed, include the disturbed land-area of all construction and construction support activities.



***(*1)** To determine the size of the construction project, use the size of the entire area to be disturbed, and include the size of the larger common plan of development or sale, if the project is part of a larger project (refer to Part I.B., "Definitions," for an explanation of "common plan of development or sale").*

***(*2)** Refer to the definitions for "operator," "primary operator," and "secondary operator" in Part I., Section B. of this permit.*

Section B. Definitions

Arid Areas - Areas with an average annual rainfall of 0 to 10 inches.

Best Management Practices (BMPs) - Schedules of activities, prohibitions of practices, maintenance procedures, structural controls, local ordinances, and other management practices to prevent or reduce the discharge of pollutants. BMPs also include treatment requirements, operating procedures, and practices to control construction site runoff, spills or leaks, waste disposal, or drainage from raw material storage areas.

Commencement of Construction - The initial disturbance of soils associated with clearing, grading, or excavation activities, as well as other construction-related activities (e.g., stockpiling of fill material, demolition).

Common Plan of Development - A construction activity that is completed in separate stages, separate phases, or in combination with other construction activities. A common plan of development (also known as a "common plan of development or sale") is identified by the documentation for the construction project that identifies the scope of the project, and may include plats, blueprints, marketing plans, contracts, building permits, a public notice or hearing, zoning requests, or other similar documentation and activities. A common plan of development does not necessarily include all construction projects within the jurisdiction of a public entity (e.g., a city or university). Construction of roads or buildings in different parts of the jurisdiction would be considered separate "common plans," with only the interconnected parts of a project being considered part of a "common plan" (e.g., a building and its associated parking lot and driveways, airport runway and associated taxiways, a building complex, etc.). Where discrete construction projects occur within a larger common plan of development or sale but are located ¼ mile or more apart, and the area between the projects is not being disturbed, each individual project can be treated as a separate plan of development or sale, provided that any interconnecting road, pipeline or utility project that is part of the same "common plan" is not included in the area to be disturbed.

Construction Activity - Includes soil disturbance activities, including clearing, grading, excavating, construction-related activity (e.g., stockpiling of fill material, demolition), and construction support activity. This does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of the site (e.g., the routine grading of existing dirt roads, asphalt overlays of existing roads, the routine clearing of existing right-of-ways, and similar maintenance activities). Regulated construction activity is defined in terms of small and large construction activity.

Construction Support Activity – A construction-related activity that specifically supports construction activity, which can involve earth disturbance or pollutant-generating activities of its own, and can include, but are not limited to, activities associated with concrete or asphalt batch plants, rock crushers, equipment staging or storage areas, chemical storage areas, material storage areas, material borrow areas, and excavated material disposal areas. Construction support activity must only directly support the construction activity authorized under this general permit.

Dewatering – The act of draining rainwater or groundwater from building foundations, vaults, and trenches.

Discharge – For the purposes of this permit, the drainage, release, or disposal of pollutants in stormwater and certain non-stormwater from areas where soil disturbing activities (e.g., clearing, grading, excavation, stockpiling of fill material, and demolition), construction materials or equipment storage or maintenance (e.g., fill piles, borrow area, concrete truck wash out, fueling), or other industrial stormwater directly related to the construction process (e.g., concrete or asphalt batch plants) are located.

Drought-Stricken Area – For the purposes of this permit, an area in which the National Oceanic and Atmospheric Administration's U.S. Seasonal Drought Outlook indicates for the period during which the construction will occur that any of the following conditions are

likely: (1) “Drought to persist or intensify”, (2) “Drought ongoing, some improvement”, (3) “Drought likely to improve, impacts ease”, or (4) “Drought development likely”. See http://www.cpc.ncep.noaa.gov/products/expert_assessment/seasonal_drought.html.

Edwards Aquifer - As defined under Texas Administrative Code (TAC) § 213.3 of this title (relating to the Edwards Aquifer), that portion of an arcuate belt of porous, water-bearing, predominantly carbonate rocks known as the Edwards and Associated Limestones in the Balcones Fault Zone trending from west to east to northeast in Kinney, Uvalde, Medina, Bexar, Comal, Hays, Travis, and Williamson Counties; and composed of the Salmon Peak Limestone, McKnight Formation, West Nueces Formation, Devil’s River Limestone, Person Formation, Kainer Formation, Edwards Formation, and Georgetown Formation. The permeable aquifer units generally overlie the less-permeable Glen Rose Formation to the south, overlie the less-permeable Comanche Peak and Walnut Formations north of the Colorado River, and underlie the less-permeable Del Rio Clay regionally.

Edwards Aquifer Recharge Zone - Generally, that area where the stratigraphic units constituting the Edwards Aquifer crop out, including the outcrops of other geologic formations in proximity to the Edwards Aquifer, where caves, sinkholes, faults, fractures, or other permeable features would create a potential for recharge of surface waters into the Edwards Aquifer. The recharge zone is identified as that area designated as such on official maps located in the offices of the Texas Commission on Environmental Quality (TCEQ) and the appropriate regional office. The Edwards Aquifer Map Viewer, located at http://www.tceq.texas.gov/compliance/field_ops/eapp/mapdisclaimer.html, can be used to determine where the recharge zone is located.

Edwards Aquifer Contributing Zone - The area or watershed where runoff from precipitation flows downgradient to the recharge zone of the Edwards Aquifer. The contributing zone is located upstream (upgradient) and generally north and northwest of the recharge zone for the following counties: all areas within Kinney County, except the area within the watershed draining to Segment No. 2304 of the Rio Grande Basin; all areas within Uvalde, Medina, Bexar, and Comal Counties; all areas within Hays and Travis Counties, except the area within the watersheds draining to the Colorado River above a point 1.3 miles upstream from Tom Miller Dam, Lake Austin at the confluence of Barrow Brook Cove, Segment No. 1403 of the Colorado River Basin; and all areas within Williamson County, except the area within the watersheds draining to the Lampasas River above the dam at Stillhouse Hollow reservoir, Segment No. 1216 of the Brazos River Basin. The contributing zone is illustrated on the Edwards Aquifer map viewer at http://www.tceq.texas.gov/compliance/field_ops/eapp/mapdisclaimer.html.

Effluent Limitations Guideline (ELG) – Defined in 40 Code of Federal Regulations (CFR) § 122.2 as a regulation published by the Administrator under § 304(b) of the Clean Water Act (CWA) to adopt or revise effluent limitations.

Facility or Activity – For the purpose of this permit, referring to a construction site, the location of construction activity, or a construction support activity that is regulated under this general permit, including all contiguous land and fixtures (for example, ponds and materials stockpiles), structures, or appurtenances used at a construction site or industrial site.

Final Stabilization - A construction site status where any of the following conditions are met:

(a) All soil disturbing activities at the site have been completed and a uniform (that is, evenly distributed, without large bare areas) perennial vegetative cover with a density of at least 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as the use of riprap, gabions, or geotextiles) have been employed.

(b) For individual lots in a residential construction site by either:

(1) the homebuilder completing final stabilization as specified in condition (a) above; or

(2) the homebuilder establishing temporary stabilization for an individual lot prior to the time of transfer of the ownership of the home to the buyer and after informing the homeowner of the need for, and benefits of, final stabilization. If temporary stabilization is not feasible, then the homebuilder may fulfill this requirement by retaining perimeter controls or BMPs, and informing the homeowner of the need for removal of temporary controls and the establishment of final stabilization. Fulfillment of this requirement must be documented in the homebuilder's stormwater pollution prevention plan (SWP3).

(c) For construction activities on land used for agricultural purposes (such as pipelines across crop or range land), final stabilization may be accomplished by returning the disturbed land to its preconstruction agricultural use. Areas disturbed that were not previously used for agricultural activities, such as buffer strips immediately adjacent to surface water and areas that are not being returned to their preconstruction agricultural use must meet the final stabilization conditions of condition (a) above.

(d) In arid, semi-arid, and drought-stricken areas only, all soil disturbing activities at the site have been completed and both of the following criteria have been met:

(1) Temporary erosion control measures (for example, degradable rolled erosion control product) are selected, designed, and installed along with an appropriate seed base to provide erosion control for at least three years without active maintenance by the operator, and

(2) The temporary erosion control measures are selected, designed, and installed to achieve 70% of the native background vegetative coverage within three years.

Hyperchlorination of Waterlines – Treatment of potable water lines or tanks with chlorine for disinfection purposes, typically following repair or partial replacement of the waterline or tank, and subsequently flushing the contents.

Impaired Water - A surface water body that is identified as impaired on the latest approved CWA §303(d) List or waters with an EPA-approved or established total maximum daily load (TMDL) that are found on the latest EPA approved *Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d)*, which lists the category 4 and 5 water bodies.

Indian Country Land – All land within the limits of any Indian reservation under the jurisdiction of the United States government, notwithstanding the issuance of any patent, and, including rights-of-way running through the reservation; (2) all dependent Indian communities with the borders of the United States whether within the originally or subsequently acquired territory thereof, and whether within or without the limits of a state; and (3) all Indian allotments, the Indian titles to which have not been extinguished, including rights-of-way running through the same. (40 CFR §122.2)

Indian Tribe - Any Indian Tribe, band, group, or community recognized by the Secretary of the Interior and exercising governmental authority over a Federal Indian Reservation (40 CFR §122.2).

Infeasible –Not technologically possible, or not economically practicable and achievable in light of best industry practices. (40 CFR §450.11(b)).

Large Construction Activity - Construction activities including clearing, grading, and excavating that result in land disturbance of equal to or greater than five (5) acres of land. Large construction activity also includes the disturbance of less than five (5) acres of total

land area that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb equal to or greater than five (5) acres of land. Large construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of the site (for example, the routine grading of existing dirt roads, asphalt overlays of existing roads, the routine clearing of existing right-of-ways, and similar maintenance activities.)

Linear Project – Includes the construction of roads, bridges, conduits, substructures, pipelines, sewer lines, towers, poles, cables, wires, connectors, switching, regulating and transforming equipment and associated ancillary facilities in a long, narrow area.

Low Rainfall Erosivity Waiver (LREW) - A written submission to the executive director from an operator of a construction site that is considered as small construction activity under the permit, which qualifies for a waiver from the requirements for small construction activities, only during the period of time when the calculated rainfall erosivity factor is less than five (5).

Minimize - To reduce or eliminate to the extent achievable using stormwater controls that are technologically available and economically practicable and achievable in light of best industry practices.

Municipal Separate Storm Sewer System (MS4) - A separate storm sewer system owned or operated by the United States, a state, city, town, county, district, association, or other public body (created by or pursuant to state law) having jurisdiction over the disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under state law such as a sewer district, flood control or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, that discharges to surface water in the state.

Notice of Change (NOC) – Written notification to the executive director from a discharger authorized under this permit, providing changes to information that was previously provided to the agency in a notice of intent form.

Notice of Intent (NOI) - A written submission to the executive director from an applicant requesting coverage under this general permit.

Notice of Termination (NOT) - A written submission to the executive director from a discharger authorized under this general permit requesting termination of coverage.

Operator - The person or persons associated with a large or small construction activity that is either a primary or secondary operator as defined below:

Primary Operator – the person or persons associated with construction activity that meets either of the following two criteria:

(a) the person or persons have on-site operational control over construction plans and specifications, including the ability to make modifications to those plans and specifications; or

(b) the person or persons have day-to-day operational control of those activities at a construction site that are necessary to ensure compliance with a Storm Water Pollution Prevention Plan (SWP3) for the site or other permit conditions (for example, they are authorized to direct workers at a site to carry out activities required by the SWP3 or comply with other permit conditions).

Secondary Operator – The person or entity, often the property owner, whose operational control is limited to:

(a) the employment of other operators, such as a general contractor, to perform or supervise construction activities; or

(b) the ability to approve or disapprove changes to construction plans and specifications, but who does not have day-to-day on-site operational control over construction activities at the site.

Secondary operators must either prepare their own SWP3 or participate in a shared SWP3 that covers the areas of the construction site, where they have control over the construction plans and specifications.

If there is not a primary operator at the construction site, then the secondary operator is defined as the primary operator and must comply with the requirements for primary operators.

Outfall - For the purpose of this permit, a point source at the point where stormwater runoff associated with construction activity discharges to surface water in the state and does not include open conveyances connecting two municipal separate storm sewers, or pipes, tunnels, or other conveyances that connect segments of the same stream or other water of the U.S. and are used to convey waters of the U.S.

Permittee - An operator authorized under this general permit. The authorization may be gained through submission of a notice of intent, by waiver, or by meeting the requirements for automatic coverage to discharge stormwater runoff and certain non-stormwater discharges from construction activity.

Point Source –Any discernible, confined, and discrete conveyance, including but not limited to, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock concentrated animal feeding operation, landfill leachate collection system, vessel or other floating craft from which pollutants are, or may be, discharged. This term does not include return flows from irrigated agriculture or agricultural stormwater runoff (40 CFR §122.2).

Pollutant - Dredged spoil, solid waste, incinerator residue, sewage, garbage, sewage sludge, filter backwash, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, and industrial, municipal, and agricultural waste discharged into any surface water in the state. The term "pollutant" does not include tail water or runoff water from irrigation or rainwater runoff from cultivated or uncultivated rangeland, pastureland, and farmland. For the purpose of this permit, the term “pollutant” includes sediment.

Pollution - The alteration of the physical, thermal, chemical, or biological quality of, or the contamination of, any surface water in the state that renders the water harmful, detrimental, or injurious to humans, animal life, vegetation, or property or to public health, safety, or welfare, or impairs the usefulness or the public enjoyment of the water for any lawful or reasonable purpose (Texas Water Code (TWC) §26.001(14)).

Rainfall Erosivity Factor (R factor) - the total annual erosive potential that is due to climatic effects, and is part of the Revised Universal Soil Loss Equation (RUSLE).

Receiving Water - A “Water of the United States” as defined in 40 CFR §122.2 or a surface water in the state into which the regulated stormwater discharges.

Semiarid Areas - areas with an average annual rainfall of 10 to 20 inches.

Separate Storm Sewer System - A conveyance or system of conveyances (including roads with drainage systems, streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains), designed or used for collecting or conveying stormwater; that is not a combined sewer, and that is not part of a publicly owned treatment works (POTW).

Small Construction Activity - Construction activities including clearing, grading, and excavating that result in land disturbance of equal to or greater than one (1) acre and less than five (5) acres of land. Small construction activity also includes the disturbance of less than one (1) acre of total land area that is part of a larger common plan of development or sale if the larger common plan will ultimately disturb equal to or greater than one (1) and

less than five (5) acres of land. Small construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of the site (for example, the routine grading of existing dirt roads, asphalt overlays of existing roads, the routine clearing of existing right-of-ways, and similar maintenance activities).

Steep Slopes – Where a state, Tribe, local government, or industry technical manual (e.g. stormwater BMP manual) has defined what is to be considered a "steep slope", this permit's definition automatically adopts that definition. Where no such definition exists, steep slopes are automatically defined as those that are 15 percent or greater in grade.

Stormwater (or Stormwater Runoff) - Rainfall runoff, snow melt runoff, and surface runoff and drainage.

Stormwater Associated with Construction Activity - Stormwater runoff, as defined above, from a construction activity.

Structural Control (or Practice) - A pollution prevention practice that requires the construction of a device, or the use of a device, to reduce or prevent pollution in stormwater runoff. Structural controls and practices may include but are not limited to: silt fences, earthen dikes, drainage swales, sediment traps, check dams, subsurface drains, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, and temporary or permanent sediment basins.

Surface Water in the State - Lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, wetlands, marshes, inlets, canals, the Gulf of Mexico inside the territorial limits of the state (from the mean high water mark (MHWM) out 10.36 miles into the Gulf), and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or non-navigable, and including the beds and banks of all water-courses and bodies of surface water, that are wholly or partially inside or bordering the state or subject to the jurisdiction of the state; except that waters in treatment systems which are authorized by state or federal law, regulation, or permit, and which are created for the purpose of waste treatment are not considered to be water in the state.

Temporary Stabilization - A condition where exposed soils or disturbed areas are provided a protective cover or other structural control to prevent the migration of pollutants. Temporary stabilization may include temporary seeding, geotextiles, mulches, and other techniques to reduce or eliminate erosion until either permanent stabilization can be achieved or until further construction activities take place.

Thawing Conditions – for the purposes of this permit, thawing conditions are expected based on the historical likelihood of two or more days with daytime temperatures greater than 32°F. This date can be determined by looking at historical weather data.

Note: The estimation of thawing conditions is for planning purposes only. During construction, the permittee will be required to conduct site inspections based upon actual conditions (i.e., if thawing conditions occur sooner than expected, the permittee will be required to conduct inspections at the regular frequency).

Total Maximum Daily Load (TMDL) - The total amount of a pollutant that a water body can assimilate and still meet the Texas Surface Water Quality Standards.

Turbidity – A condition of water quality characterized by the presence of suspended solids and/or organic material.

Waters of the United States - Waters of the United States or waters of the U.S. means:

(a) all waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

(b) all interstate waters, including interstate wetlands;

(c) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds that the use, degradation, or destruction of which would affect or could affect interstate or foreign commerce including any such waters:

(1) which are or could be used by interstate or foreign travelers for recreational or other purposes;

(2) from which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or

(3) which are used or could be used for industrial purposes by industries in interstate commerce;

(d) all impoundments of waters otherwise defined as waters of the United States under this definition;

(e) tributaries of waters identified in paragraphs (a) through (d) of this definition;

(f) the territorial sea; and

(g) wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a) through (f) of this definition.

Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA are not waters of the U.S. This exclusion applies only to manmade bodies of water which neither were originally created in waters of the U.S. (such as disposal area in wetlands) nor resulted from the impoundment of waters of the U.S. Waters of the U.S. do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with EPA.

Part II. Permit Applicability and Coverage

Section A. Discharges Eligible for Authorization

1. Stormwater Associated with Construction Activity

Discharges of stormwater runoff and certain non-stormwater discharges from small and large construction activities may be authorized under this general permit.

2. Discharges of Stormwater Associated with Construction Support Activities

Discharges of stormwater runoff and certain non-stormwater discharges from construction support activities as defined in Part I.B of this general permit may be authorized, provided that the following conditions are met:

(a) the construction support activities are located within one (1) mile from the boundary of the construction site where the construction activity authorized under the permit is being conducted that requires the support of these activities;

(b) an SWP3 is developed for the permitted construction site according to the provisions in Part III.F of this general permit, and includes appropriate controls and measures to reduce erosion and the discharge of pollutants in stormwater runoff according to the provisions in Part III.G of this general permit;

(c) the activities are directly related to the construction site;

(d) the activities are not a commercial operation, nor serve other unrelated construction projects; and

(e) the activities do not continue to operate beyond the completion of the construction activity at the project it supports.

Construction support activities that operate outside the terms provided in (a) through (e) above must obtain authorization under a separate Texas Pollutant Discharge Elimination System (TPDES) permit, which may include the TPDES Multi Sector General Permit (MSGP), TXR050000 (related to stormwater discharges associated with industrial activity), an alternative general permit (if available), or an individual water quality permit.

3. Non-Stormwater Discharges

The following non-stormwater discharges from sites authorized under this general permit are also eligible for authorization under this general permit:

(a) discharges from fire-fighting activities (fire-fighting activities do not include washing of trucks, run-off water from training activities, test water from fire suppression systems, or similar activities);

(b) uncontaminated fire hydrant flushings (excluding discharges of hyperchlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life), which include flushings from systems that utilize potable water, surface water, or groundwater that does not contain additional pollutants (uncontaminated fire hydrant flushings do not include systems utilizing reclaimed wastewater as a source water);

(c) water from the routine external washing of vehicles, the external portion of buildings or structures, and pavement, where detergents and soaps are not used, where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed; and if local state, or federal regulations are applicable, the materials are removed according to those regulations), and where the purpose is to remove mud, dirt, or dust;

(d) uncontaminated water used to control dust;

(e) potable water sources, including waterline flushings, but excluding discharges of hyperchlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life;

(f) uncontaminated air conditioning condensate;

(g) uncontaminated ground water or spring water, including foundation or footing drains where flows are not contaminated with industrial materials such as solvents; and

(h) lawn watering and similar irrigation drainage.

4. Other Permitted Discharges

Any discharge authorized under a separate National Pollutant Discharge Elimination System (NPDES), TPDES, or TCEQ permit may be combined with discharges authorized by this general permit, provided those discharges comply with the associated permit.

Section B. Concrete Truck Wash Out

The wash out of concrete trucks at regulated construction sites must be performed in accordance with the requirements of Part V of this general permit.

Section C. Limitations on Permit Coverage

1. Post Construction Discharges

Discharges that occur after construction activities have been completed, and after the construction site and any supporting activity site have undergone final stabilization, are not eligible for coverage under this general permit. Discharges originating from the sites are not authorized under this general permit following the submission of the notice of termination (NOT) or removal of the appropriate site notice, as applicable, for the regulated construction activity.

2. Prohibition of Non-Stormwater Discharges

Except as otherwise provided in Part II.A of this general permit, only discharges that are composed entirely of stormwater associated with construction activity may be authorized under this general permit.

3. Compliance with Water Quality Standards

Discharges to surface water in the state that would cause, have the reasonable potential to cause, or contribute to a violation of water quality standards or that would fail to protect and maintain existing designated uses of surface water in the state are not eligible for coverage under this general permit. The executive director may require an application for an individual permit or alternative general permit (see Parts II.H.2 and 3.) to authorize discharges to surface water in the state if the executive director determines that any activity will cause, has the reasonable potential to cause, or contribute to a violation of water quality standards or is found to cause, has the reasonable potential to cause, or contribute to, the impairment of a designated use. The executive director may also require an application for an individual permit considering factors described in Part II.H.3 of this general permit.

4. Impaired Receiving Waters and Total Maximum Daily Load (TMDL) Requirements

The permittee shall determine whether the authorized discharge is to an impaired water body on the latest EPA-approved CWA Section 303(d) List or waters with an EPA-approved or established TMDL that are found on the latest EPA-approved *Texas*

Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d), which lists the category 4 and 5 water bodies.

New sources or new discharges of the pollutants of concern to impaired waters are not authorized by this permit unless otherwise allowable under 30 TAC Chapter 305 and applicable state law. Impaired waters are those that do not meet applicable water quality standard(s) and are listed as category 4 or 5 in the current version of the *Texas Integrated Report of Surface Water Quality*, and waterbodies listed on the CWA § 303(d) list. Pollutants of concern are those for which the water body is listed as impaired.

Discharges of the pollutants of concern to impaired water bodies for which there is a TMDL are not eligible for coverage under this general permit unless they are consistent with the approved TMDL. Permittees must incorporate the conditions and requirements applicable to their discharges into their SWP3, in order to be eligible for coverage under this general permit. For consistency with the construction stormwater-related items in an approved TMDL, the SWP3 must be consistent with any applicable condition, goal, or requirement in the TMDL, TMDL Implementation Plan (I-Plan), or as otherwise directed by the executive director.

5. Discharges to the Edwards Aquifer Recharge or Contributing Zone

Discharges cannot be authorized by this general permit where prohibited by 30 TAC Chapter 213 (relating to Edwards Aquifer). In addition, commencement of construction (i.e., the initial disturbance of soils associated with clearing, grading, or excavating activities, as well as other construction-related activities such as stockpiling of fill material and demolition) at a site regulated under 30 TAC Chapter 213, may not begin until the appropriate Edwards Aquifer Protection Plan (EAPP) has been approved by the TCEQ's Edwards Aquifer Protection Program.

(a) For new discharges located within the Edwards Aquifer Recharge Zone, or within that area upstream from the recharge zone and defined as the Contributing Zone (CZ), operators must meet all applicable requirements of, and operate according to, 30 TAC Chapter 213 (Edwards Aquifer Rule) in addition to the provisions and requirements of this general permit.

(b) For existing discharges located within the Edwards Aquifer Recharge Zone, the requirements of the agency-approved Water Pollution Abatement Plan (WPAP) under the Edwards Aquifer Rule is in addition to the requirements of this general permit. BMPs and maintenance schedules for structural stormwater controls, for example, may be required as a provision of the rule. All applicable requirements of the Edwards Aquifer Rule for reductions of suspended solids in stormwater runoff are in addition to the requirements in this general permit for this pollutant.

(c) For discharges located within ten stream miles upstream of the Edwards Aquifer recharge zone, applicants shall also submit a copy of the NOI to the appropriate TCEQ regional office.

Counties: **Comal, Bexar, Medina, Uvalde, and Kinney**

Contact: TCEQ Water Program Manager
San Antonio Regional Office
14250 Judson Road
San Antonio, Texas 78233-4480
(210) 490-3096

Counties: **Williamson, Travis, and Hays**

Contact: TCEQ Water Program Manager
Austin Regional Office
12100 Park 35 Circle

Room 179, Building A
Austin, Texas 78753
(512) 339-2929

6. Discharges to Specific Watersheds and Water Quality Areas

Discharges otherwise eligible for coverage cannot be authorized by this general permit where prohibited by 30 TAC Chapter 311 (relating to Watershed Protection) for water quality areas and watersheds.

7. Protection of Streams and Watersheds by Other Governmental Entities

This general permit does not limit the authority or ability of federal, other state, or local governmental entities from placing additional or more stringent requirements on construction activities or discharges from construction activities. For example, this permit does not limit the authority of a home-rule municipality provided by Texas Local Government Code §401.002.

8. Indian Country Lands

Stormwater runoff from construction activities occurring on Indian Country lands are not under the authority of the TCEQ and are not eligible for coverage under this general permit. If discharges of stormwater require authorization under federal NPDES regulations, authority for these discharges must be obtained from the U.S. Environmental Protection Agency (EPA).

9. Oil and Gas Production and Transportation

Stormwater runoff from construction activities associated with the exploration, development, or production of oil or gas or geothermal resources, including transportation of crude oil or natural gas by pipeline, are not under the authority of the TCEQ and are not eligible for coverage under this general permit. Authorization for stormwater discharges from construction activities that are associated with production of oil or gas or geothermal resources, including transportation of crude oil or natural gas by pipeline must be obtained, as required, from the U.S. EPA or the Texas Railroad Commission, as applicable. Discharge of stormwater related to construction activity, from a facility that stores both refined products intended for off-site use and crude oil in aboveground storage tanks, is regulated by the TCEQ and is eligible for coverage under this general permit.

10. Stormwater Discharges from Agricultural Activities

Stormwater discharges from agricultural activities that are not point source discharges of stormwater are not subject to TPDES permit requirements. These activities may include clearing and cultivating ground for crops, construction of fences to contain livestock, construction of stock ponds, and other similar agricultural activities. Discharges of stormwater runoff associated with the construction of facilities that are subject to TPDES regulations, such as the construction of concentrated animal feeding operations, would be point sources regulated under this general permit.

11. Endangered Species Act

Discharges that would adversely affect a listed endangered or threatened aquatic or aquatic-dependent species or its critical habitat are not authorized by this permit, unless the requirements of the Endangered Species Act are satisfied. Federal requirements related to endangered species apply to all TPDES permitted discharges and site-specific controls may be required to ensure that protection of endangered or threatened species is achieved. If a permittee has concerns over potential impacts to listed species, the permittee may contact TCEQ for additional information.

12. Other

Nothing in Part II of the general permit is intended to negate any person's ability to assert *force majeure* (act of God, war, strike, riot, or other catastrophe) defenses found in 30 TAC §70.7.

Section D. Deadlines for Obtaining Authorization to Discharge

1. Large Construction Activities

(a) New Construction - Discharges from sites where the commencement of construction activity occurs on or after the effective date of this general permit must be authorized, either under this general permit or a separate TPDES permit, prior to the commencement of those construction activities.

(b) Ongoing Construction - Operators of large construction activities continuing to operate after the effective date of this permit, and authorized under the TPDES Construction General Permit TXR150000 (effective on March 5, 2013), must submit an NOI to renew authorization or a NOT to terminate coverage under this general permit within 90 days of the effective date of this general permit. During this interim or grace period, as a requirement of this TPDES permit, the operator must continue to meet the conditions and requirements of the 2013 TPDES general permit.

2. Small Construction Activities

(a) New Construction - Discharges from sites where the commencement of construction activity occurs on or after the effective date of this general permit must be authorized, either under this general permit or a separate TPDES permit, prior to the commencement of those construction activities.

(b) Ongoing Construction - Discharges from ongoing small construction activities that commenced prior to the effective date of this general permit, and that do not meet the conditions to qualify for termination of this permit as described in Part II.F of this general permit, must meet the requirements to be authorized, either under this general permit or a separate TPDES permit, within 90 days of the effective date of this general permit. During this interim period, as a requirement of this TPDES permit, the operator must continue to meet the conditions and requirements of the 2013 TPDES Construction General Permit.

Section E. Obtaining Authorization to Discharge

1. Automatic Authorization for Small Construction Activities with Low Potential for Erosion:

Operators of small construction activity, as defined in Part I.B of this general permit, shall not submit an NOI for coverage, unless otherwise required by the executive director.

Operators of small construction activities, which occur in certain counties and during periods of low potential for erosion that do not meet the conditions of the waiver described in Part II.G of this general permit, may be automatically authorized under this general permit if all the following conditions are met.

(a) the construction activity occurs in a county and during the corresponding date range(s) listed in Appendix A;

(b) the construction activity is initiated and completed, including either final or temporary stabilization of all disturbed areas, within the time frame identified in Appendix A for the location of the construction site;

(c) all temporary stabilization is adequately maintained to effectively reduce or prohibit erosion, permanent stabilization activities have been initiated, and a condition of final stabilization is completed no later than 30 days following the end date of the time frame identified in Appendix A for the location of the construction site;

(d) the permittee signs a completed TCEQ small construction site notice for low potential for erosion, including the certification statement;

(e) a signed and certified copy of the small construction site notice for low potential for erosion is posted at the construction site in a location where it is readily available for viewing by the general public, local, state, and federal authorities prior to commencing construction activities, and maintained in that location until completion of the construction activity;

NOTE: Posted site notices may have a redacted signature as long as there is an original signed and certified site notice, with a viewable signature, located on-site and available for review by any applicable regulatory authority.

(f) a copy of the signed and certified small construction site notice for low potential for erosion is provided to the operator of any MS4 receiving the discharge at least two days prior to commencement of construction activities;

(g) discharges of stormwater runoff or other non-stormwater discharges from any supporting concrete batch plant or asphalt batch plant is separately authorized under an individual TPDES permit, another TPDES general permit, or under an individual TCEQ permit where stormwater and non-stormwater is disposed of by evaporation or irrigation (discharges are adjacent to water in the state); and

(h) any non-stormwater discharges are either authorized under a separate permit or authorization, are not considered by TCEQ to be a wastewater, or are captured and routed for disposal at a publicly operated treatment works or licensed waste disposal facility.

If all of the conditions in (a) – (h) above are met, then the operator(s) of small construction activities with low potential for erosion are not required to develop a SWP3.

If an operator is conducting small construction activities and any of the above conditions (a) – (h) are not met, the operator cannot declare coverage under the automatic authorization for small construction activities with low potential for erosion and must meet the requirements for automatic authorization (all other) small construction activities, described below in Part II.E.2.

For small construction activities that occur during a period with a low potential for erosion, where automatic authorization under this section is not available, an operator may apply for and obtain a waiver from permitting (Low Rainfall Erosivity Waiver – LREW), as described in Part II.G of this general permit. Waivers from coverage under the LREW do not allow for any discharges of non-stormwater and the operator must ensure that discharges on non-stormwater are either authorized under a separate permit or authorization.

2. Automatic Authorization for Small Construction Activities:

Operators of small construction activities as defined in Part I.B of this general permit shall not submit an NOI for coverage, unless otherwise required by the executive director.

Operators of small construction activities, as defined in Part I.B of this general permit or as defined but who do not meet in the conditions and requirements located in Part II.E.1 above, may be automatically authorized for small construction activities, provided that they meet all of the following conditions:

(a) develop a SWP3 according to the provisions of this general permit, that covers either the entire site or all portions of the site for which the applicant is the operator, and implement the SWP3 prior to commencing construction activities;

(b) all operators of regulated small construction activities must post a copy of a signed and certified Small Construction site notice, the notice must be posted at the construction site in a location where it is safely and readily available for viewing by the general public, local, state, and federal authorities, at least two days prior to commencing construction activity , and maintain the notice in that location until completion of the construction activity (for linear construction activities, e.g. pipeline or highway, the site notice must be placed in a publicly accessible location near where construction is actively underway; notice for these linear sites may be relocated, as necessary, along the length of the project, and the notice must be safely and readily available for viewing by the general public; local, state, and federal authorities);

(c) operators must maintain a posted site notice at the construction site until final stabilization has been achieved; and

NOTE: Posted site notices may have a redacted signature as long as there is an original signed and certified Small Construction site notice, with a viewable signature, located on-site and available for review by an applicable regulatory authority.

(d) provide a copy of the signed and certified construction site notice to the operator of any municipal separate storm sewer system (MS4) receiving the discharge at least two days prior to commencement of construction activities.

As described in Part I.B of this general permit, large construction activities include those that will disturb less than five (5) acres of land, but that are part of a larger common plan of development or sale that will ultimately disturb five (5) or more acres of land, and must meet the requirements of Part II.E.3. below.

3. Authorization for Large Construction Activities:

Operators of large construction activities that qualify for coverage under this general permit must meet all of the following conditions:

(a) develop a SWP3 according to the provisions of this general permit that covers either the entire site or all portions of the site where the applicant is the operator. The SWP3 must be developed and implemented prior to obtaining coverage and prior to commencing construction activities;

(b) primary operators of large construction activities must submit an NOI prior to commencing construction activity at a construction site. A completed NOI must be submitted to TCEQ electronically using the online e-Permits system on TCEQ's website. Operators with an electronic reporting waiver must submit a completed NOI to TCEQ at least seven (7) days prior to prior to commencing construction activity to obtain provisional coverage seven (7) days from the postmark date for delivery to the TCEQ. An authorization is no longer provisional when the executive director finds the NOI is administratively complete and an authorization number is issued to the permittee for the construction site indicated on the NOI.

If an additional primary operator is added after the initial NOI is submitted, the additional primary operator must meet the same requirements for existing primary operator(s), as indicated above.

If the primary operator changes due to responsibility at the site being transferred from one primary operator to another after the initial NOI is submitted, the new primary operator must submit a paper NOI or an electronic NOI at least ten (10)

days prior to assuming operational control of a construction site and commencing construction activity.

Operators that submit NOIs electronically must use the online e-Permits system available through the TCEQ website.

(c) all operators of large construction activities must post a site notice in accordance with Part III.D.2 of this permit. The site notice must be located where it is safely and readily available for viewing by the general public, local, state, and federal authorities prior to commencing construction activities, and must be maintained in that location until completion of the construction activity (for linear construction activities, e.g. pipeline or highway, the site notice must be placed in a publicly accessible location near where construction is actively underway; notice for these linear sites may be relocated, as necessary, along the length of the project, and the notice must be safely and readily available for viewing by the general public, local, state, and federal authorities);

(d) two days prior to commencing construction activities, all primary operators must:

i. provide a copy of the signed NOI to the operator of any MS4 receiving the discharge and to any secondary construction operator, and

ii. list in the SWP3 the names and addresses of all MS4 operators receiving a copy;

(e) all persons meeting the definition of "secondary operator" in Part I of this permit are hereby notified that they are regulated under this general permit, but are not required to submit an NOI, provided that a primary operator at the site has submitted an NOI, or prior to commencement of construction activities, a primary operator is required to submit an NOI and the secondary operator has provided notification to the operator(s) of the need to obtain coverage (with records of notification available upon request). Any secondary operator notified under this provision may alternatively submit an NOI under this general permit, may seek coverage under an alternative TPDES individual permit, or may seek coverage under an alternative TPDES general permit if available; and

(f) all secondary operators of large construction activities must post a copy of the signed and certified Secondary Operator construction site notice and provide a copy of the signed and certified site notice to the operator of any MS4 receiving the discharge at least two days prior to the commencement construction activities.

NOTE: Posted site notices may have a redacted signature as long as there is an original signed and certified Secondary Operator construction site notice, with a viewable signature, located on-site and available for review by an applicable regulatory authority.

Effective September 1, 2018, applicants must submit an NOI using the online e-Permits system available through the TCEQ website, or request and obtain a waiver from electronic reporting from the TCEQ. Waivers from electronic reporting are not transferrable and expire on the same date as the authorization to discharge.

4. Waivers for Small Construction Activities:

Operators of certain small construction activities may obtain a waiver from coverage under this general permit, if applicable. The requirements are outlined in Part II.G below.

5. Effective Date of Coverage

(a) Operators of small construction activities as described in either Part II.E.1 or II.E.2 above are authorized immediately following compliance with the applicable conditions of Part II.E.1 or II.E.2. Secondary operators of large construction

activities as described in Part II.E.3 above are authorized immediately following compliance with the applicable conditions in Part II.E.3. For activities located in areas regulated by 30 TAC Chapter 213, related to the Edwards Aquifer, this authorization to discharge is separate from the requirements of the operator's responsibilities under that rule. Construction may not commence for sites regulated under 30 TAC Chapter 213 until all applicable requirements of that rule are met.

(b) Primary operators of large construction activities as described in Part II.E.3 above that electronically submit an NOI are authorized immediately following confirmation of receipt of the electronic form by the TCEQ, unless otherwise notified by the executive director. Operators with an electronic reporting waiver are provisionally authorized seven (7) days from the date that a completed paper NOI is postmarked for delivery to the TCEQ, unless otherwise notified by the executive director. An authorization is no longer provisional when the executive director finds the NOI is administratively complete and an authorization number is issued to the permittee for the construction site indicated on the NOI.

For construction activities located in areas regulated by 30 TAC Chapter 213, related to the Edwards Aquifer, this authorization to discharge is separate from the requirements of the operator's responsibilities under that rule. Construction activities may not commence for sites regulated under 30 TAC Chapter 213 until all applicable requirements of that rule are met.

(c) Operators are not prohibited from submitting late NOIs or posting late notices to obtain authorization under this general permit. The TCEQ reserves the right to take appropriate enforcement action for any unpermitted activities that may have occurred between the time construction commenced and authorization was obtained.

(d) If operators that submitted NOIs have active authorizations for construction activities that are ongoing when the term of the current general permit expires and a new general permit is issued, a 90-day interim (grace) period is granted to provide coverage that is administratively continued until operators with active authorizations can obtain coverage under the newly issued CGP. The 90-day grace period starts on the effective date of the newly issued CGP. Deadlines for obtaining coverage for operators of small and large construction are provided in Part II.D.1 and 2 above.

6. Notice of Change (NOC)

If relevant information provided in the NOI changes, the operator that has submitted the NOI must submit an NOC to TCEQ at least fourteen (14) days before the change occurs, if possible. Where a 14-day advance notice is not possible, the operator must submit an NOC to TCEQ within 14-days of discovery of the change. If the operator becomes aware that it failed to submit any relevant facts or submitted incorrect information in an NOI, the correct information must be submitted to TCEQ in an NOC within 14 days after discovery. The NOC shall be submitted on a form provided by the executive director, or by letter if an NOC form is not available. A copy of the NOC form or letter must also be placed in the SWP3 and provided to the operator of any MS4 receiving the discharge. A list that includes the names and addresses of all MS4 operators receiving a copy of the NOC (or NOC letter) must be included in the SWP3.

Information on an NOC may include, but is not limited to, the following: a change in the description of the construction project; an increase in the number of acres disturbed (for increases of one or more acres); or the name of the operator (where the name of the operator has changed).

A transfer of operational control from one operator to another, including a transfer of the ownership of a company. Coverage under this general permit is not transferable

from one operator to another or one company to another, and may not be included in an NOC.

A transfer of ownership of a company may include, but is not limited to, the following: changes to the structure of a company, such as changing from a partnership to a corporation or changing corporation types, so that the filing number (or charter number) that is on record with the Texas Secretary of State must be changed.

An NOC is not required for notifying TCEQ of a decrease in the number of acres disturbed. This information must be included in the SWP3 and retained on site.

Effective September 1, 2018, applicants must submit an NOC using the online e-Permits system available through the TCEQ website, or request and obtain a waiver from electronic reporting from the TCEQ. Waivers from electronic reporting are not transferrable and expire on the same date as the authorization to discharge.

7. Signatory Requirement for NOI Forms, Notice of Termination (NOT) Forms, NOC Letters, and Construction Site Notices

NOI forms, NOT forms, NOC letters, and Construction Site Notices that require a signature must be signed according to 30 TAC § 305.44 (relating to Signatories for Applications).

8. Contents of the NOI

The NOI form shall require, at a minimum, the following information:

(a) the TPDES CGP authorization number for existing authorizations under this general permit, where the operator submits an NOI to renew coverage within 90 days of the effective date of this general permit;

(b) the name, address, and telephone number of the operator filing the NOI for permit coverage;

(c) the name (or other identifier), address, county, and latitude/longitude of the construction project or site;

(d) the number of acres that will be disturbed by the applicant;

(e) confirmation that the project or site will not be located on Indian Country lands;

(f) confirmation that a SWP3 has been developed in accordance with this general permit, that it will be implemented prior to commencement of construction activities, and that it is compliant with any applicable local sediment and erosion control plans; for multiple operators who prepare a shared SWP3, the confirmation for an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator;

(g) name of the receiving water(s);

(h) the classified segment number for each classified segment that receives discharges from the regulated construction activity (if the discharge is not directly to a classified segment, then the classified segment number of the first classified segment that those discharges reach); and

(i) the name of all surface waters receiving discharges from the regulated construction activity that are on the latest EPA-approved CWA § 303(d) List of impaired waters or Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d) as not meeting applicable state water quality standards.

Section F. Terminating Coverage

1. Notice of Termination (NOT) Required

Each operator that has submitted an NOI for authorization of large construction activities under this general permit must apply to terminate that authorization following the conditions described in this section of the general permit.

Authorization of large construction must be terminated by submitting an NOT on a paper form to TCEQ supplied by the executive director or electronically via the online e-Permits system available through the TCEQ website. Authorization to discharge under this general permit terminates at midnight on the day a paper NOT is postmarked for delivery to the TCEQ or immediately following confirmation of the receipt of the NOT submitted electronically by the TCEQ. Compliance with the conditions and requirements of this permit is required until an NOT is submitted.

Effective September 1, 2018, applicants must submit an NOT using the online e-Permits system available through the TCEQ website, or request and obtain a waiver from electronic reporting from the TCEQ. Waivers from electronic reporting are not transferrable and expire on the same date as the authorization to discharge.

The NOT must be submitted to TCEQ, and a copy of the NOT provided to the operator of any MS4 receiving the discharge (with a list in the SWP3 of the names and addresses of all MS4 operators receiving a copy), within 30 days after any of the following conditions are met:

(a) final stabilization has been achieved on all portions of the site that are the responsibility of the operator;

(b) a transfer of operational control has occurred (See Section II.F.4 below); or

(c) the operator has obtained alternative authorization under an individual TPDES permit or alternative TPDES general permit.

2. Minimum Contents of the NOT

The NOT form shall require, at a minimum, the following information:

(a) if authorization for construction activity was granted following submission of an NOI, the permittee's site-specific TPDES authorization number for a specific construction site;

(b) an indication of whether final stabilization has been achieved at the site and a NOT has been submitted or if the permittee is simply no longer an operator at the site;

(c) the name, address, and telephone number of the permittee submitting the NOT;

(d) the name (or other identifier), address, county, and location (latitude/longitude) of the construction project or site; and

(e) a signed certification that either all stormwater discharges requiring authorization under this general permit will no longer occur, or that the applicant is no longer the operator of the facility or construction site, and that all temporary structural erosion controls have either been removed, will be removed on a schedule defined in the SWP3, or have been transferred to a new operator if the new operator has applied for permit coverage. Erosion controls that are designed to remain in place for an indefinite period, such as mulches and fiber mats, are not required to be removed or scheduled for removal.

3. Termination of Coverage for Small Construction Sites and for Secondary Operators at Large Construction Sites

(a) Each operator that has obtained automatic authorization for small construction or is a secondary operator for large construction must perform the following when terminating coverage under the permit:

i. remove the site notice;

ii. complete the applicable portion of the site notice related to removal of the site notice; and

iii. submit a copy of the completed site notice to the operator of any MS4 receiving the discharge (or provide alternative notification as allowed by the MS4 operator, with documentation of such notification included in the SWP3).

(b) The activities described in Part II.F.3.(a) above must be completed by the operator within 30 days of meeting any of the following conditions:

i. final stabilization has been achieved on all portions of the site that are the responsibility of the operator;

ii. a transfer of day-to-day operational control over activities necessary to ensure compliance with the SWP3 and other permit conditions has occurred (See Section II.F.4. below); or

iii. the operator has obtained alternative authorization under an individual or general TPDES permit.

Authorization to discharge under this general permit terminates immediately upon removal of the applicable site notice. Compliance with the conditions and requirements of this permit is required until the site notice is removed.

4. Transfer of Day-to-Day Operational Control

(a) When the primary operator of a large construction activity changes or operational control over activities necessary to ensure compliance with the SWP3 and other permit conditions is transferred to another primary operator, the original operator must do the following:

i. submit an NOT within ten (10) days prior to the date that responsibility for operations terminates, and the new operator must submit an NOI at least ten (10) days prior to the transfer of operational control, in accordance with condition (c) below; and

ii. submit a copy of the NOT from the primary operator terminating its coverage under the permit and its operational control of the construction site and submit a copy of the NOI from the new primary operator to the operator of any MS4 receiving the discharge in accordance with Part II.F.1 above.

(b) For transfer of operational control, operators of small construction activities and secondary operators of large construction activities who are not required to submit an NOI must do the following:

i. the existing operator must remove the original site notice, and the new operator must post the required site notice prior to the transfer of operational control, in accordance with the conditions in Part II.F.4.(c) i or ii below; and

ii. a copy of the site notice, which must be completed and provided to the operator of any MS4 receiving the discharge, in accordance with Part II.F.3 above.

(c) Each operator is responsible for determining its role as an operator as defined in Part I.B and obtaining authorization under the permit, as described above in Part

II.E. 1 – 3. Where authorization has been obtained by submitting an NOI for coverage under this general permit, permit coverage is not transferable from one operator to another. A transfer of operational control can include changes to the structure of a company, such as changing from a partnership to a corporation, or changing to a different corporation type such that a different filing (or charter) number is established with the Texas Secretary of State. A transfer of operational control can also occur when of the following criteria is met, as applicable:

i. Another operator has assumed control over all areas of the site that do not meet the definition for final stabilization;

ii. all silt fences and other temporary erosion controls have either been removed, scheduled for removal as defined in the SWP3, or transferred to a new operator, provided that the original permitted operator has attempted to notify the new operator in writing of the requirement to obtain permit coverage. Records of this notification (or attempt at notification) shall be retained by the operator transferring operational control to another operator in accordance with Part VI of this permit. Erosion controls that are designed to remain in place for an indefinite period, such as mulches and fiber mats, are not required to be removed or scheduled for removal; or

iii. a homebuilder has purchased one or more lots from an operator who obtained coverage under this general permit for a common plan of development or sale. The homebuilder is considered a new operator and shall comply with the requirements of this permit. Under these circumstances, the homebuilder is only responsible for compliance with the general permit requirements as they apply to the lot(s) it has operational control over in a larger common plan of development, and the original operator remains responsible for common controls or discharges, and must amend its SWP3 to remove the lot(s) transferred to the homebuilder.

Section G. Waivers from Coverage

The executive director may waive the otherwise applicable requirements of this general permit for stormwater discharges from small construction activities under the terms and conditions described in this section.

1. Waiver Applicability and Coverage

Operators of small construction activities may apply for and receive a waiver from the requirements to obtain authorization under this general permit, when the calculated rainfall erosivity (R) factor for the entire period of the construction project is less than five (5).

The operator must submit either a signed paper Low Rainfall Erosivity Waiver (LREW) certification form to the TCEQ, supplied by the executive director, or complete the form electronically via the online e-Permits system available through the TCEQ website. The form is a certification by the operator that the small construction activity will commence and be completed within a period when the value of the calculated R factor is less than five (5).

The paper LREW certification form must be postmarked for delivery to the TCEQ at least seven (7) days before construction activity begins or, if submitted electronically, construction may begin at any time following the receipt of written confirmation from TCEQ that a complete electronic application was submitted and acknowledged.

This waiver from coverage does not apply to any non-stormwater discharges, including what is allowed under this permit. The operator must insure that all non-stormwater discharges are either authorized under a separate permit or authorization, or are captured and routed to an authorized treatment facility for disposal.

Effective September 1, 2018, applicants must submit an LREW using the online e-Permits system available through the TCEQ website, or request and obtain a waiver from electronic reporting from the TCEQ. Waivers from electronic reporting are not transferrable and expire on the same date as the authorization to discharge.

2. Steps to Obtaining a Waiver

The construction site operator may calculate the R factor to request a waiver using the following steps:

(a) Estimate the construction start date and the construction end date. The construction end date is the date that final stabilization will be achieved.

(b) Find the appropriate Erosivity Index (EI) zone in Appendix B of this permit.

(c) Find the EI percentage for the project period by adding the results for each period of the project using the table provided in Appendix D of this permit, in EPA Fact Sheet 2.1, or in USDA Handbook 703, by subtracting the start value from the end value to find the percent EI for the site.

(d) Refer to the Isoerodent Map (Appendix C of this permit) and interpolate the annual isoerodent value for the proposed construction location.

(e) Multiply the percent value obtained in Step (c) above by the annual isoerodent value obtained in Step (d). This is the R factor for the proposed project. If the value is less than 5, then a waiver may be obtained. If the value is five (5) or more, then a waiver may not be obtained, and the operator must obtain coverage under Part II.E.2. of this permit.

Alternatively, the operator may calculate a site-specific R factor utilizing the following online calculator: http://ei.tamu.edu/index.html, or using another available resource.

A copy of the LREW certification form is not required to be posted at the small construction site.

3. Effective Date of a LREW

Unless otherwise notified by the executive director, operators of small construction activities seeking coverage under a LREW are provisionally waived from the otherwise applicable requirements of this general permit seven (7) days from the date that a completed paper LREW certification form is postmarked for delivery to TCEQ, or immediately upon receiving confirmation of approval of an electronic submittal, made via the online e-Permits system available through the TCEQ website.

Effective September 1, 2018, applicants seeking coverage under a LREW must submit an application for a LREW using the online e-Permits system available through the TCEQ website, or request and obtain a waiver from electronic reporting from the TCEQ. Waivers from electronic reporting are not transferrable and expire on the same date as the authorization to discharge.

4. Activities Extending Beyond the LREW Period

If a construction activity extends beyond the approved waiver period due to circumstances beyond the control of the operator, the operator must either:

(a) recalculate the R factor using the original start date and a new projected ending date, and if the R factor is still under five (5), submit a new waiver certification form at least two (2) days before the end of the original waiver period; or

(b) obtain authorization under this general permit according to the requirements for automatic authorization for small construction activities in Part II.E.2 of this permit, prior to the end of the approved LREW period.

Section H. Alternative TPDES Permit Coverage

1. Individual Permit Alternative

Any discharge eligible for coverage under this general permit may alternatively be authorized under an individual TPDES permit according to 30 TAC §305 (relating to Consolidated Permits). Applications for individual permit coverage must be submitted at least three hundred and thirty (330) days prior to commencement of construction activities to ensure timely authorization. Existing coverage under this general permit should not be terminated until an individual permit is issued and in effect.

2. Alternative Authorizations for Certain Discharges

Certain discharges eligible for authorization under this general permit may alternatively be authorized under a separate general permit according to 30 TAC Chapter 205 (relating to General Permits for Waste Discharges), as applicable.

3. Individual Permit Required

The executive director may require an operator of a construction site, otherwise eligible for authorization under this general permit, to apply for an individual TPDES permit in the following circumstances:

(a) the conditions of an approved TMDL or TMDL I-Plan on the receiving water;

(b) the activity being determined to cause, has a reasonable potential to cause, or contribute to a violation of water quality standards or being found to cause, or contribute to, the loss of a designated use of surface water in the state: and

(c) any other consideration defined in 30 TAC Chapter 205 (relating to General Permits for Waste Discharges) including 30 TAC Chapter 205.4(c)(3)(D), which allows the commission to deny authorization under the general permit and require an individual permit if a discharger has been determined by the executive director to have been out of compliance with any rule, order, or permit of the commission, including non-payment of fees assessed by the executive director.

A discharger with a TCEQ compliance history rating of “unsatisfactory” is ineligible for coverage under this general permit. In that case, 30 TAC § 60.3 requires the executive director to deny or suspend an authorization to discharge under a general permit. However, per TWC § 26.040(h), a discharger is entitled to a hearing before the commission prior to having an authorization denied or suspended for having an “unsatisfactory” compliance history.

Denial of authorization to discharge under this general permit or suspension of a permittee’s authorization under this general permit for reasons other than compliance history shall be done according to commission rules in 30 TAC Chapter 205 (relating to General Permits for Waste Discharges).

4. Alternative Discharge Authorization

Any discharge eligible for authorization under this general permit may alternatively be authorized under a separate general permit according to 30 TAC Chapter 205 (relating to General Permits for Waste Discharges), if applicable.

Section I. Permit Expiration

1. This general permit is effective for a term not to exceed five (5) years. All active discharge authorizations expire on the date provided on page one (1) of this permit. Following public notice and comment, as provided by 30 TAC §205.3 (relating to Public Notice, Public Meetings, and Public Comment), the commission may amend,

revoke, cancel, or renew this general permit. All authorizations that are active at the time the permit term expires will be administratively continued as indicated in Part II.I.2 below and in Part II.D.1(b) and D.2(b) of this permit.

2. If the executive director publishes a notice of the intent to renew or amend this general permit before the expiration date, the permit will remain in effect for existing, authorized discharges until the commission takes final action on the permit. Upon issuance of a renewed or amended permit, permittees may be required to submit an NOI within 90 days following the effective date of the renewed or amended permit, unless that permit provides for an alternative method for obtaining authorization.
3. If the commission does not propose to reissue this general permit within 90 days before the expiration date, permittees shall apply for authorization under an individual permit or an alternative general permit. If the application for an individual permit is submitted before the expiration date, authorization under this expiring general permit remains in effect until the issuance or denial of an individual permit. No new NOIs will be accepted nor new authorizations honored under the general permit after the expiration date.

Part III. Stormwater Pollution Prevention Plans (SWP3)

All regulated construction site operators shall prepare an SWP3, prior to submittal of an NOI, to address discharges authorized under Parts II.E.2 and II.E.3 of this general permit that will reach Waters of the U.S. This includes discharges to MS4s and privately owned separate storm sewer systems that drain into surface water in the state or Waters of the U.S.

Individual operators at a site may develop separate SWP3s that cover only their portion of the project, provided reference is made to the other operators at the site. Where there is more than one SWP3 for a site, operators must coordinate to ensure that BMPs and controls are consistent and do not negate or impair the effectiveness of each other. Regardless of whether a single comprehensive SWP3 is developed or separate SWP3s are developed for each operator, it is the responsibility of each operator to ensure compliance with the terms and conditions of this general permit in the areas of the construction site where that operator has control over construction plans and specifications or day-to-day operations.

An SWP3 must describe the implementation of practices that will be used to minimize to the extent practicable the discharge of pollutants in stormwater associated with construction activity and non-stormwater discharges described in Part II.A.3, in compliance with the terms and conditions of this permit.

An SWP3 must also identify any potential sources of pollution that have been determined to cause, have a reasonable potential to cause, or contribute to a violation of water quality standards or have been found to cause or contribute to the loss of a designated use of surface water in the state from discharges of stormwater from construction activities and construction support activities. Where potential sources of these pollutants are present at a construction site, the SWP3 must also contain a description of the management practices that will be used to prevent these pollutants from being discharged into surface water in the state or Waters of the U.S.

> NOTE: Construction support activities can also include vehicle repair areas, fueling areas, etc. that are present at a construction site solely for the support construction activities and are only used by operators at the construction site.

The SWP3 is intended to serve as a road map for how the construction operator will comply with the effluent limits and other conditions of this permit and does not establish the effluent limits that apply to the construction site's discharges. These limits are established in Part III.G of the permit.

Section A. Shared SWP3 Development

For more effective coordination of BMPs and opportunities for cost sharing, a cooperative effort by the different operators at a site is encouraged. Operators of small and large construction activities must independently obtain authorization under this permit, but may work together with other regulated operators at the construction site to prepare and implement a single, comprehensive SWP3, which can be shared by some or all operators, for the construction activities that each of the operators are performing at the entire construction site.

1. The SWP3 must include the following:
   (a) for small construction activities – the name of each operator that participates in the shared SWP3;
   (b) for large construction activities - the name of each operator that participates in the shared SWP3, the general permit authorization numbers of each operator (or the date that the NOI was submitted to TCEQ by each operator that has not received an authorization number for coverage under this permit); and
   (c) for large and small construction activities - the signature of each operator participating in the shared SWP3.
2. The SWP3 must clearly indicate which operator is responsible for satisfying each shared requirement of the SWP3. If the responsibility for satisfying a requirement is not described in the plan, then each permittee is entirely responsible for meeting the requirement within the boundaries of the construction site where they perform construction activities. The SWP3 must clearly describe responsibilities for meeting each requirement in shared or common areas.
3. The SWP3 may provide that one operator is responsible for preparation of a SWP3 in compliance with the CGP, and another operator is responsible for implementation of the SWP3 at the project site.

Section B. Responsibilities of Operators

1. Secondary Operators and Primary Operators with Control Over Construction Plans and Specifications

   All secondary operators and primary operators with control over construction plans and specifications shall:

   (a) ensure the project specifications allow or provide that adequate BMPs are developed to meet the requirements of Part III of this general permit;
   (b) ensure that the SWP3 indicates the areas of the project where they have control over project specifications, including the ability to make modifications in specifications;
   (c) ensure that all other operators affected by modifications in project specifications are notified in a timely manner so that those operators may modify their BMP s as necessary to remain compliant with the conditions of this general permit; and
   (d) ensure that the SWP3 for portions of the project where they are operators indicates the name and site-specific TPDES authorization number(s) for operators with the day-to-day operational control over those activities necessary to ensure compliance with the SWP3 and other permit conditions. If a primary operator has not been authorized or has abandoned the site, the secondary operator is considered to be the responsible party and must obtain authorization

as a primary operator under the permit, until the authority for day-to-day operational control is transferred to another primary operator. The new primary operator must update or develop a new SWP3 that will reflect the transfer of operational control and include any additional updates to the SWP3 to meet requirements of the permit.

2. Primary Operators with Day-to-Day Operational Control

Primary operators with day-to-day operational control of those activities at a project that are necessary to ensure compliance with an SWP3 and other permit conditions must ensure that the SWP3 accomplishes the following requirements:

(a) meets the requirements of this general permit for those portions of the project where they are operators;

(b) identifies the parties responsible for implementation of BMPs described in the SWP3;

(c) indicates areas of the project where they have operational control over day-to-day activities; and

(d) the name and site-specific TPDES authorization number of the parties with control over project specifications, including the ability to make modifications in specifications for areas where they have operational control over day-to-day activities.

Section C. Deadlines for SWP3 Preparation, Implementation, and Compliance

The SWP3 must be prepared prior to obtaining authorization under this general permit, and implemented prior to commencing construction activities that result in soil disturbance. The SWP3 must be prepared so that it provides for compliance with the terms and conditions of this general permit.

Section D. Plan Review and Making Plans Available

1. The SWP3 must be retained on-site at the construction site or, if the site is inactive or does not have an on-site location to store the plan, a notice must be posted describing the location of the SWP3. The SWP3 must be made readily available at the time of an on-site inspection to: the executive director; a federal, state, or local agency approving sediment and erosion plans, grading plans, or stormwater management plans; local government officials; and the operator of a municipal separate storm sewer receiving discharges from the site. If the SWP3 is retained off-site, then it shall be made available as soon as reasonably possible. In most instances, it is reasonable that the SWP3 shall be made available within 24 hours of the request.
2. Operators with authorization for construction activity under this general permit must post a TCEQ site notice at the construction site at a place readily available for viewing by the general public, and local, state, and federal authorities.

(a) Primary and secondary operators of large construction activities must each post a TCEQ construction site notice, respective to their role as an operator at the construction site, as required above and according to requirements in Part II.E.3 of this general permit.

(b) Primary and secondary operators of small construction activities must post the TCEQ site notice as required in Part III.D.2.(a) above and for the specific type of small construction described in Part II.E.1 and 2 of the permit.

(c) If the construction project is a linear construction project, such as a pipeline or highway, the notices must be placed in a publicly accessible location near where construction is actively underway. Site notices for small and large construction

activities at these linear construction sites may be located, as necessary, along the length of the project, but must still be readily available for viewing by the general public; local, state, and federal authorities; and contain the following information:

i. the site-specific TPDES authorization number for the project if assigned;

ii. the operator name, contact name, and contact phone number;

iii. a brief description of the project; and

iv. the location of the SWP3.

3. This permit does not provide the general public with any right to trespass on a construction site for any reason, including inspection of a site; nor does this permit require that permittees allow members of the general public access to a construction site.

Section E. Revisions and Updates to SWP3s

The permittee must revise or update the SWP3 within seven days of when any of the following occurs:

1. a change in design, construction, operation, or maintenance that has a significant effect on the discharge of pollutants and that has not been previously addressed in the SWP3;
2. changing site conditions based on updated plans and specifications, new operators, new areas of responsibility, and changes in BMPs; or
3. results of inspections or investigations by construction site personnel authorized by the permittee, operators of a municipal separate storm sewer system receiving the discharge, authorized TCEQ personnel, or a federal, state or local agency approving sediment and erosion plans indicate the SWP3 is proving ineffective in eliminating or significantly minimizing pollutants in discharges authorized under this general permit.

Section F. Contents of SWP3

The SWP3 must be developed and implemented by primary operators of small and large construction activities and include, at a minimum, the information described in this section and must comply with the construction and development effluent guidelines in Part III, Section G of the general permit.

1. A site or project description, which includes the following information:

(a) a description of the nature of the construction activity;

(b) a list of potential pollutants and their sources;

(c) a description of the intended schedule or sequence of activities that will disturb soils for major portions of the site, including estimated start dates and duration of activities;

(d) the total number of acres of the entire property and the total number of acres where construction activities will occur, including areas where construction support activities (defined in Part I.B of this general permit) occur;

(e) data describing the soil or the quality of any discharge from the site;

(f) a map showing the general location of the site (e.g. a portion of a city or county map);

(g) a detailed site map (or maps) indicating the following:

i. drainage patterns and approximate slopes anticipated after major grading activities;

ii. areas where soil disturbance will occur;

iii. locations of all controls and buffers, either planned or in place;

iv. locations where temporary or permanent stabilization practices are expected to be used;

v. locations of construction support activities, including those located off-site;

vi. surface waters (including wetlands) either at, adjacent, or in close proximity to the site, and also indicate whether those waters are impaired;

vii. locations where stormwater discharges from the site directly to a surface water body or a municipal separate storm sewer system;

viii. vehicle wash areas; and

ix. designated points on the site where vehicles will exit onto paved roads (for instance, this applies to construction transition from unstable dirt areas to exterior paved roads).

Where the amount of information required to be included on the map would result in a single map being difficult to read and interpret, the operator shall develop a series of maps that collectively include the required information.

(h) the location and description of support activities authorized under the permittee's NOI, including asphalt plants, concrete plants, and other activities providing support to the construction site that is authorized under this general permit;

(i) the name of receiving waters at or near the site that may be disturbed or that may receive discharges from disturbed areas of the project;

(j) a copy of this TPDES general permit;

(k) the NOI and the acknowledgement of provisional and non-provisional authorization for primary operators of large construction sites, and the site notice for small construction sites and for secondary operators of large construction sites;

(l) stormwater and allowable non-stormwater discharge locations, including storm drain inlets on site and in the immediate vicinity of the construction site where construction support activities will occur; and

(m) locations of all pollutant-generating activities at the construction site and where construction support activities will occur, such as the following: Paving operations; concrete, paint and stucco washout and water disposal; solid waste storage and disposal; and dewatering operations.

2. A description of the BMPs that will be used to minimize pollution in runoff.

The description must identify the general timing or sequence for implementation. At a minimum, the description must include the following components:

(a) General Requirements

i. Erosion and sediment controls must be designed to retain sediment on-site to the extent practicable with consideration for local topography, soil type, and rainfall.

ii. Control measures must be properly selected, installed, and maintained according to the manufacturer's or designer's specifications.

iii. Controls must be developed to minimize the offsite transport of litter, construction debris, and construction materials.

(b) Erosion Control and Stabilization Practices

The SWP3 must include a description of temporary and permanent erosion control and stabilization practices for the construction site, where small or large construction activity will occur. The erosion control and stabilization practices selected by the permittee must be compliant with the requirements for sediment and erosion control, located in Part III.G of this permit. The description of the SWP3 must also include a schedule of when the practices will be implemented. Site plans must ensure that existing vegetation at the construction site is preserved where it is possible.

i. Erosion control and stabilization practices may include but are not limited to: establishment of temporary or permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of existing trees and vegetation, slope texturing, temporary velocity dissipation devices, flow diversion mechanisms, and other similar measures.

ii. The following records must be maintained and either attached to or referenced in the SWP3, and made readily available upon request to the parties listed in Part III.D.1 of this general permit:

(A) the dates when major grading activities occur;

(B) the dates when construction activities temporarily or permanently cease on a portion of the site; and

(C) the dates when stabilization measures are initiated.

iii. Erosion control and stabilization measures must be initiated immediately in portions of the site where construction activities have temporarily ceased and will not resume for a period exceeding 14 calendar days. Stabilization measures that provide a protective cover must be initiated immediately in portions of the site where construction activities have permanently ceased. The term “immediately” is used to define the deadline for initiating stabilization measures. In the context of this requirement, “immediately” means as soon as practicable, but no later than the end of the next work day, following the day when the earth-disturbing activities have temporarily or permanently ceased. Except as provided in (A) through (D) below, these measures must be completed as soon as practicable, but no more than 14 calendar days after the initiation of soil stabilization measures:

(A) Where the immediate initiation of vegetative stabilization measures after construction activity has temporarily or permanently ceased due to frozen conditions, non-vegetative controls must be implemented until thawing conditions (as defined in Part I.B of this general permit) are present, and vegetative stabilization measures can be initiated as soon as practicable.

(B) In arid areas, semi-arid areas, or drought-stricken areas, as they are defined in Part I.B of this general permit, where the immediate initiation of vegetative stabilization measures after construction activity has temporarily or permanently ceased or is precluded by arid conditions, other types of erosion control and stabilization measures must be initiated at the site as soon as practicable. Where vegetative controls are infeasible due to arid conditions, and within 14 calendar days of a temporary or permanent cessation of construction activity in any portion of the site, the operator shall immediately install non-

vegetative erosion controls in areas of the construction site where construction activity is complete or has ceased. If non-vegetative controls are infeasible, the operator shall install temporary sediment controls as required in Part III.F.2.(b).iii.(C) below.

(C) In areas where non-vegetative controls are infeasible, the operator may alternatively utilize temporary perimeter controls. The operator must document in the SWP3 the reason why stabilization measures are not feasible, and must demonstrate that the perimeter controls will retain sediment on site to the extent practicable. The operator must continue to inspect the BMPs at the frequencies established in Part III.F.7.(c) for unstabilized sites.

(D) The requirement for permittees to initiate stabilization is triggered as soon as it is known with reasonable certainty that construction activity at the site or in certain areas of the site will be stopped for 14 or more additional calendar days. If the initiation or completion of vegetative stabilization is prevented by circumstances beyond the control of the permittee, the permittee must employ and implement alternative stabilization measures immediately. When conditions at the site changes that would allow for vegetative stabilization, then the permittee must initiate or complete vegetative stabilization as soon as practicable.

iv. Final stabilization must be achieved prior to termination of permit coverage.

v. TCEQ does not expect that temporary or permanent stabilization measures to be applied to areas that are intended to be left un-vegetated or un-stabilized following construction (e.g., dirt access roads, utility pole pads, areas being used for storage of vehicles, equipment, or materials).

(c) Sediment Control Practices

The SWP3 must include a description of any sediment control practices used to remove eroded soils from stormwater runoff, including the general timing or sequence for implementation of controls.

i. Sites With Drainage Areas of Ten or More Acres

(A) Sedimentation Basin(s)

(1) A sedimentation basin is required, where feasible, for a common drainage location that serves an area with ten (10) or more acres disturbed at one time. A sedimentation basin may be temporary or permanent, and must provide sufficient storage to contain a calculated volume of runoff from a 2-year, 24-hour storm from each disturbed acre drained. When calculating the volume of runoff from a 2-year, 24-hour storm event, it is not required to include the flows from offsite areas and flow from onsite areas that are either undisturbed or have already undergone permanent stabilization, if these flows are diverted around both the disturbed areas of the site and the sediment basin. Capacity calculations shall be included in the SWP3.

(2) Where rainfall data is not available or a calculation cannot be performed, the sedimentation basin must provide at least 3,600 cubic feet of storage per acre drained until final stabilization of the site.

(3) If a sedimentation basin is not feasible, then the permittee shall provide equivalent control measures until final stabilization of the site. In determining whether installing a sediment basin is feasible, the permittee may consider factors such as site soils, slope, available area, public safety, precipitation patterns, site geometry, site vegetation, infiltration capacity, geotechnical factors, depth to groundwater, and other similar considerations. The permittee shall document the reason that the sediment basins are not feasible, and shall utilize equivalent control measures, which may include a series of smaller sediment basins.

(4) Unless infeasible, when discharging from sedimentation basins and impoundments, the permittee shall utilize outlet structures that withdraw water from the surface.

(B) Perimeter Controls: At a minimum, silt fences, vegetative buffer strips, or equivalent sediment controls are required for all down slope boundaries of the construction area, and for those side slope boundaries deemed appropriate as dictated by individual site conditions.

ii. Controls for Sites With Drainage Areas Less than Ten Acres:

(A) Sediment traps and sediment basins may be used to control solids in stormwater runoff for drainage locations serving less than ten (10) acres. At a minimum, silt fences, vegetative buffer strips, or equivalent sediment controls are required for all down slope boundaries of the construction area, and for those side slope boundaries deemed appropriate as dictated by individual site conditions.

(B) Alternatively, a sediment basin that provides storage for a calculated volume of runoff from a 2-year, 24-hour storm from each disturbed acre drained may be utilized. Where rainfall data is not available or a calculation cannot be performed, a temporary or permanent sediment basin providing 3,600 cubic feet of storage per acre drained may be provided. If a calculation is performed, then the calculation shall be included in the SWP3.

(C) If sedimentation basins or impoundments are used, the permittee shall comply with the requirements in Part III.G.6 of this general permit.

3. Description of Permanent Stormwater Controls

A description of any stormwater control measures that will be installed during the construction process to control pollutants in stormwater discharges that may occur after construction operations have been completed must be included in the SWP3. Permittees are responsible for the installation and maintenance of stormwater management measures, as follows:

(a) permittees authorized under the permit for small construction activities are responsible for the installation and maintenance of stormwater control measures prior to final stabilization of the site; or

(b) permittees authorized under the permit for large construction activities are responsible for the installation and maintenance of stormwater control measures prior to final stabilization of the site and prior to submission of an NOT.

4. Other Required Controls and BMPs

(a) Permittees shall minimize, to the extent practicable, the off-site vehicle tracking of sediments and the generation of dust. The SWP3 shall include a description of controls utilized to accomplish this requirement.

(b) The SWP3 must include a description of construction and waste materials expected to be stored on-site and a description of controls to minimize pollutants from these materials.

(c) The SWP3 must include a description of potential pollutant sources in discharges of stormwater from all areas of the construction site where construction activity, including construction support activities, will be located, and a description of controls and measures that will be implemented at those sites to minimize pollutant discharges.

(d) Permittees shall place velocity dissipation devices at discharge locations and along the length of any outfall channel (i.e., runoff conveyance) to provide a non-erosive flow velocity from the structure to a water course, so that the natural physical and biological characteristics and functions are maintained and protected.

(e) Permittees shall design and utilize appropriate controls to minimize the offsite transport of suspended sediments and other pollutants if it is necessary to pump or channel standing water from the site.

(f) Permittees shall ensure that all other required controls and BMPs comply with all of the requirements of Part III.G of this general permit.

(g) For demolition of any structure with at least 10,000 square feet of floor space that was built or renovated before January 1, 1980, and the receiving waterbody is impaired for polychlorinated biphenyls (PCBs):

i. Implement controls to minimize the exposure of PCB-containing building materials, including paint, caulk, and pre-1980 fluorescent lighting fixtures to precipitation and to stormwater; and

ii. Ensure that disposal of such materials is performed in compliance with applicable state, federal, and local laws.

5. Documentation of Compliance with Approved State and Local Plans

(a) Permittees must ensure that the SWP3 is consistent with requirements specified in applicable sediment and erosion site plans or site permits, or stormwater management site plans or site permits approved by federal, state, or local officials.

(b) SWP3s must be updated as necessary to remain consistent with any changes applicable to protecting surface water resources in sediment erosion site plans or site permits, or stormwater management site plans or site permits approved by state or local official for which the permittee receives written notice.

(c) If the permittee is required to prepare a separate management plan, including but not limited to a WPAP or Contributing Zone Plan in accordance with 30 TAC Chapter 213 (related to the Edwards Aquifer), then a copy of that plan must be either included in the SWP3 or made readily available upon request to authorized personnel of the TCEQ. The permittee shall maintain a copy of the approval letter for the plan in its SWP3.

6. Maintenance Requirements

(a) All protective measures identified in the SWP3 must be maintained in effective operating condition. If, through inspections or other means, as soon as the permittee determines that BMPs are not operating effectively, then the permittee shall perform maintenance as necessary to maintain the continued effectiveness

of stormwater controls, and prior to the next rain event if feasible. If maintenance prior to the next anticipated storm event is impracticable, the reason shall be documented in the SWP3 and maintenance must be scheduled and accomplished as soon as practicable. Erosion and sediment controls that have been intentionally disabled, run-over, removed, or otherwise rendered ineffective must be replaced or corrected immediately upon discovery.

(b) If periodic inspections or other information indicates a control has been used incorrectly, is performing inadequately, or is damaged, then the operator shall replace or modify the control as soon as practicable after making the discovery.

(c) Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.

(d) If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee shall work with the owner or operator of the property to remove the sediment.

7. Inspections of Controls

(a) Personnel provided by the permittee must inspect disturbed areas (cleared, graded, or excavated) of the construction site that do not meet the requirements of final stabilization in this general permit, all locations where stabilization measures have been implemented, areas of construction support activity covered under this permit, stormwater controls (including pollution prevention controls) for evidence of, or the potential for, the discharge of pollutants, areas where stormwater typically flows within the construction site, and points of discharge from the construction site.

i. Personnel conducting these inspections must be knowledgeable of this general permit, the construction activities at the site, and the SWP3 for the site.

ii. Personnel conducting these inspections are not required to have signatory authority for inspection reports under 30 TAC §305.128.

(b) Requirements for Inspections

i. Inspect all stormwater controls (including sediment and erosion control measures identified in the SWP3) to ensure that they are installed properly, appear to be operational, and minimizing pollutants in discharges, as intended.

ii. Identify locations on the construction site where new or modified stormwater controls are necessary.

iii. Check for signs of visible erosion and sedimentation that can be attributed to the points of discharge where discharges leave the construction site or discharge into any surface water in the state flowing within or adjacent to the construction site.

iv. Identify any incidents of noncompliance observed during the inspection.

v. Inspect locations where vehicles enter or exit the site for evidence of off-site sediment tracking.

vi. If an inspection is performed when discharges from the construction site are occurring: identify all discharge points at the site, observe and document the visual quality of the discharge (i.e., color, odor, floating, settled, or

suspended solids, foam, oil sheen, and other such indicators of pollutants in stormwater).

vii. Complete any necessary maintenance needed, based on the results of the inspection and in accordance with the requirements listed in Part III.F.6 above.

(c) Inspection frequencies:

i. Inspections of construction sites must be conducted at least once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater, unless as otherwise provided below in Part III.F.7.(c).ii – v below.

ii. Inspection frequencies must be conducted at least once every month in areas of the construction site that meet final stabilization or have been temporarily stabilized.

iii. Inspection frequencies for construction sites, where runoff is unlikely due to the occurrence of frozen conditions at the site, must be conducted at least once every month until thawing conditions begin to occur (See definitions for thawing conditions in Part I.B). The SWP3 must also contain a record of the approximate beginning and ending dates of when frozen conditions occurred at the site, which resulted in inspections being conducted monthly, while those conditions persisted, instead of at the interval of once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.

iv. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. The SWP3 must also contain a record of the total rainfall measured, as well as the approximate beginning and ending dates of when drought conditions occurred at the site, which resulted in inspections being conducted monthly, while those conditions persisted, instead of at the interval of once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.

v. As an alternative to the inspection schedule in Part III.F.7.(c).i above, the SWP3 may be developed to require that these inspections will occur at least once every seven (7) calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.

vi. The inspection procedures described in Part III.F.7.(c).i. – v above can be performed at the frequencies and under the applicable conditions indicated for each schedule option, provided that the SWP3 reflects the current schedule and that any changes to the schedule are made in accordance with the following provisions: the inspection frequency schedule can only be changed a maximum of one time each month; the schedule change must be implemented at the beginning of a calendar month; and the reason for the schedule change documented in the SWP3 (e.g., end of “dry” season and beginning of “wet” season).

(d) Utility line installation, pipeline construction, and other examples of long, narrow, linear construction activities may provide inspection personnel with limited access to the areas described in Part III.F.7.(a) above.

i. Inspection of linear construction sites could require the use of vehicles that could compromise areas of temporary or permanent stabilization, cause

additional disturbance of soils, and result in the increase the potential for erosion. In these circumstances, controls must be inspected at least once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater, but representative inspections may be performed.

ii. For representative inspections, personnel must inspect controls along the construction site for 0.25 mile above and below each access point where a roadway, undisturbed right-of-way, or other similar feature intersects the construction site and allows access to the areas described in Part III.F.7.(a) above. The conditions of the controls along each inspected 0.25 mile portion may be considered as representative of the condition of controls along that reach extending from the end of the 0.25 mile portion to either the end of the next 0.25 mile inspected portion, or to the end of the project, whichever occurs first.

As an alternative to the inspection schedule described in Part III.F.7.(c).i above, the SWP3 may be developed to require that these inspections will occur at least once every seven (7) calendar days. If this alternative schedule is developed, the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.

iii. The SWP3 for a linear construction site must reflect the current inspection schedule. Any changes to the inspection schedule must be made in accordance with the following provisions:

(A) the schedule may be changed a maximum of one time each month;

(B) the schedule change must be implemented at the beginning of a calendar month, and

(C) the reason for the schedule change must be documented in the SWP3 (e.g., end of “dry” season and beginning of “wet” season).

(e) In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable.

(f) Inspection Reports

i. A report summarizing the scope of any inspection must be completed within 24-hours following the inspection. The report must also include the date(s) of the inspection and major observations relating to the implementation of the SWP3. Major observations in the report must include: the locations of where erosion and discharges of sediment or other pollutants from the site have occurred; locations of BMPs that need to be maintained; locations of BMPs that failed to operate as designed or proved inadequate for a particular location; and locations where additional BMPs are needed.

ii. Actions taken as a result of 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 this permit. The report must be retained as part of the SWP3 and signed by the person and in the manner required by 30 TAC §305.128 (relating to Signatories to Reports).

iii. The names and qualifications of personnel making the inspections for the permittee may be documented once in the SWP3 rather than being included in each report.

(g) The SWP3 must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions to the SWP3 must be completed

within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the SWP3 and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable.

8. The SWP3 must identify and ensure the implementation of appropriate pollution prevention measures for all eligible non-stormwater components of the discharge, as listed in Part II.A.3 of this permit.
9. The SWP3 must include the information required in Part III.B of this general permit.
10. The SWP3 must include pollution prevention procedures that comply with Part III.G.4 of this general permit.

Section G. Erosion and Sediment Control Requirements Applicable to All Sites

Except as provided in 40 CFR §§125.30-125.32, any discharge regulated under this general permit, with the exception of sites that obtained waivers based on low rainfall erosivity, must achieve, at a minimum, the following effluent limitations representing the degree of effluent reduction attainable by application of the best practicable control technology currently available (BPT).

1. *Erosion and sediment controls*. Design, install, and maintain effective erosion controls and sediment controls to minimize the discharge of pollutants. At a minimum, such controls must be designed, installed, and maintained to:
   (a) Control stormwater volume and velocity within the site to minimize soil erosion in order to minimize pollutant discharges;
   (b) Control stormwater discharges, including both peak flowrates and total stormwater volume, to minimize channel and streambank erosion and scour in the immediate vicinity of discharge point(s);
   (c) Minimize the amount of soil exposed during construction activity;
   (d) Minimize the disturbance of steep slopes;
   (e) Minimize sediment discharges from the site. The design, installation, and maintenance of erosion and sediment controls must address factors such as the amount, frequency, intensity and duration of precipitation, the nature of resulting stormwater runoff, and soil characteristics, including the range of soil particle sizes expected to be present on the site;
   (f) If earth disturbance activities are located in close proximity to a surface water in the state, provide and maintain appropriate natural buffers if feasible and as necessary, around surface water in the state, depending on site-specific topography, sensitivity, and proximity to water bodies. Direct stormwater to vegetated areas and maximize stormwater infiltration to reduce pollutant discharges, unless infeasible. If providing buffers is infeasible, the permittee shall document the reason that natural buffers are infeasible and shall implement additional erosion and sediment controls to reduce sediment load;
   (g) Preserve native topsoil at the site, unless the intended function of a specific area of the site dictates that the topsoil be disturbed or removed, or it is infeasible; and
   (h) Minimize soil compaction. In areas of the construction site where final vegetative stabilization will occur or where infiltration practices will be installed, either:
      i. restrict vehicle and equipment use to avoid soil compaction; or

ii. prior to seeding or planting areas of exposed soil that have been compacted, use techniques that condition the soils to support vegetative growth, if necessary and feasible;

Minimizing soil compaction is not required where the intended function of a specific area of the site dictates that it be compacted.

(i) TCEQ does not consider stormwater control features (e.g., stormwater conveyance channels, storm drain inlets, sediment basins) to constitute "surface water" for the purposes of triggering the buffer requirement in Part III.G.1.(f) above.

2. *Soil stabilization*. Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating, or other earth disturbing activities have permanently ceased on any portion of the site, or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. In the context of this requirement, "immediately" means as soon as practicable, but no later than the end of the next work day, following the day when the earth-disturbing activities have temporarily or permanently ceased. Temporary stabilization must be completed no more than 14 calendar days after initiation of soil stabilization measures, and final stabilization must be achieved prior to termination of permit coverage. In arid, semi-arid, and drought-stricken areas where initiating vegetative stabilization measures immediately is infeasible, alternative non-vegetative stabilization measures must be employed as soon as practicable. Refer to Part III.F.2.(b) for complete erosion control and stabilization practice requirements. In limited circumstances, stabilization may not be required if the intended function of a specific area of the site necessitates that it remain disturbed.

3. *Dewatering*. Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited, unless managed by appropriate controls.

4. *Pollution prevention measures*. Design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants. At a minimum, such measures must be designed, installed, implemented, and maintained to:

   (a) Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge;

   (b) Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials present on the site to precipitation and to stormwater;

   (c) Minimize the exposure of waste materials by closing waste container lids at the end of the work day. For waste containers that do not have lids, where the container itself is not sufficiently secure enough to prevent the discharge of pollutants absent a cover and could leak, the permittee must provide either a cover (e.g., a tarp, plastic sheeting, temporary roof) to minimize exposure of wastes to precipitation, or a similarly effective means designed to minimize the discharge of pollutants (e.g., secondary containment);and

   (d) Minimize the discharge of pollutants from spills and leaks, and implement chemical spill and leak prevention and response procedures.

5. *Prohibited discharges*. The following discharges are prohibited:

(a) Wastewater from wash out of concrete, unless managed by an appropriate control;

(b) Wastewater from wash out and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;

(c) Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance;

(d) Soaps or solvents used in vehicle and equipment washing; and

(e) Toxic or hazardous substances from a spill or other release.

6. *Surface outlets*. When discharging from basins and impoundments, utilize outlet structures that withdraw water from the surface, unless infeasible.

Part IV. Stormwater Runoff from Concrete Batch Plants

Discharges of stormwater runoff from concrete batch plants present at regulated construction sites and operated as a construction support activity may be authorized under the provisions of this general permit, provided that the following requirements are met for concrete batch plant(s) authorized under this permit. Only the discharges of stormwater runoff and non-stormwater from concrete batch plants that meet the requirements of a construction support activity can be authorized under this permit (see the requirements for "Non-Stormwater Discharges" in Part II.A.3 and "Discharges of Stormwater Associated with Construction Support Activity" in Part II.A.2).

If discharges of stormwater runoff or non-stormwater from concrete batch plants are not authorized under this general permit, then discharges must be authorized under an alternative general permit or individual permit [see the requirement in Part II.A.2.(c)].

This permit does not authorize the discharge or land disposal of any wastewater from concrete batch plants at regulated construction sites. Authorization for these wastes must be obtained under an individual permit or an alternative general permit.

Section A. Benchmark Sampling Requirements

1. Operators of concrete batch plants authorized under this general permit shall sample the stormwater runoff from the concrete batch plants according to the requirements of this section of this general permit, and must conduct evaluations on the effectiveness of the SWP3 based on the following benchmark monitoring values:

Table 1. Benchmark Parameters

Benchmark Parameter	Benchmark Value	Sampling Frequency	Sample Type
Oil and Grease (*1)	15 mg/L	1/quarter (*2) (*3)	Grab (*4)
Total Suspended Solids (*1)	50 mg/L	1/quarter (*2) (*3)	Grab (*4)
pH	6.0 – 9.0 Standard Units	1/quarter (*2) (*3)	Grab (*4)
Total Iron(*1)	1.3 mg/L	1/quarter (*2) (*3)	Grab (*4)

(*1) All analytical results for these parameters must be obtained from a laboratory that is accredited based on rules located in 30 TAC §25.4 (a) or through the National Environmental Laboratory Accreditation Program (NELAP). Analysis must be performed using sufficiently sensitive methods for analysis that comply with the rules located in 40 CFR §136.1(c) and 40 CFR §122.44(i)(1)(iv).

(*2) When discharge occurs. Sampling is required within the first 30 minutes of discharge. If it is not practicable to take the sample, or to complete the sampling, within the first 30 minutes, sampling must be completed within the first hour of discharge. If sampling is not completed within the first 30 minutes of discharge, the reason must be documented and attached to all required reports and records of the sampling activity.

(*3) Sampling must be conducted at least once during each of the following periods. The first sample must be collected during the first full quarter that a stormwater discharge occurs from a concrete batch plant authorized under this general permit.

January through March

April through June

July through September

October through December

For projects lasting less than one full quarter, a minimum of one sample shall be collected, provided that a stormwater discharge occurred at least once following submission of the NOI or following the date that automatic authorization was obtained under Section II.E.2, and prior to terminating coverage.

(*4) A grab sample shall be collected from the stormwater discharge resulting from a storm event that is at least 0.1 inches of measured precipitation that occurs at least 72 hours from the previously measurable storm event. The sample shall be collected downstream of the concrete batch plant, and where the discharge exits any BMPs utilized to handle the runoff from the batch plant, prior to commingling with any other water authorized under this general permit.

2. The permittee must compare the results of sample analyses to the benchmark values above, and must include this comparison in the overall assessment of the SWP3's effectiveness. Analytical results that exceed a benchmark value are not a violation of this permit, as these values are not numeric effluent limitations. Results of analyses are indicators that modifications of the SWP3 should be assessed and may be necessary to protect water quality. The operator must investigate the cause for each exceedance and must document the results of this investigation in the SWP3 by the end of the quarter following the sampling event.

   The operator's investigation must identify the following:

   (a) any additional potential sources of pollution, such as spills that might have occurred;

   (b) necessary revisions to good housekeeping measures that are part of the SWP3;

   (c) additional BMPs, including a schedule to install or implement the BMPs; and

   (d) other parts of the SWP3 that may require revisions in order to meet the goal of the benchmark values.

   Background concentrations of specific pollutants may also be considered during the investigation. If the operator is able to relate the cause of the exceedance to background concentrations, then subsequent exceedances of benchmark values for that pollutant may be resolved by referencing earlier findings in the SWP3. Background concentrations may be identified by laboratory analyses of samples of stormwater run-on to the permitted facility, by laboratory analyses of samples of stormwater run-off from adjacent non-industrial areas, or by identifying the pollutant is a naturally occurring material in soils at the site.

Section B. Best Management Practices (BMPs) and SWP3 Requirements

Minimum SWP3 Requirements – The following are required in addition to other SWP3 requirements listed in this general permit, which include, but are not limited to the applicable requirements located in Part III.F.7 of this general permit, as follows:

1. Description of Potential Pollutant Sources - The SWP3 must provide a description of potential sources (activities and materials) that can cause, have a reasonable potential to cause or contribute to a violation of water quality standards or have been found to cause, or contribute to, the loss of a designated use of surface water in the state in stormwater discharges associated with concrete batch plants authorized under this permit. The SWP3 must describe the implementation of practices that will be used to minimize to the extent practicable the discharge of pollutants in stormwater discharges associated with industrial activity and non-stormwater discharges (described in Part II.A.3 of this general permit), in compliance with the terms and conditions of this general permit, including the protection of water quality, and must ensure the implementation of these practices.

   The following must be developed, at a minimum, in support of developing this description:

   (a) Drainage – The site map must include the following information:

      i. the location of all outfalls for stormwater discharges associated with concrete batch plants that are authorized under this permit;

      ii. a depiction of the drainage area and the direction of flow to the outfall(s);

      iii. structural controls used within the drainage area(s);

      iv. the locations of the following areas associated with concrete batch plants that are exposed to precipitation: vehicle and equipment maintenance activities (including fueling, repair, and storage areas for vehicles and equipment scheduled for maintenance); areas used for the treatment, storage, or disposal of wastes; liquid storage tanks; material processing and storage areas; and loading and unloading areas; and

      v. the locations of the following: any bag house or other dust control device(s); recycle/sedimentation pond, clarifier or other device used for the treatment of facility wastewater (including the areas that drain to the treatment device); areas with significant materials; and areas where major spills or leaks have occurred.

   (b) Inventory of Exposed Materials – A list of materials handled at the concrete batch plant that may be exposed to stormwater and that have a potential to affect the quality of stormwater discharges associated with concrete batch plants that are authorized under this general permit.

   (c) Spills and Leaks - A list of significant spills and leaks of toxic or hazardous pollutants that occurred in areas exposed to stormwater and that drain to stormwater outfalls associated with concrete batch plants authorized under this general permit must be developed, maintained, and updated as needed.

   (d) Sampling Data - A summary of existing stormwater discharge sampling data must be maintained, if available.

2. Measures and Controls - The SWP3 must include a description of management controls to regulate pollutants identified in the SWP3's "Description of Potential Pollutant Sources" from Part IV.B.1 of this permit, and a schedule for implementation of the measures and controls. This must include, at a minimum:

(a) Good Housekeeping - Good housekeeping measures must be developed and implemented in the area(s) associated with concrete batch plants.

i. Operators must prevent or minimize the discharge of spilled cement, aggregate (including sand or gravel), settled dust, or other significant materials from paved portions of the site that are exposed to stormwater. Measures used to minimize the presence of these materials may include regular sweeping or other equivalent practices. These practices must be conducted at a frequency that is determined based on consideration of the amount of industrial activity occurring in the area and frequency of precipitation, and shall occur at least once per week when cement or aggregate is being handled or otherwise processed in the area.

ii. Operators must prevent the exposure of fine granular solids, such as cement, to stormwater. Where practicable, these materials must be stored in enclosed silos, hoppers or buildings, in covered areas, or under covering.

(b) Spill Prevention and Response Procedures - Areas where potential spills that can contribute pollutants to stormwater runoff, and the drainage areas from these locations, must be identified in the SWP3. Where appropriate, the SWP3 must specify material handling procedures, storage requirements, and use of equipment. Procedures for cleaning up spills must be identified in the SWP3 and made available to the appropriate personnel.

(c) Inspections - Qualified facility personnel (i.e., a person or persons with knowledge of this general permit, the concrete batch plant, and the SWP3 related to the concrete batch plant(s) for the site) must be identified to inspect designated equipment and areas of the facility specified in the SWP3. Personnel conducting these inspections are not required to have signatory authority for inspection reports under 30 TAC §305.128. Inspections of facilities in operation must be performed once every seven days. Inspections of facilities that are not in operation must be performed at a minimum of once per month. The current inspection frequency being implemented at the facility must be recorded in the SWP3. The inspection must take place while the facility is in operation and must, at a minimum, include all areas that are exposed to stormwater at the site, including material handling areas, above ground storage tanks, hoppers or silos, dust collection/containment systems, truck wash down and equipment cleaning areas. Follow-up procedures must be used to ensure that appropriate actions are taken in response to the inspections. Records of inspections must be maintained and be made readily available for inspection upon request.

(d) Employee Training - An employee training program must be developed to educate personnel responsible for implementing any component of the SWP3, or personnel otherwise responsible for stormwater pollution prevention, with the provisions of the SWP3. The frequency of training must be documented in the SWP3, and at a minimum, must consist of one training prior to the initiation of operation of the concrete batch plant.

(e) Record Keeping and Internal Reporting Procedures - A description of spills and similar incidents, plus additional information that is obtained regarding the quality and quantity of stormwater discharges, must be included in the SWP3. Inspection and maintenance activities must be documented and records of those inspection and maintenance activities must be incorporated in the SWP3.

(f) Management of Runoff - The SWP3 shall contain a narrative consideration for reducing the volume of runoff from concrete batch plants by diverting runoff or otherwise managing runoff, including use of infiltration, detention ponds, retention ponds, or reusing of runoff.

3. Comprehensive Compliance Evaluation – At least once per year, one or more qualified personnel (i.e., a person or persons with knowledge of this general permit, the concrete batch plant, and the SWP3 related to the concrete batch plant(s) for the site) shall conduct a compliance evaluation of the plant. The evaluation must include the following.

   (a) Visual examination of all areas draining stormwater associated with regulated concrete batch plants for evidence of, or the potential for, pollutants entering the drainage system. These include, but are not limited to: cleaning areas, material handling areas, above ground storage tanks, hoppers or silos, dust collection/containment systems, and truck wash down and equipment cleaning areas. Measures implemented to reduce pollutants in runoff (including structural controls and implementation of management practices) must be evaluated to determine if they are effective and if they are implemented in accordance with the terms of this permit and with the permittee's SWP3. The operator shall conduct a visual inspection of equipment needed to implement the SWP3, such as spill response equipment.

   (b) Based on the results of the evaluation, the following must be revised as appropriate within two weeks of the evaluation: the description of potential pollutant sources identified in the SWP3 (as required in Part IV.B.1, "Description of Potential Pollutant Sources"); and pollution prevention measures and controls identified in the SWP3 (as required in Part IV.B.2, "Measures and Controls"). The revisions may include a schedule for implementing the necessary changes.

   (c) The permittee shall prepare and include in the SWP3 a report summarizing the scope of the evaluation, the personnel making the evaluation, the date(s) of the evaluation, major observations relating to the implementation of the SWP3, and actions taken in response to the findings of the evaluation. The report must identify any incidents of noncompliance. Where the report does not identify incidences of noncompliance, the report must contain a statement that the evaluation did not identify any incidence(s), and the report must be signed according to 30 TAC §305.128, relating to Signatories to Reports.

   (d) The Comprehensive Compliance Evaluation may substitute for one of the required inspections delineated in Part IV.B.2.(c) of this general permit.

Section C. Prohibition of Wastewater Discharges

Wastewater discharges associated with concrete production including wastewater disposal by land application are not authorized under this general permit. These wastewater discharges must be authorized under an alternative TCEQ water quality permit or otherwise disposed of in an authorized manner. Discharges of concrete truck wash out at construction sites may be authorized if conducted in accordance with the requirements of Part V of this general permit.

Part V. Concrete Truck Wash Out Requirements

This general permit authorizes the land disposal of wash out from concrete trucks at construction sites regulated under this general permit, provided the following requirements are met. Any discharge of concrete production waste water to surface water in the state must be authorized under a separate TCEQ general permit or individual permit.

A. Discharge of concrete truck wash out water to surface water in the state, including discharge to storm sewers, is prohibited by this general permit.

B. Concrete truck wash out water shall be disposed in areas at the construction site where structural controls have been established to prevent discharge to surface water

in the state, or to areas that have a minimal slope that allow infiltration and filtering of wash out water to prevent discharge to surface water in the state. Structural controls may consist of temporary berms, temporary shallow pits, temporary storage tanks with slow rate release, or other reasonable measures to prevent runoff from the construction site.

C. Wash out of concrete trucks during rainfall events shall be minimized. The discharge of concrete truck wash out water is prohibited at all times, and the operator shall insure that its BMPs are sufficient to prevent the discharge of concrete truck wash out as the result of rainfall or stormwater runoff.

D. The disposal of wash out water from concrete trucks, made under authorization of this general permit must not cause or contribute to groundwater contamination.

E. If a SWP3 is required to be implemented, the SWP3 shall include concrete wash out areas on the associated site map.

Part VI. Retention of Records

The permittee must retain the following records for a minimum period of three (3) years from the date that a NOT is submitted as required in Part II.F.1 and 2 of this permit. For activities in which an NOT is not required, records shall be retained for a minimum period of three (3) years from the date that the operator terminates coverage under Section II.F.3 of this permit. Records include:

A. A copy of the SWP3;

B. All reports and actions required by this permit, including a copy of the construction site notice;

C. All data used to complete the NOI, if an NOI is required for coverage under this general permit; and

D. All records of submittal of forms submitted to the operator of any MS4 receiving the discharge and to the secondary operator of a large construction site, if applicable.

Part VII. Standard Permit Conditions

A. The permittee has a duty to comply with all permit conditions. Failure to comply with any permit condition is a violation of the permit and statutes under which it was issued (CWA and TWC), and is grounds for enforcement action, for terminating, revoking and reissuance, or modification, or denying coverage under this general permit, or for requiring a discharger to apply for and obtain an individual TPDES permit, based on rules located in TWC §23.086, 30 TAC §305.66 and 40 CFR §122.41 (a).

B. Authorization under this general permit may be modified, suspended, revoked and reissued, terminated or otherwise suspended for cause, based on rules located in TWC §23.086, 30 TAC §305.66 and 40 CFR §122.41(f). Filing a notice of planned changes or anticipated non-compliance by the permittee does not stay any permit condition. The permittee must furnish to the executive director, upon request and within a reasonable time, any information necessary for the executive director to determine whether cause exists for modifying, revoking and reissuing, terminating or, otherwise suspending authorization under this permit, based on rules located in TWC §23.086, 30 TAC §305.66 and 40 CFR §122.41 (h). Additionally, the permittee must provide to the executive director, upon request, copies of all records that the permittee is required to maintain as a condition of this general permit.

C. It is not a defense for a discharger in an enforcement action that it would have been necessary to halt or reduce the permitted activity to maintain compliance with the permit conditions.

D. Inspection and entry shall be allowed under TWC Chapters 26-28, Texas Health and Safety Code §§361.032-361.033 and 361.037, and 40 CFR §122.41(i). The statement in TWC §26.014 that commission entry of a facility shall occur according to an establishment's rules and regulations concerning safety, internal security, and fire protection is not grounds for denial or restriction of entry to any part of the facility or site, but merely describes the commission's duty to observe appropriate rules and regulations during an inspection.

E. The discharger is subject to administrative, civil, and criminal penalties, as applicable, under TWC Chapter 7 for violations including but not limited to the following:

1. negligently or knowingly violating the federal CWA §§301, 302, 306, 307, 308, 318, or 405, or any condition or limitation implementing any sections in a permit issued under CWA §402, or any requirement imposed in a pretreatment program approved under CWA §§402(a)(3) or 402(b)(8);
2. knowingly making any false statement, representation, or certification in any record or other document submitted or required to be maintained under a permit, including monitoring reports or reports of compliance or noncompliance; and
3. knowingly violating CWA §303 and placing another person in imminent danger of death or serious bodily injury.

F. All reports and other information requested by the executive director must be signed by the person and in the manner required by 30 TAC §305.128 (relating to Signatories to Reports).

G. Authorization under this general permit does not convey property or water rights of any sort and does not grant any exclusive privilege.

H. The permittee shall take all reasonable steps to minimize or prevent any discharge in violation of this permit that has a reasonable likelihood of adversely affecting human health or the environment.

I. The permittee shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) that are installed or used by the permittee to achieve compliance with the conditions of this permit. Proper operation and maintenance also includes adequate laboratory controls and appropriate quality assurance procedures. This provision requires the operation of back-up or auxiliary facilities or similar systems that are installed by a permittee only when the operation is necessary to achieve compliance with the conditions of the permit.

J. The permittee shall comply with the monitoring and reporting requirements in 40 CFR §122.41(j) and (l), as applicable.

K. Analysis must be performed using sufficiently sensitive methods for analysis that comply with the rules located in 40 CFR §136.1(c) and 40 CFR §122.44(i)(1)(iv).

Part VIII. Fees

A. A fee of must be submitted along with the NOI:

1. $325 if submitting a paper NOI, or
2. $225 if submitting an NOI electronically.

B. Fees are due upon submission of the NOI. An NOI will not be declared administratively complete unless the associated fee has been paid in full.

C. No separate annual fees will be assessed for this general permit. The Water Quality Annual Fee has been incorporated into the NOI fees as described above.

D. Effective September 1, 2018, applicants seeking coverage under an NOI or LREW must submit their application using the online e-Permits system available through the TCEQ website, or request and obtain a waiver from electronic reporting from the TCEQ. Waivers from electronic reporting are not transferrable and expire on the same date as the authorization to discharge.

Appendix A: Automatic Authorization

Periods of Low Erosion Potential by County – Eligible Date Ranges

Andrews: Nov. 15 - Apr. 30

Archer: Dec. 15 - Feb. 14

Armstrong: Nov. 15 - Apr. 30

Bailey: Nov. 1 - Apr. 30, or Nov. 15 - May 14

Baylor: Dec. 15 - Feb. 14

Borden: Nov. 15 - Apr. 30

Brewster: Nov. 15 - Apr. 30

Briscoe: Nov. 15 - Apr. 30

Brown: Dec. 15 - Feb. 14

Callahan: Dec. 15 - Feb. 14

Carson: Nov. 15 - Apr. 30

Castro: Nov. 15 - Apr. 30

Childress: Dec. 15 - Feb. 14

Cochran: Nov. 1 - Apr. 30, or Nov. 15 - May 14

Coke: Dec. 15 - Feb. 14

Coleman: Dec. 15 - Feb. 14

Collingsworth: Jan. 1 - Mar. 30, or Dec. 1 - Feb. 28

Concho: Dec. 15 - Feb. 14

Cottle: Dec. 15 - Feb. 14

Crane: Nov. 15 - Apr. 30

Crockett: Nov. 15 - Jan. 14, or Feb. 1 - Mar. 30

Crosby: Nov. 15 - Apr. 30

Culberson: Nov. 1 - May 14

Dallam: Nov. 1 - Apr. 14, or Nov. 15 - Apr. 30

Dawson: Nov. 15 - Apr. 30

Deaf Smith: Nov. 15 - Apr. 30

Dickens: Nov. 15 - Jan. 14, or Feb. 1 - Mar. 30

Dimmit: Dec. 15 - Feb. 14

Donley: Jan. 1 - Mar. 30, or Dec. 1 - Feb. 28

Eastland: Dec. 15 - Feb. 14

Ector: Nov. 15 - Apr. 30

Edwards: Dec. 15 - Feb. 14

El Paso: Jan. 1 - Jul. 14, or May 15 - Jul. 31, or Jun. 1 - Aug. 14, or Jun. 15 - Sept. 14, or Jul. 1 - Oct. 14, or Jul. 15 - Oct. 31, or Aug. 1 - Apr. 30, or Aug. 15 - May 14, or Sept. 1 - May 30, or Oct. 1 - Jun. 14, or Nov. 1 - Jun. 30, or Nov. 15 - Jul. 14

Fisher: Dec. 15 - Feb. 14

Floyd: Nov. 15 - Apr. 30

Foard: Dec. 15 - Feb. 14

Gaines: Nov. 15 - Apr. 30

Garza: Nov. 15 - Apr. 30

Glasscock: Nov. 15 - Apr. 30

Hale: Nov. 15 - Apr. 30

Hall: Feb. 1 - Mar. 30

Hansford: Nov. 15 - Apr. 30

Hardeman: Dec. 15 - Feb. 14

Hartley: Nov. 15 - Apr. 30

Haskell: Dec. 15 - Feb. 14

Hockley: Nov. 1 - Apr. 14, or Nov. 15 - Apr. 30

Howard: Nov. 15 - Apr. 30

Hudspeth: Nov. 1 - May 14

Hutchinson: Nov. 15 - Apr. 30

Irion: Dec. 15 - Feb. 14

Jeff Davis: Nov. 1 - Apr. 30 or Nov. 15 - May 14

Jones: Dec. 15 - Feb. 14

Kent: Nov. 15 - Jan. 14 or Feb. 1 - Mar. 30

Kerr: Dec. 15 - Feb. 14

Kimble: Dec. 15 - Feb. 14

King: Dec. 15 - Feb. 14

Kinney: Dec. 15 - Feb. 14

Knox: Dec. 15 - Feb. 14

Lamb: Nov. 1 - Apr. 14, or Nov. 15 - Apr. 30

Loving: Nov. 1 - Apr. 30, or Nov. 15 - May 14

Lubbock: Nov. 15 - Apr. 30

Lynn: Nov. 15 - Apr. 30

Martin: Nov. 15 - Apr. 30

Mason: Dec. 15 - Feb. 14

Maverick: Dec. 15 - Feb. 14

McCulloch: Dec. 15 - Feb. 14

Menard: Dec. 15 - Feb. 14

Midland: Nov. 15 - Apr. 30

Mitchell: Nov. 15 - Apr. 30

Moore: Nov. 15 - Apr. 30

Motley: Nov. 15 - Jan. 14, or Feb. 1 - Mar. 30

Nolan: Dec. 15 - Feb. 14

Oldham: Nov. 15 - Apr. 30

Parmer: Nov. 1 - Apr. 14, or Nov. 15 - Apr. 30

Pecos: Nov. 15 - Apr. 30

Potter: Nov. 15 - Apr. 30

Presidio: Nov. 1 - Apr. 30, or Nov. 15 - May 14

Randall: Nov. 15 - Apr. 30

Reagan: Nov. 15 - Apr. 30

Real: Dec. 15 - Feb. 14

Reeves: Nov. 1 - Apr. 30, or Nov. 15 - May 14

Runnels: Dec. 15 - Feb. 14

Schleicher: Dec. 15 - Feb. 14

Scurry: Nov. 15 - Apr. 30

Shackelford: Dec. 15 - Feb. 14

Sherman: Nov. 15 - Apr. 30

Stephens: Dec. 15 - Feb. 14

Sterling: Nov. 15 - Apr. 30

Stonewall: Dec. 15 - Feb. 14

Sutton: Dec. 15 - Feb. 14

Swisher: Nov. 15 - Apr. 30

Taylor: Dec. 15 - Feb. 14

Terrell: Nov. 15 - Apr. 30

Terry: Nov. 15 - Apr. 30

Throckmorton: Dec. 15 - Feb. 14

Tom Green: Dec. 15 - Feb. 14

Upton: Nov. 15 - Apr. 30

Uvalde: Dec. 15 - Feb. 14

Val Verde: Nov. 15 - Jan. 14, or Feb. 1 - Mar. 30

Ward: Nov. 1 - Apr. 14, or Nov. 15 - Apr. 30

Wichita: Dec. 15 - Feb. 14

Wilbarger: Dec. 15 - Feb. 14

Winkler: Nov. 1 - Apr. 30, or Nov. 15 - May 14

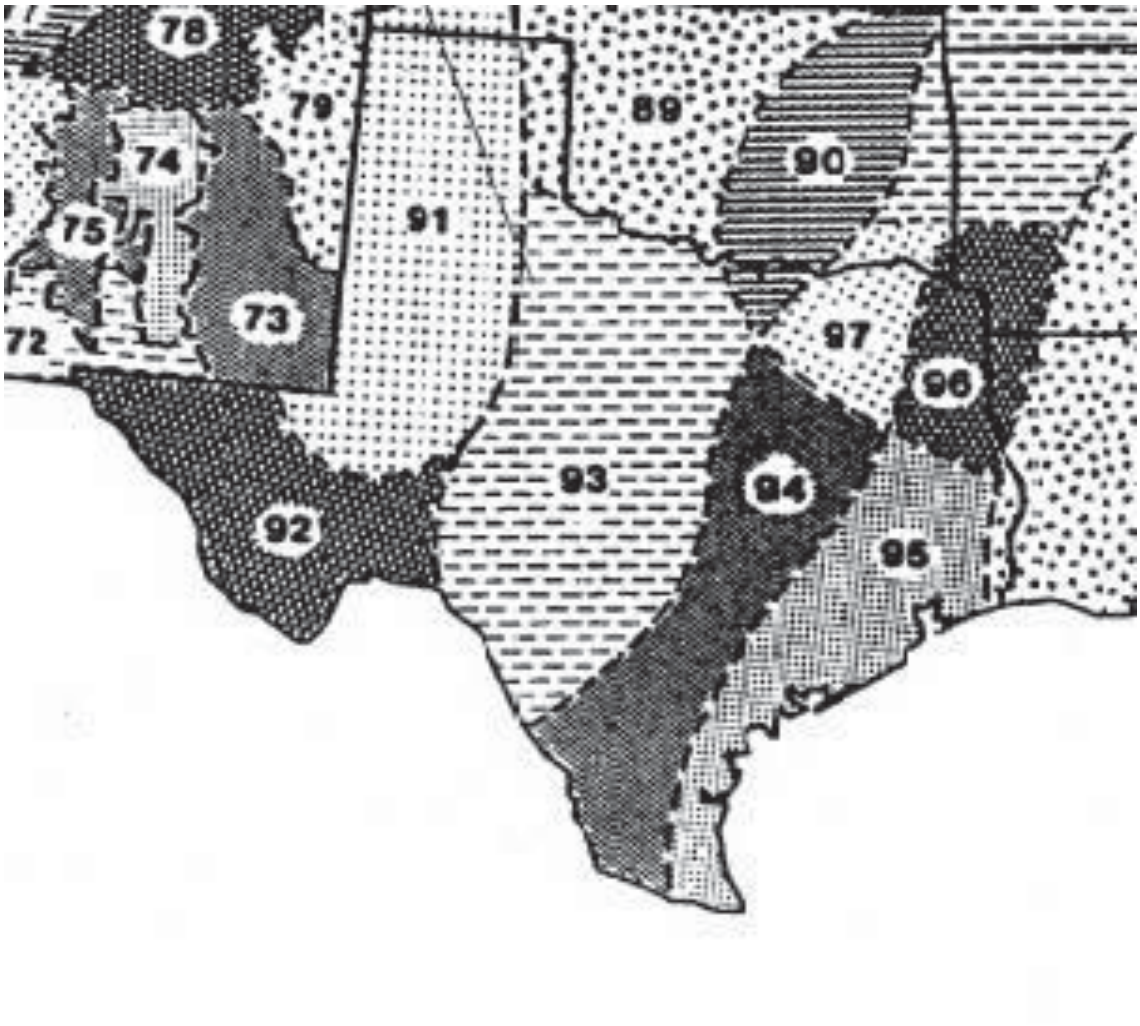
Yoakum: Nov. 1 - Apr. 30, or Nov. 15 - May 14

Young: Dec. 15 - Feb. 14

Wheeler: Jan. 1 - Mar. 30, or Dec. 1 - Feb. 28

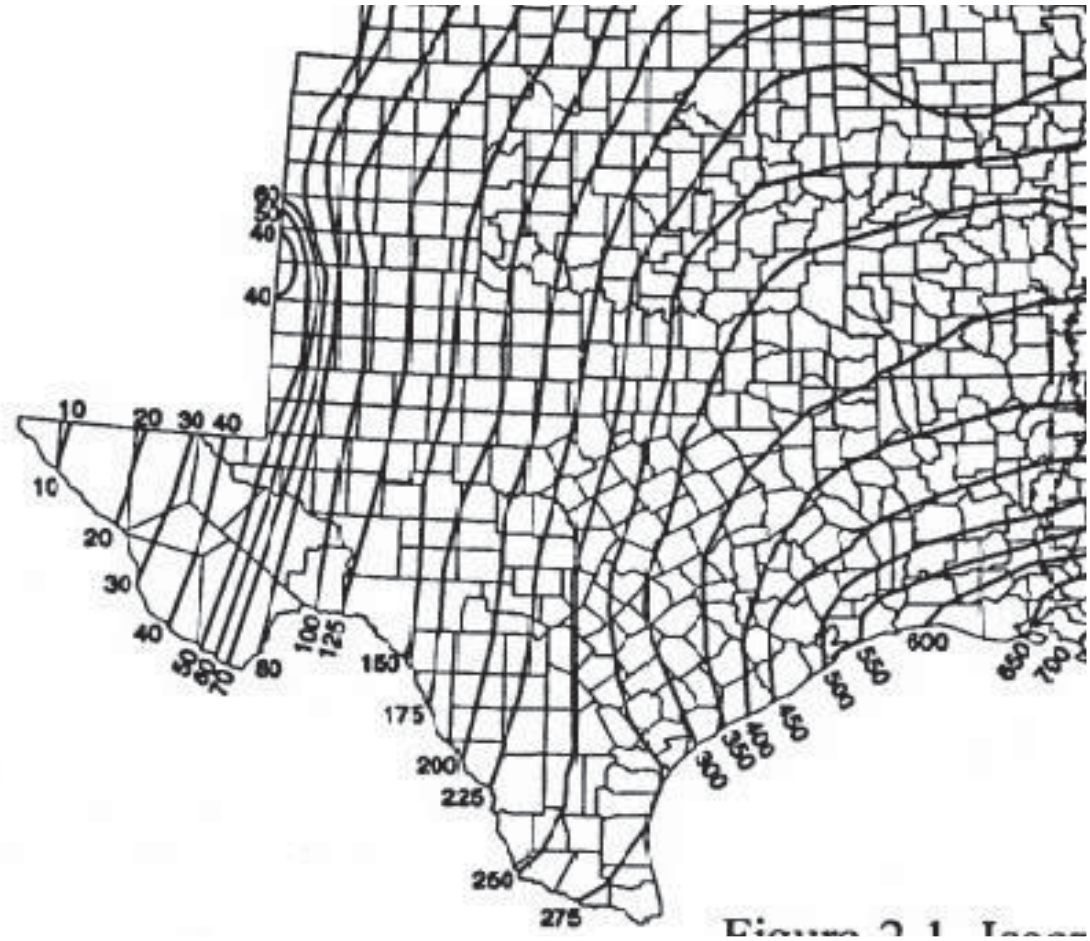
Zavala: Dec. 15 - Feb. 14

Appendix B: Erosivity Index (EI) Zones in Texas



Adapted from Chapter 2 of USDA Agriculture Handbook 703: "Predicting Soil Erosion by Water: A Guide to Conservation Planning With the Revised Universal Soil Loss Equation (RUSLE)," U.S. Department of Agriculture, Agricultural Research Service

Appendix C: Isoerodent Map



Adapted from Chapter 2 of USDA Agriculture Handbook 703: "Predicting Soil Erosion by Water: A Guide to Conservation Planning With the Revised Universal Soil Loss Equation (RUSLE)," U.S. Department of Agriculture, Agricultural Research Service

Appendix D: Erosivity Indices for EI Zones in Texas

Periods:

EI #	1/1	1/16	1/31	2/15	3/1	3/16	3/31	4/15	4/30	5/15	5/30	6/14	6/29	7/14	7/29	8/13	8/28	9/12	9/27	10/12	10/27	11/11	11/26	12/11	12/31
89	0	1	1	2	3	4	7	2	8	27	38	48	55	62	69	76	83	90	94	97	98	99	100	100	100
90	0	1	2	3	4	6	8	13	21	29	37	46	54	60	65	69	74	81	87	92	95	97	98	99	100
91	0	0	0	0	1	1	1	2	6	16	29	39	46	53	60	67	74	81	88	95	99	99	100	100	100
92	0	0	0	0	1	1	1	2	6	16	29	39	46	53	60	67	74	81	88	95	99	99	100	100	100
93	0	1	1	2	3	4	6	8	13	25	40	49	56	62	67	72	76	80	85	91	97	98	99	99	100
94	0	1	2	4	6	8	10	15	21	29	38	47	53	57	61	65	70	76	83	88	91	94	96	98	100
95	0	1	3	5	7	9	11	14	18	27	35	41	46	51	57	62	68	73	79	84	89	93	96	98	100
96	0	2	4	6	9	12	17	23	30	37	43	49	54	58	62	66	70	74	78	82	86	90	94	97	100
97	0	1	3	5	7	10	14	20	28	37	48	56	61	64	68	72	77	81	86	89	92	95	98	99	100
106	0	3	6	9	13	17	21	27	33	38	44	49	55	61	67	71	75	78	81	84	86	90	94	97	100

* Each period begins on the date listed in the table above and lasts until the day before the following period. The final period begins on December 11 and ends on December 31.

Table adapted from Chapter 2 of USDA Agriculture Handbook 703: "Predicting Soil Erosion by Water: A Guide to Conservation Planning With the Revised Universal Soil Loss Equation (RUSLE)," U.S. Department of Agriculture, Agricultural Research Service

SECTION 5: COPY OF NOTICE OF INTENT (NOI)

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

RESET FORM

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

IMPORTANT:

- Use the **INSTRUCTIONS** to fill out each question in this form.
- Use the **CHECKLIST** to make certain all you filled out all required information. Incomplete applications **WILL** delay approval or result in automatic denial.
- Once processed your permit can be viewed at: http://www2.tceq.texas.gov/wq_dpa/index.cfm

ePERMITS: Sign up now for online NOI: https://www3.tceq.texas.gov/steers/index.cfm
Pay a $225 reduced application fee by using ePermits.

APPLICATION FEE:

- You must pay the **$325** Application Fee to TCEQ for the paper application to be complete.
- Payment and NOI must be mailed to separate addresses.
- Did you know you can pay on line?
  - Go to https://www3.tceq.texas.gov/epay/index.cfm
  - Select Fee Type: GENERAL PERMIT CONSTRUCTION STORM WATER DISCHARGE NOI APPLICATION
- **Provide your payment information below, for verification of payment:**

☐ Mailed — Check/Money Order No.: _____
Name Printed on Check: _____

☐ EPAY — Voucher No.: _____
Is the Payment Voucher copy attached? ☐ Yes

RENEWAL: Is this NOI a Renewal of an existing General Permit Authorization? (Note: A permit cannot be renewed after June 3, 2013.)

☐ Yes The Permit number is: TXR15_____
(If a permit number is not provided, a new number will be assigned.)
☐ No

1) OPERATOR (Applicant)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? You may search for your CN at: http://www12.tceq.texas.gov/crpub/index.cfm?fuseaction=cust.CustSearch

CN_____

b) What is the Legal Name of the entity (applicant) applying for this permit?

_____

(The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

c) What is the name and title of the person signing the application? The person must be an executive official meeting signatory requirements in TAC 305.44(a).
Prefix (Mr. Ms. Miss): _____
First/Last Name: _____ Suffix: _____
Title: _____ Credential: _____

d) What is the Operator Contact's (Responsible Authority) contact information and mailing address as recognized by the US Postal Service (USPS)? You may verify the address at: http://zip4.usps.com/zip4/welcome.jsp
Phone #: _____ ext: _____ Fax #: _____
E-mail: _____
Mailing Address: _____
Internal Routing (Mail Code, Etc.): _____
City: _____ State: _____ ZIP Code: _____
If outside USA: Territory: _____ Country Code: _____ Postal Code: _____

e) Indicate the type of Customer (The instructions will help determine your customer type):

☐ Individual	☐ Limited Partnership	☐ Sole Proprietorship-DBA
☐ Joint Venture	☐ General Partnership	☐ Corporation
☐ Trust	☐ Estate	☐ Federal Government
☐ State Government	☐ County Government	☐ City Government
☐ Other Government		

f) Independent Operator? ☐ Yes ☐ No
(If governmental entity, subsidiary, or part of a larger corporation, check "No".)

g) Number of Employees:
☐ 0-20; ☐ 21-100; ☐ 101-250; ☐ 251-500; or ☐ 501 or higher

h) Customer Business Tax and Filing Numbers:
(REQUIRED for Corporations and Limited Partnerships. Not Required for Individuals, Government, or Sole Proprietors)
State Franchise Tax ID Number: _____
Federal Tax ID: _____
Texas Secretary of State Charter (filing) Number: _____
DUNS Number (if known): _____

2) APPLICATION CONTACT

If TCEQ needs additional information regarding this application, who should be contacted?

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

☐ Yes, go to Section 3). ☐ No, complete section below.

Prefix (Mr. Ms. Miss): _____
First/Last Name: _____ Suffix: _____
Title: _____ Credential: _____

Organization Name:_____
Phone No.:_____ ext:_____ Fax Number:_____
E-mail:_____
Mailing Address:_____
Internal Routing (Mail Code, Etc.):_____
City:_____State:_____ZIP Code:_____
Mailing Information if outside USA:
Territory:_____Country Code:_____Postal Code:_____

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

If the site of your business is part of a larger business site or if other businesses were located at this site before yours, a Regulated Entity Number (RN) may already be assigned for the larger site. Use the RN assigned for the larger site. Search TCEQ's Central Registry to see if the larger site may already be registered as a regulated site at: http://www12.tceq.texas.gov/crpub/index.cfm?fuseaction=regent.RNSearch.

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

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

b) Name of project or site (the name known by the community where located):

_____

c) In your own words, briefly describe the primary business of the Regulated Entity: (Do not repeat the SIC and NAICS code):

_____

d) County (or counties if > 1) _____

e) Latitude:_____ Longitude: _____

f) Does the site have a physical address?

☐ Yes, complete Section A for a physical address.
☐ No, complete Section B for site location information.

Section A: Enter the physical address for the site.
Verify the address with USPS. If the address is not recognized as a delivery address, provide the address as identified for overnight mail delivery, 911 emergency or other online map tools to confirm an address.

Physical Address of Project or Site:
Street Number: _____ Street Name: _____
City: _____State: Texas ZIP Code: _____

Section B: Enter the site location information.

If no physical address (Street Number & Street Name), provide a written location access description to the site. (Ex.: located 2 miles west from intersection of Hwy 290 & IH35 accessible on Hwy 290 South)

City where the site is located or, if not in a city, what is the nearest city:

State: Texas ZIP Code where the site is located: _____

4) GENERAL CHARACTERISTICS

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

☐ Yes - If the answer is Yes, you must obtain authorization through EPA, Region 6.

☐ No

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

☐ Yes - If the answer is Yes, you may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA, Region 6.

☐ No

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

d) If applicable, what is the Secondary SIC Code(s): _____

e) What is the total number of acres disturbed? _____

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

☐ Yes - If the answer is Yes, the total number of acres disturbed can be less than 5 acres.

☐ No - If the answer is No, the total number of acres disturbed must be 5 or more. If the total number of acres disturbed is less than 5 then the project site does not qualify for coverage through this Notice of Intent. Coverage will be denied. See the requirements in the general permit for small construction sites.

g) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?

_____

h) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?

_____

i) Is the discharge into an MS4?

☐ Yes - If the answer is Yes, provide the name of the MS4 operator below.

☐ No

If Yes, provide the name of the MS4 operator:

_____

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

j) Are any of the surface water bodies receiving discharges from the construction site on the latest EPA-approved CWA 303(d) List of impaired waters?

☐ Yes - If the answer is Yes, provide the name(s) of the impaired water body(s) below.

☐ No

If Yes, provide the name(s) of the impaired water body(s):

_____

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

☐ Yes - If the answer is Yes, complete certification below by checking "Yes."

☐ No

I certify that a copy of the TCEQ approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) is either included or referenced in the Stormwater Pollution Prevention Plan.

☐ Yes

5) CERTIFICATION

Check Yes to the certifications below. Failure to indicate Yes to ***ALL*** items may result in denial of coverage under the general permit.

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

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

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

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator. ☐ Yes

Operator Certification:

I,_____ _____
Typed or printed name Title

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

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

Signature: _____ Date:_____
(Use blue ink)

Kimley»Horn

SECTION 6: AGENT AUTHORIZATION FORM

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

I Ronald W. Unger ,
Print Name

Managing Member of Koniag Real Estate, LLC, sole owner of ,
Title - Owner/President/Other

of Premas Global Leander 1, LLC ,
Corporation/Partnership/Entity Name

have authorized Jamie Forbes / Nick Brown
Print Name of Agent/Engineer

of Perspective Desing & Development / Kimley – Horn Engineering
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

11/29/23
Date

THE STATE OF Minnesota §

County of Hennepin §

BEFORE ME, the undersigned authority, on this day personally appeared Ronald Unger 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 29th day of November, 2023.

NOTARY PUBLIC

Hayden Selingo
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 1/1/2027

HAYDEN SELINGO
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 1, 2027

SECTION 7: APPLICATION FEE FORM

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Premas Global Leander 1, LLC
Regulated Entity Location: 10744 E Crystal Falls Parkway, Leander, TX 78641
Name of Customer: Premas Global Leander I, LLC
Contact Person: Ron Unger Phone: 907-561-2668
Customer Reference Number (if issued):CN 603732090
Regulated Entity Reference Number (if issued):RN 111150892

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	21.39 Acres	$ 6,500
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 12/18/2025

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