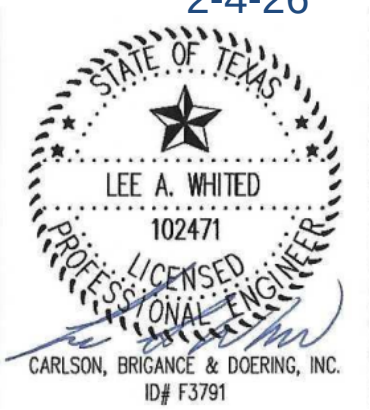
CHUY'S TEX-MEX BAR W EAST COMMERCIAL

WATER POLLUTION ABATEMENT PLAN

PREPARED FOR:

BAR W EAST COMMERCIAL, LTD.
c/o Mr. Robbie Keithley
901 S. Mopac Expressway, Suite 550
Austin, Texas 78746

2-4-26



PREPARED BY:

CARLSON, BRIGANCE & DOERING, INC.
Lee A. Whited, P.E.
5701 West William Cannon Dr.
Austin, Texas 78749
(512) 280-5160

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying

CBD # 5375
January 2026

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I

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: Chuy's Tex-Mex Bar W East Commercial						**2. Regulated Entity No.:** 112154331			
3. Customer Name: Bar W East Commercial, LTD.						**4. Customer No.:** 606357127			
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):**			2.904
9. Application Fee:	$4,000		**10. Permanent BMP(s):**			Wet Pond			
11. SCS (Linear Ft.):	0		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			South Fork San Gabriel River			

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. Lee A. Whited, P.E.
Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent 2-4-26 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):	

II

GENERAL INFORMATION FORM

General Information Form

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) 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 **General Information Form** is hereby submitted for TCEQ review. The application was prepared by:

Print Name of Customer/Agent: Lee A. Whited, P.E.

Date: 2-4-26

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Chuy's Tex-Mex Bar W Ranch East Commercial
2. County: Williamson
3. Stream Basin: South San Gabriel River
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☒ WPAP
   ☐ SCS
   ☐ Modification
   ☐ AST
   ☐ UST
   ☐ Exception Request

7. Customer (Applicant):

   Contact Person: Robbie Keithley
   Entity: Bar W East Commercial, Ltd.
   Mailing Address: 901 S. Mopac Expressway, Suite 550
   City, State: Austin, TX Zip: 78746
   Telephone: (512) 477-1212 FAX: _____
   Email Address: dwheat@barshop-oles.com

8. Agent/Representative (If any):

   Contact Person: Lee A. Whited, P.E.
   Entity: Carlson, Brigance & Doering, Inc.
   Mailing Address: 5701 W. William Cannon Dr.
   City, State: Austin, TX Zip: 78749
   Telephone: (512) 280-5160 FAX: _____
   Email Address: lee@cbdeng.com

9. 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.

10. ☒ The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

    The project site is located on the southeast corner at the intersection of Ronald Reagan Blvd and Kauffman Loop in the City of Leander.

11. ☒ **Attachment A – Road Map**. A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

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

    ☒ Project site boundaries.
    ☒ USGS Quadrangle Name(s).
    ☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
    ☒ Drainage path from the project site to the boundary of the Recharge Zone.

13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned**. Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

☒ Survey staking will be completed by this date: March 10, 2026

14. ☒ **Attachment C – Project Description**. Attached at the end of this form is a detailed narrative description of the proposed project. 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

15. 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/Uncleared)
    ☒ Other: Pond & connecting internal roads, utilities and drainage for the overall development that was previously approved.

Prohibited Activities

16. ☒ I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:

    (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);

    (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;

    (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;

    (4) The use of sewage holding tanks as parts of organized collection systems; and

    (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).

    (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

17. ☒ I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:

(1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);

(2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

(3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

18. The fee for the plan(s) is based on:

☒ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
☒ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
☐ For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
☐ A request for an exception to any substantive portion of the regulations related to the protection of water quality.
☐ A request for an extension to a previously approved plan.

19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

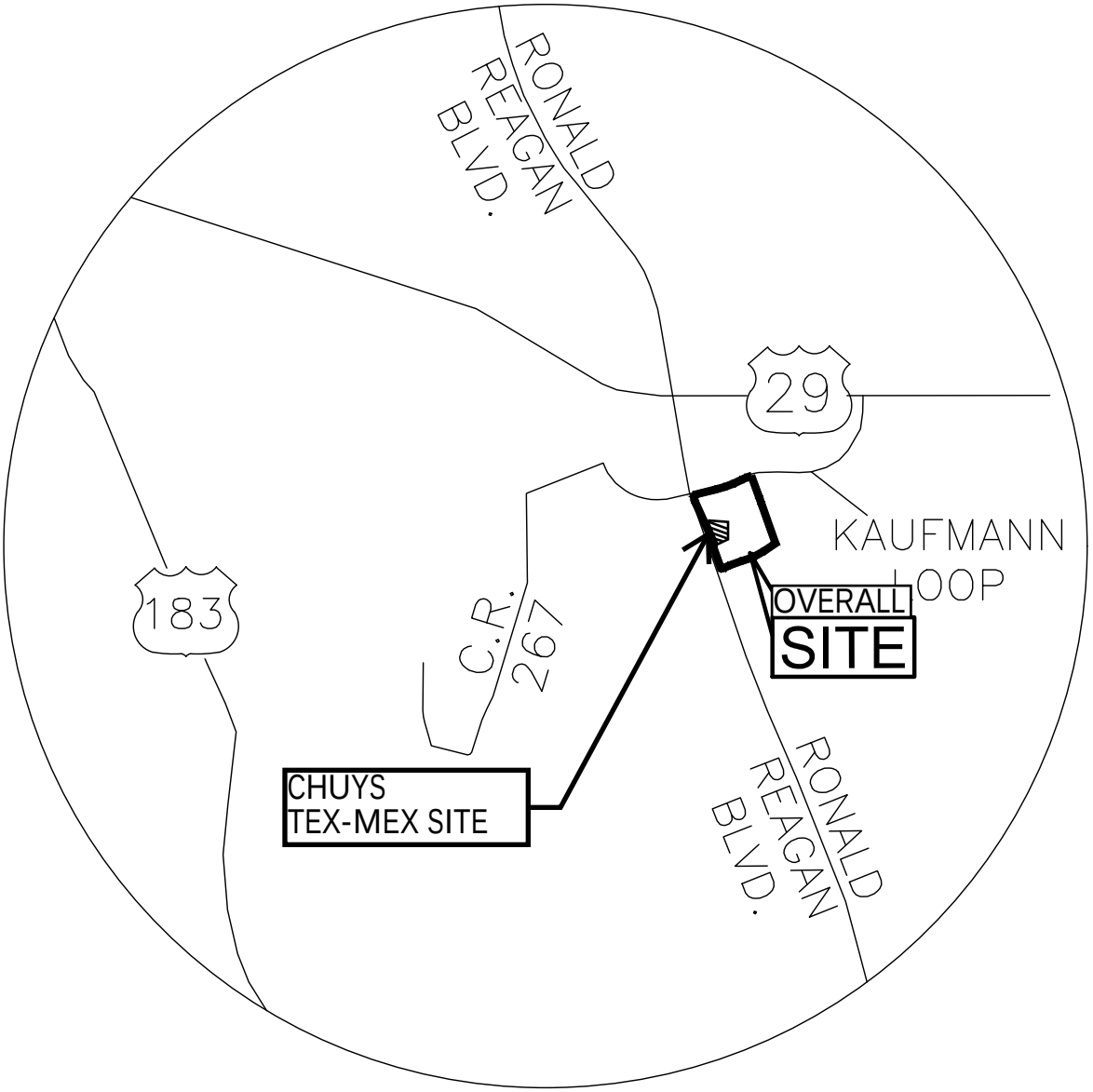
☐ TCEQ cashier
☒ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
☐ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

20. ☒ 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.

21. ☒ No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

GENERAL INFORMATION FORM

ATTACHMENT "A"



VICINITY MAP
N.T.S.

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

The National Map US Topo

LEANDER NE QUADRANGLE
TEXAS - WILLIAMSON COUNTY
7.5-MINUTE SERIES

SITE LOCATION

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, August 2016 - November 2016
Roads.....U.S. Census Bureau, 2015 - 2019
Names.....GNIS, 1979 - 2021
Hydrography.....National Hydrography Dataset, 2002 - 2021
Contours.....National Elevation Dataset, 2004
Boundaries.....Multiple sources; see metadata file 2019 - 2021

Wetlands.....FWS National Wetlands Inventory Not Available

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
MN
GN
0°36' 11 MILS
3°46' 67 MILS

U.S. National Grid
100,000 - m Square ID
PV
00
PU
Grid Zone Designation 14R

SCALE 1:24 000
1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES
1 Mahomet
2 Florence
3 Cobbs Cavern
4 Liberty Hill
5 Georgetown
6 Nameless
7 Leander
8 Round Rock

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

LEANDER NE, TX
2022

NSN 7643016396982
NGA REF NO. USGSX24K22239

III

GEOLOGIC ASSESSMENT WITH MAPS & PHOTOS

Horizon™
Environmental Services, Inc.

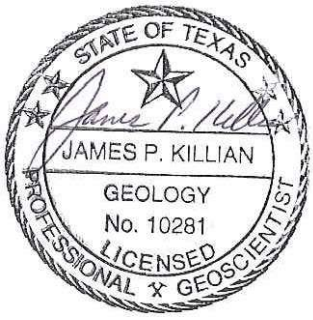
GEOLOGIC ASSESSMENT
187.3-ACRE BAR W TRACT
LEANDER, WILLIAMSON COUNTY, TEXAS
HJN 21011-001 GA

PREPARED FOR:

CARLSON, BRIGANCE & DOERING, INC.
AUSTIN, TEXAS

PREPARED BY:

HORIZON ENVIRONMENTAL SERVICES, INC.
TBPG FIRM REGISTRATION NO. 50488



FEBRUARY 2021

CORPORATE HEADQUARTERS
1507 South IH 35 ★ Austin, Texas 78741 ★ 512.328.2430 ★ Fax 512.328.1804 ★ www.horizon-esi.com
An LJA Company

Horizon
Environmental Services, Inc.

TABLE OF CONTENTS

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), 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

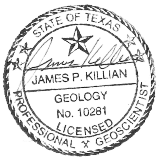
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: James Killian Telephone: 512 328-2430

Date: 5 February 2021 Fax: 512 328-1804

Representing: Horizon Environmental Services, Inc. and TBPG Firm Registration No. 50488
(Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: 187.3-acre Bar W Tract; Leander, Williamson County, Texas

Project Information

1. Date(s) Geologic Assessment was performed: 22-24, 27-29 April 2015; 1 May 2015, and 13-14 January 2021
2. Type of Project:
   - ☒ WPAP
   - ☒ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

4. ☒ **Attachment A - Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

5. ☒ Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Brackett gravelly clay loam, 3-16% slopes (BkE)	C	0 to 1
Eckrant cobbly clay, 1-8% slopes (EaD)	D	0 to 1
Fairlie clay, 1-2% slopes (FaB)	D	2 to 4
Georgetown clay loam, 0-2% slopes (GeB)	D	1 to 3
Georgetown stony clay loam, 1-3% slopes (GsB)	D	1 to 3

** Soil Group Definitions (Abbreviated)*

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate infiltration rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

6. ☒ **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.

7. ☒ **Attachment C – Site Geology**. A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.

8. ☒ **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'

   Applicant's Site Plan Scale: 1" = 400'
   Site Geologic Map Scale: 1" = 400'

Site Soils Map Scale (if more than 1 soil type): 1" = 1000'

9. Method of collecting positional data:

   ☒ Global Positioning System (GPS) technology.
   ☐ Other method(s). Please describe method of data collection: _____

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.

12. ☒ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    ☐ Geologic or manmade features were not discovered on the project site during the field investigation.

13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.

14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

    ☐ There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
    ☐ The wells are not in use and have been properly abandoned.
    ☐ The wells are not in use and will be properly abandoned.
    ☐ The wells are in use and comply with 16 TAC Chapter 76.
    ☒ There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

15. ☒ 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.

Horizon
Environmental Services, Inc.

ATTACHMENT A

GEOLOGIC ASSESSMENT TABLE

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: 187.3-acre Bar W Tract, Leander, Williamson Co., Texas

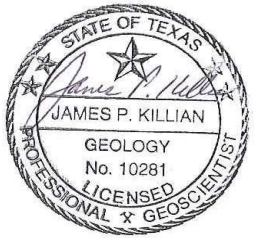
LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
F-1	30.63201	-97.82337	SH	20	Ked	25	20	2.5	--		--	--	C,F,O	45	65		X	X		Hilltop
M-1	30.63545	-97.82638	MB	30	Ked	80	60	3	--		--	--	C,F,O	5	35	X		X		Hillside

* DATUM:_____

2A TYPI	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Man-made feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials

12 TOPOGRAPHY
Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed



I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.

My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Date: 5 February 2021

Sheet 1 of 1

TCEQ-0585-Table (Rev. 10-01-04)

Horizon
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ATTACHMENT B
STRATIGRAPHIC COLUMN

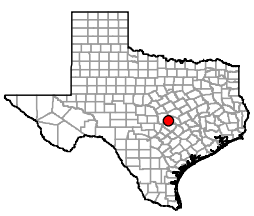
150089 - Bar W\Graphics\150089A05GA_Strat.mxd | REM | 04-30-2015

Geologic Unit	Hydrologic Unit	Approx. Thickness at Project Site (ft)	Elevation (ft msl)	Depth (ft)
			1030	0
Edwards Formation (Ked)	Edwards Aquifer	60		
			970	60
Comanche Peak Formation (Kc)		50		
			920	110
Walnut Formation Keys Valley Marl Member (Kkv)	Confining Unit	50		
			870	160
Walnut Formation Cedar Park Member (Kcp)		50		
			820	210

Note: Unit elevation and thickness given with respect to a ground surface elevation of 1030 ft on the northwestern corner of the project site.

Horizon Environmental Services, Inc.

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST



ATTACHMENT B

STRATIGRAPHIC COLUMN
APPROXIMATELY 187.3-ACRE
BAR W TRACT
LEANDER, WILLIAMSON COUNTY, TEXAS

Horizon
Environmental Services, Inc.

ATTACHMENT C
DESCRIPTION OF SITE GEOLOGY

Geologic information for the subject site obtained via literature review is provided in Attachment E, Supporting Information.

A geologic assessment of the approximately 187.3-acre Bar W Tract was conducted pursuant to Texas rules for regulated activities in the Edwards Aquifer Recharge Zone (EARZ) (30 TAC 213). The subject site consists of undeveloped rangeland and/or woodlands currently used to raise beef cattle, located near the intersection of Ronald Reagan Boulevard and Kauffman Loop in west-central Williamson County, Texas. Assessment findings were used to develop recommendations for site construction measures intended to be protective of water resources at the subject site and adjacent areas.

The entire subject site is located within the Edwards Aquifer Recharge Zone (EARZ), as defined by the Texas Commission on Environmental Quality (TCEQ, 2005). The EARZ occurs where surface water enters the subsurface through exposed limestone bedrock containing faults, fractures, sinkholes, and caves.

The subject site is predominantly underlain by undifferentiated Edwards Limestone Formation (Ked) (UT-BEG, 1995), which is further underlain by the Comanche Peak Formation (Kc) and the Keys Valley Marl member (Kkv) of the Walnut Formation.

One natural geologic feature (F-1) and one man-made feature (M-1) were identified at the subject site. Further information pertaining to the geologic features is presented in Attachments D, E, and F.

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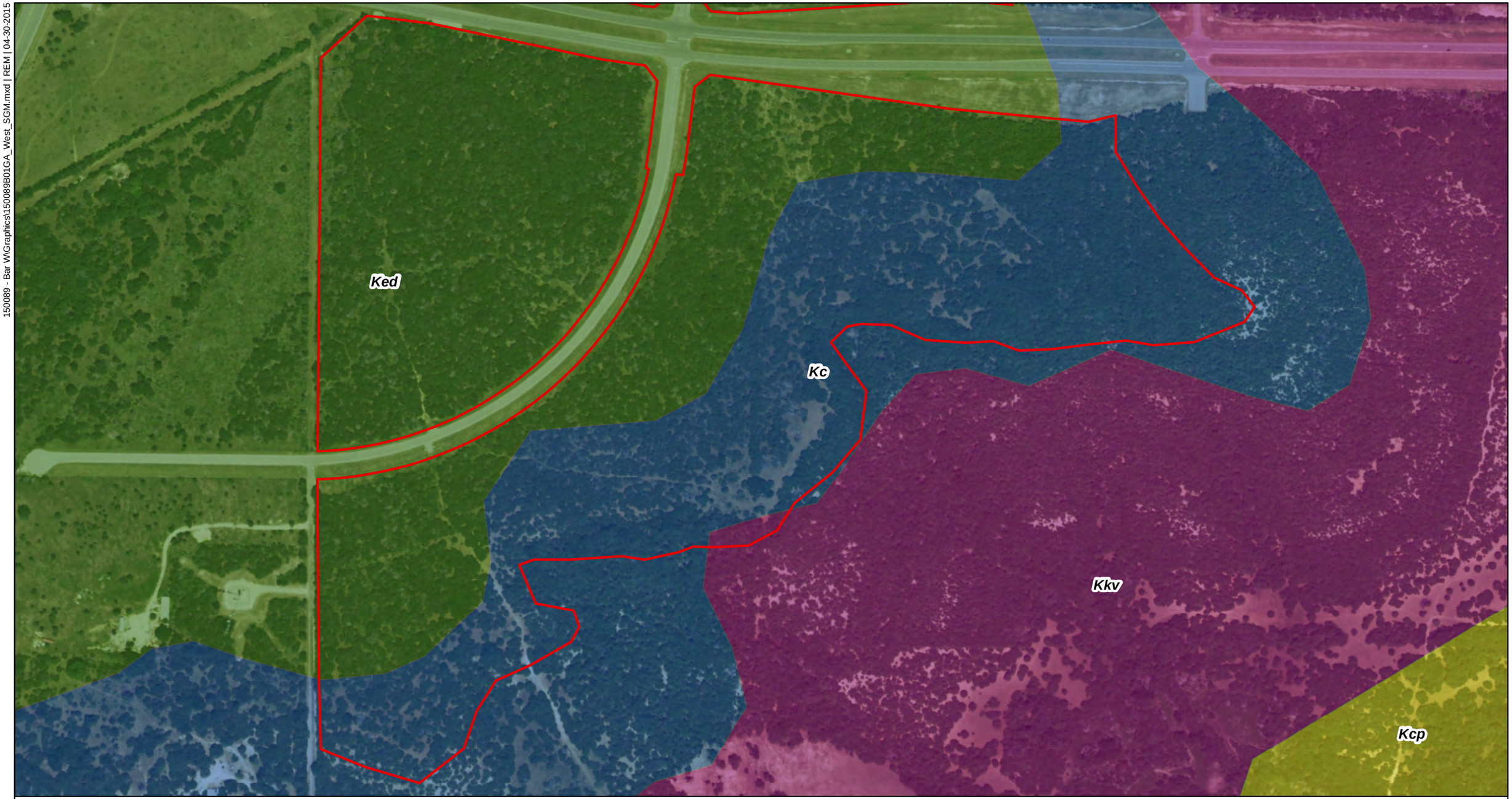
ATTACHMENT D
SITE GEOLOGIC MAP

150089 - Bar W\Graphics\150089B01GA_West_SGM.mxd | REM | 04-30-2015



MAP SOURCE: UT-BEG, 1974; USDA, 2014.

Horizon Environmental Services, Inc.

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST

0 200 400 Feet

Scale: 1" = 400'

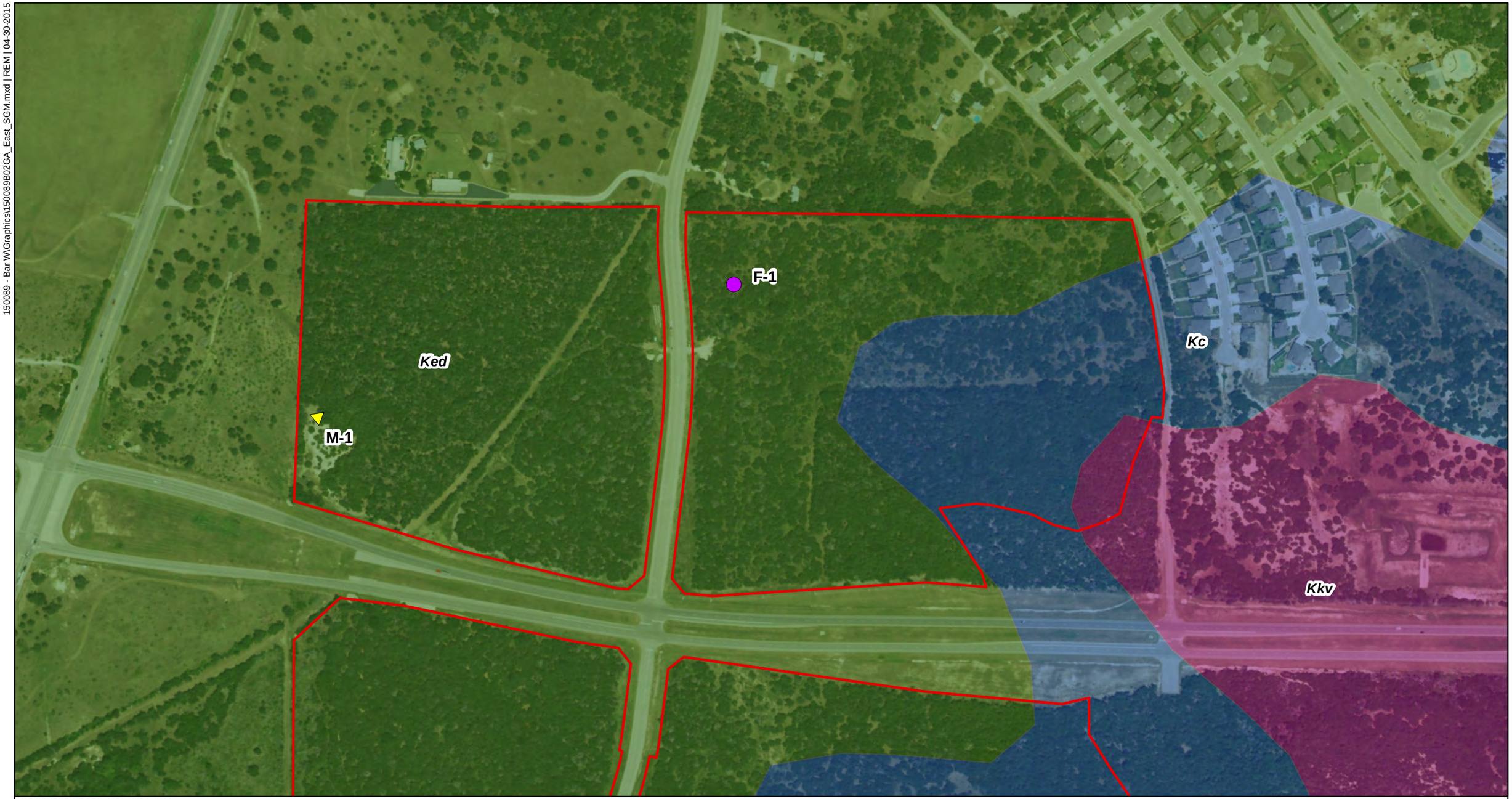
Legend

- Geologic Feature
- Man-made Feature
- Subject Site
- Edwards Formation (Ked)
- Comanche Peak Formation (Kc)
- Walnut Formation Keys Valley Marl Member (Kkv)
- Walnut Formation Cedar Park Member (Kcp)

ATTACHMENT D

SITE GEOLOGIC MAP
APPROXIMATELY 187.3-ACRE
BAR W TRACT
(WESTERN PORTION)
LEANDER, WILLIAMSON COUNTY, TEXAS

150089 - Bar W\Graphics\150089B02GA_East_SGM.mxd | REM | 04-30-2015



MAP SOURCE: UT-BEG, 1974; USDA, 2014.

Horizon Environmental Services, Inc.

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST

0 200 400 Feet

Scale: 1" = 400'

Legend

- Geologic Feature
- Man-made Feature
- Subject Site
- Edwards Formation (Ked)
- Comanche Peak Formation (Kc)
- Walnut Formation Keys Valley Marl Member (Kkv)
- Walnut Formation Cedar Park Member (Kcp)

ATTACHMENT D

SITE GEOLOGIC MAP
APPROXIMATELY 187.3-ACRE
BAR W TRACT
(EASTERN PORTION)
LEANDER, WILLIAMSON COUNTY, TEXAS

Horizon Environmental Services, Inc.

Date:	01/22/2021
Drawn:	KRS
HJN NO:	21011.001 KS
Source:	Nearmap, 2021

Legend

- Sensitive Geologic Feature
- Man-made Feature
- Subject Site
- TCEQ Buffer Area

Geologic Feature Buffer Map
187.3-Acre Bar W Tract
Leander, Williamson County, Texas

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST

0 200 400
Feet
Scale: 1" = 400'

21011--Wedemeyer_Leander_Tract\Graphics\Ph II KS\21011-001KS_03A_Buffers

Horizon
Environmental Services, Inc.

ATTACHMENT E
SUPPORTING INFORMATION

1.0 INTRODUCTION AND METHODOLOGY

This report and any proposed abatement measures are intended to fulfill Texas Commission on Environmental Quality (TCEQ) reporting requirements (TCEQ, 2005). This geologic assessment includes a review of the subject site for potential aquifer recharge and documentation of general geologic characteristics for the subject site. Horizon Environmental Services, Inc. (Horizon) conducted the necessary field and literature studies according to TCEQ *Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones* (TCEQ, 2004).

Horizon walked transects spaced 50 feet apart, mapped the locations of features using a sub-foot accurate Trimble Geo HX handheld GPS, and posted processed data utilizing GPS Pathfinder Office software, topographic maps, and aerial photographs. Horizon also searched the area around any potential recharge features encountered to look for additional features. When necessary, Horizon removed loose rocks and soil (by hand) to preliminarily assess each feature's subsurface extent while walking transects. However, labor-intensive excavation was not conducted during this assessment. Features that did not meet the TCEQ definition of a potential recharge feature (per TCEQ, 2004), such as surface weathering, karren, or animal burrows, were evaluated in the field and omitted from this report.

The results of this survey do not preclude the possibility of encountering subsurface voids or abandoned test or water wells during the clearing or construction phases of the proposed project. If a subsurface void is encountered during any phase of the project, work should be halted until the TCEQ (or appropriate agency) is contacted and a geologist can investigate the feature.

2.0 ENVIRONMENTAL SETTING

2.1 LOCATION AND GENERAL DESCRIPTION

The subject site consists of approximately 187.3 acres located near the intersection of Ronald Reagan Boulevard and Kauffman Loop in west-central Williamson County, Texas (Attachment F, Figure 1).

2.2 LAND USE

The subject site is undeveloped rangeland and/or woodlands currently used to raise beef cattle, with local electrical and water utilities. Surrounding land is predominantly undeveloped rangeland and/or used for rural residences.

2.3 TOPOGRAPHY AND SURFACE WATER

The subject site is situated on gently to moderately sloping terrain within the South and Middle Forks of the San Gabriel River watershed (Attachment F, Figures 2 and 3). Surface elevations on the subject site vary from a minimum of approximately 970 feet above mean sea level (amsl) near the southeastern boundary to a maximum of approximately 1030 feet amsl near

the northwestern corner. Drainage on most of the site occurs primarily by overland sheet flow in multiple directions based on locations near several unnamed tributaries of the South and Middle Forks of the San Gabriel River.

2.4 EDWARDS AQUIFER ZONE

As shown in Attachment F, Figure 2, the entire subject site is found within the Edwards Aquifer Recharge Zone, as mapped by TCEQ Recharge Zone Boundary Maps (TCEQ, 2015).

2.5 SURFACE SOILS

Mapping by the Natural Resources Conservation Service (NRCS, 2015) shows approximately 5 soil mapping units within the subject site (Attachment F, Figure 4) associated with the soil series described below.

Brackett gravelly clay loam, 3 to 16% slopes (BkE) has a moderately alkaline, pale brown, clay loam surface layer about 5 inches thick with about 15% cover of limestone fragments that range from 4 to 12 inches in diameter. The subsoil, to 16 inches, is moderately alkaline, pale yellow clay loam with about 5% weakly cemented fine limestone fragments. The underlying layer is very pale brown, interbedded, calcareous loam and limestone. This soil is well-drained, permeability is moderately slow, and available water capacity is very low. Runoff is rapid.

Eckrant cobbly clay, 1 to 8% slopes (EaD) has a surface layer about 13 inches thick. The upper part is dark grayish-brown, cobbly clay and the lower part is dark brown, cobbly clay. The underlying material is coarsely fractured, indurated limestone. This soil is calcareous and moderately alkaline. The surface has about 50% cover of limestone fragments that are mostly 4 to 8 inches across. This soil is well-drained, permeability is moderately slow, and runoff is rapid. The available water capacity is very low.

Fairlie clay, 1 to 2% slopes (FaB) is a gently sloping soil along broad flats and on the edges of drainageways on uplands. Typically, this soil has a dark gray clay upper layer about 21 inches thick. The layer below that, to 46 inches, is clay that is gray in the upper part and dark grayish-brown in the lower part. The underlying material is weakly cemented limestone interbedded with limy material. This soil is calcareous and moderately alkaline throughout. This soil is moderately well-drained. When dry, this soil cracks extensively, and water enters it rapidly. When this soil is wet and the cracks are closed, water enters the soil very slowly. Runoff is medium. The available water capacity is high. Erosion is a slight hazard.

Georgetown clay loam, 0 to 2% slopes (GeB) is a nearly level to gently sloping soil on uplands. Most areas are irregular in shape and range from 10 to 50 acres. Typically, the surface layer is slightly acidic, brown clay loam about 7 inches thick. The subsoil extends to about 35 inches; it is neutral to slightly acidic, reddish-brown clay in the upper part and cobbly clay in the lower part. The underlying material is indurated limestone that has limy earth imbedded in the crevices. This soil is well-drained. Permeability is slow. Surface runoff is medium. The available water capacity is low.

Georgetown stony clay loam, 1 to 3% slopes (GsB) is a gently sloping soil found mostly on the higher parts of uplands. Typically, this soil has a slightly acidic, brown stony clay loam surface layer about 7 inches thick and few to common stones on or near the surface. The subsoil, which extends down to a depth of about 35 inches, is neutral, reddish-brown clay in the upper part and slightly acidic, reddish-brown cobbly clay in the lower part. The underlying material is indurated, fractured limestone that has clay loam in crevices and fractures. This soil is well-drained. Permeability is slow, and surface runoff is medium. The available water capacity is low. Reaction is neutral to slightly acidic. The erosion hazard ranges to slight.

2.6 WATER WELLS

A search was made for water wells on and within 0.5 miles of the subject site. A review of the records of the TCEQ and the Texas Water Development Board (TWDB) revealed no water wells at the subject site or within 0.5 miles from the subject site (TWDB, 2015). The results of this survey do not preclude the existence of an abandoned well. The results of this assessment do not preclude the existence of undocumented/abandoned wells on the site. If a water well or casing is encountered during construction, work should be halted near the feature until the TCEQ is contacted.

Abandoned wells must be capped or properly abandoned according to the Administrative Rules of the Texas Department of Licensing and Regulation, 16 Texas Administrative Code (TAC), Chapter 76, effective 3 January 1999. A plugging report must be submitted (by a licensed water well driller) to the Texas Department of Licensing and Regulation, Water Well Driller's Program, Austin, Texas. If a well is intended for use, it must comply with 16 TAC §76.

2.7 GEOLOGY

Literature Review

A review of existing literature shows the subject site is predominantly underlain by the undifferentiated Edwards Limestone Formation (Ked) (UT-BEG, 1995) with an estimated maximum thickness of about 60 feet at higher elevations located near the northwestern corner. Underlying the Edwards Limestone is the Comanche Peak Formation (Kc), which crops out at lower elevations located along the western, southern, and southeastern portions of the subject site, with an estimated thickness of about 50 feet. Below the Comanche Peak Formation is the Keys Valley Marl member (Kkv) of the Walnut Formation, which crops out at the lowest elevations near the western and southern portions of the subject site. In general, the rock strata beneath the site dip to the southeast at about 10 to 30 feet per mile.

The subject site is located several miles west of the Balcones Fault Zone, and available geologic reports indicate the immediate area has not been affected by geologically inactive, normal faulting. A normal fault is an inclined fault in which the hanging wall appears to have slipped downward relative to the footwall. The nearest mapped fault is located about 2 miles west of the site, and strikes N30°E (UT-BEG, 1995).

Field Assessment

Please see Attachment C for a narrative description of geology observed on the subject site. The Site Geologic Map is provided as Attachment D. Field surveys of the subject site were conducted by a licensed Horizon geologist on 22 to 24 and 27 to 29 April 2015, 1 May 2015, and 13 to 14 January 2021. Based on the results of the survey, 1 natural geologic feature (F-1) and 1 man-made feature (M-1) were observed at the subject site. Man-made feature M-1 is an abandoned gravel pit currently used as a (dry) stock pond located on the northeastern portion of the subject site that measures about 80 feet long by 60 feet wide by 2 to 4 feet deep.

Geologic Feature F-1 is an upland sinkhole measuring about 25 feet long by 20 feet wide by 2.5 feet deep with 3 open drainage portals located near its center spaced from about 3 to 6 feet apart. The largest drainage portal measures approximately 3 feet long by 2 feet wide by 18 feet deep. The smallest portal is a solution-enlarged fracture (azimuth: N26°E) measuring 3 feet long by 0.5 to 1 foot wide by 3 feet deep about 6 feet east of the larger portal. The third portal is located about 3 feet southeast of the larger portal and measures 1.5 feet in diameter by 8 feet deep. Air flow conductivity was noted at the largest and deepest drainage portal opening; however, entry was not attempted due to its extended vertical nature and lack of hand/footholds. On 13 and 14 January 2021, Horizon staff excavated the largest drainage portal within the sinkhole (to about ~8 feet long by 7 feet wide by 14 feet deep) using a backhoe with hoe ram attachment and found a narrow, fractured drainage portal within the floor of the excavation. The portal extended down another 2 feet with slight to moderate air flow conductivity; however, it became too small to continue. Due to its apparent limited horizontal extent, this feature has a final (negotiated) TCEQ setback buffer of at least 25 feet in all directions from the feature's areal extent (sinkhole perimeter), plus its watershed catchment up to 200 feet from the sinkhole perimeter of the feature. This feature has a high infiltration rate and an apparent surface runoff catchment of less than 0.3 acres.

3.0 CONCLUSIONS AND RECOMMENDATIONS

One natural geologic and 1 man-made feature were identified at the subject site. Each of the features was evaluated for its potential to be a significant pathway for fluid movement into the Edwards Aquifer. The Geologic Assessment Table (Attachment A) summarizes this evaluation and assigns each feature's sensitivity a total point value. Those with a point value of 40 or higher are deemed to be sensitive groundwater recharge features and should be protected during site development pursuant to TCEQ rules for protection of the Edwards Aquifer (30 TAC 213).

Geologic feature F-1 has been evaluated as sensitive for groundwater recharge capability and would therefore require a TCEQ protective setback buffer. This feature has a final (negotiated) TCEQ setback buffer of at least 25 feet in all directions from the feature's areal extent (sinkhole perimeter), plus its watershed catchment up to 200 feet from the sinkhole perimeter of the feature.

Man-made feature M-1 has been evaluated as non-sensitive for groundwater recharge capability and would therefore not require a TCEQ protective setback buffer. No further action is recommended for this non-sensitive man-made feature.

The site appears generally well-suited to development prospectus. It should be noted that soil and drainage erosion would increase with ground disturbance. Native grasses and the cobbly content of the soil aid to prevent erosion. Soil and sedimentation fencing should be placed in all appropriate areas prior to any site construction activities.

Because the subject site is located over the Edwards Aquifer Recharge Zone, it is possible that subsurface voids underlie the site. The nature of the subgrade is fault-influenced, which can result with variable-sized voids in materials that may otherwise not be noted as void or cave forming. If any subsurface voids are encountered during the proposed development, construction should halt immediately so that a geologist may assess potential for the void(s) to provide meaningful recharge to the Edwards Aquifer.

4.0 REFERENCES

(CAPCOG) Capital Area Council of Governments. *Data, Maps, and Reports.* Contours 10 Foot Merge. <http://www.capcog.org/data-maps-and-reports/geospatial-data/>. Accessed 1 May 2015.

(ESRI) Environmental Systems Research Institute, Inc. Street Map North America Data Layer. ESRI, Redlands, California. 2012.

(NRCS) Natural Resources Conservation Service (formerly the Soil Conservation Service) US Department of Agriculture, Engineering Division Soil Series and Hydrologic Soil Groups of Urban Hydrology for Small Watersheds, Technical Release No. 55, Engineering Division, January 1975.

_____. Web Soil Survey, <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>. Accessed 30 April 2015.

(TCEQ) Texas Commission on Environmental Quality. RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices. Revised July 2005.

_____. Instructions to Geologists for completing Geologic Assessments within the Edwards Aquifer Recharge Zone. Revised October 2004.

_____. Texas Commission on Environmental Quality. Edwards Aquifer Protection Program. Edwards Aquifer Viewer, <http://gisweb.tceq.texas.gov/edwardsAquifer/>. Accessed 28 April 2015.

(TWDB) Texas Water Development Board. Water Information Integration and Dissemination System. TWDB Groundwater Database, <https://www3.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer>. Accessed 30 April 2015.

(USDA) US Department of Agriculture. National Agriculture Imagery Program, Farm Service Agency, Aerial Photography Field Office. Williamson County, Texas. 2014.

(USGS) US Geological Survey. 7.5-minute series topographic maps, Leander NE, Texas, quadrangle. 1962.

(UT-BEG) The University of Texas at Austin Bureau of Economic Geology; C.V. Proctor, Jr., T.E. Brown, J.H. McGowen, N.B. Waechter, and V.E. Barnes. *Geologic Atlas of Texas*, Austin Sheet. Francis Luther Whitney Memorial Edition. 1974; revised 1995.

(Werchan et al.) Werchan, L. E., and J. L. Coker. Soil survey of Williamson County, Texas. Soil Conservation Service, US Department of Agriculture, Washington, D.C. 1983.

ATTACHMENT F

ADDITIONAL SITE MAPS

150089 - Bar W\Graphics\150089A01GA_Vicinity.mxd | REM | 04-29-2015

MAP SOURCE: ESRI, 2012.

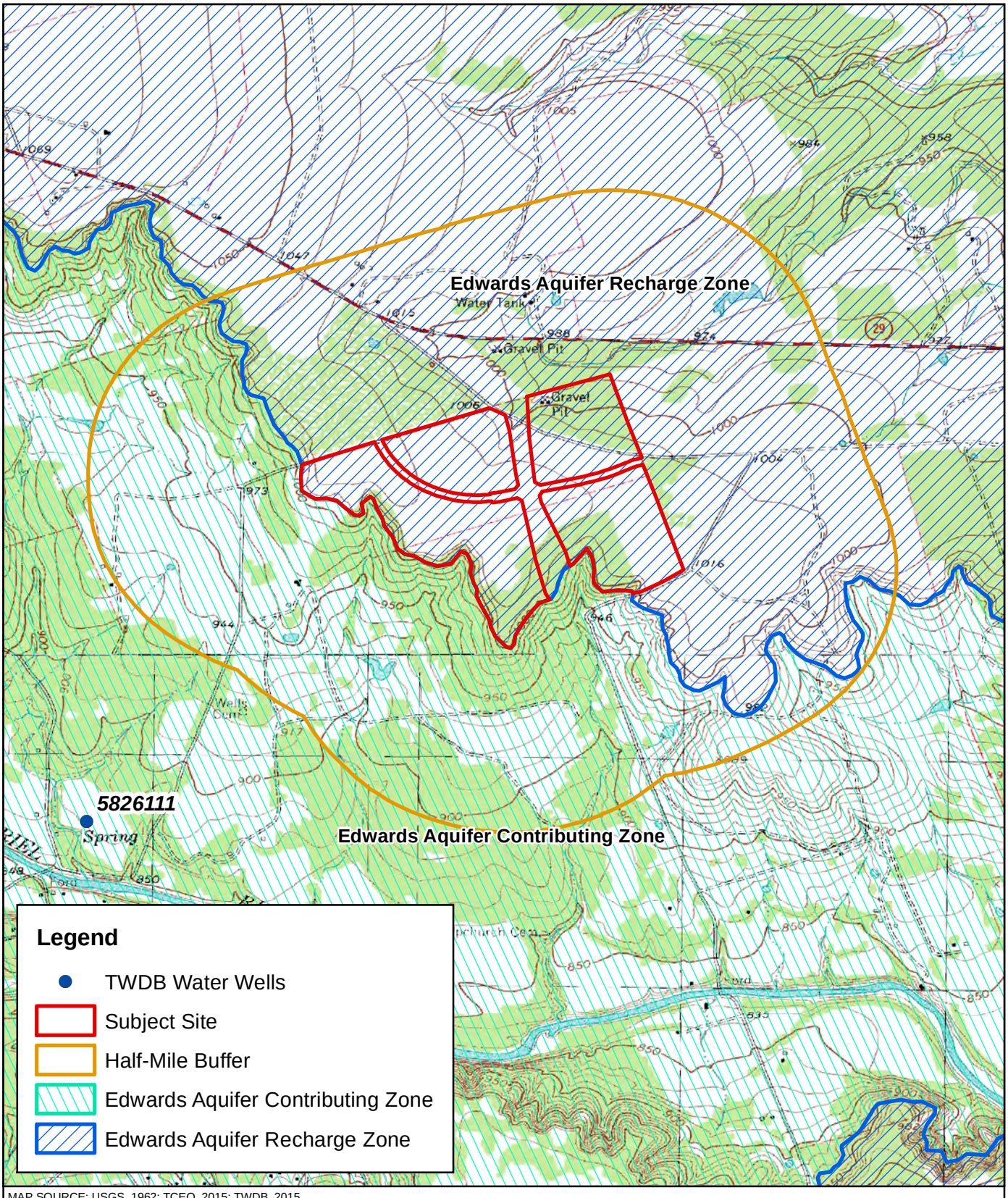
0 1 2
Miles

Horizon Environmental Services, Inc.

ATTACHMENT F, FIGURE 1

VICINITY MAP
APPROXIMATELY 187.3-ACRE
BAR W TRACT
LEANDER, WILLIAMSON COUNTY, TEXAS

150089 - Bar W\Graphics\150089A02GA_Topo_Hydro.mxd | REM | 04-29-2015



MAP SOURCE: USGS, 1962; TCEQ, 2015; TWDB, 2015.

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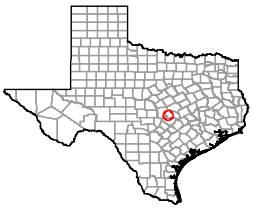
Feet

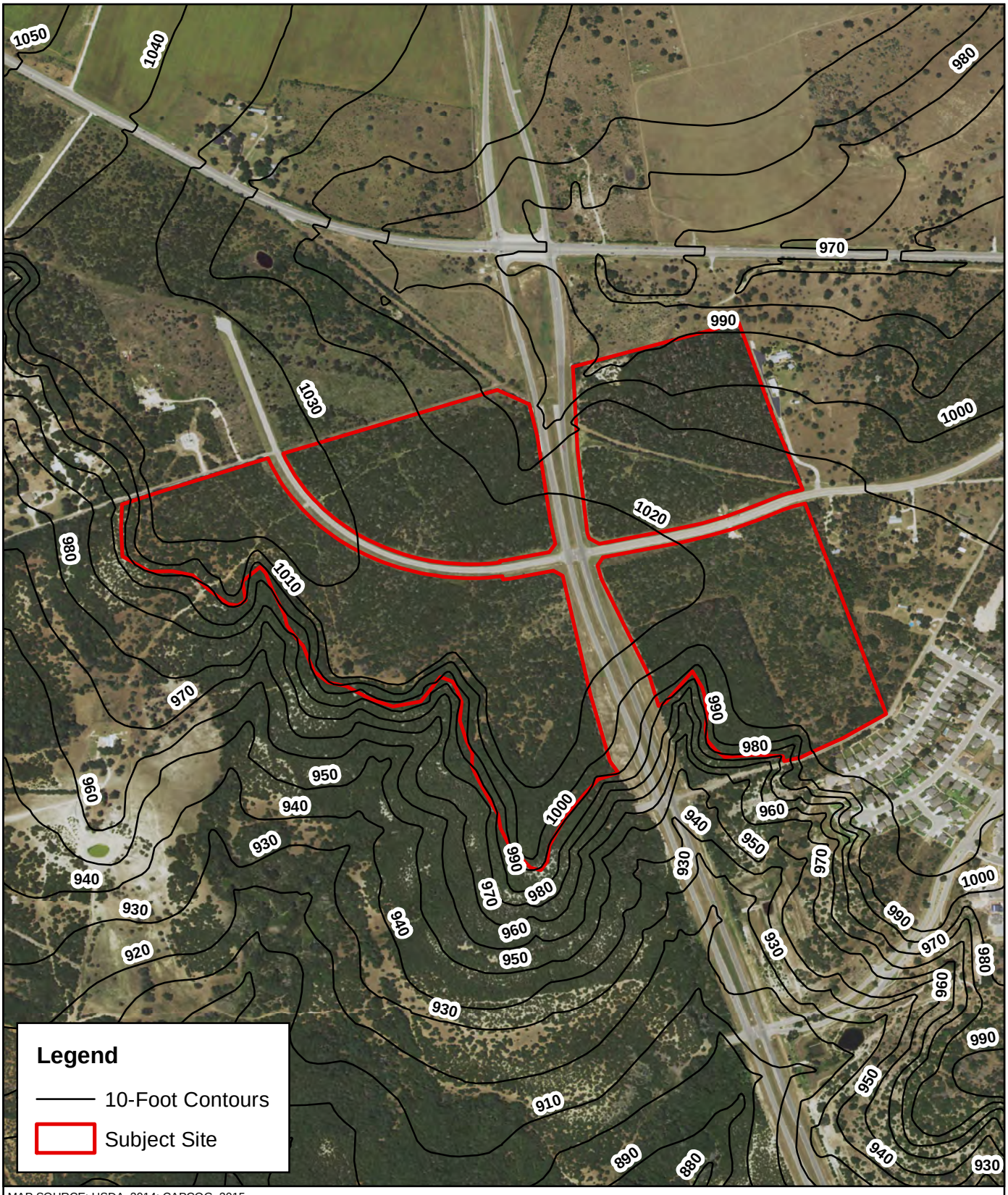


Horizon Environmental Services, Inc.

ATTACHMENT F, FIGURE 2

TOPOGRAPHY AND
HYDROGEOLOGY MAP
APPROXIMATELY 187.3-ACRE
BAR W TRACT
LEANDER, WILLIAMSON COUNTY, TEXAS

150089 - Bar W\Graphics\150089A03GA_Topo.mxd | REM | 04-29-2015



MAP SOURCE: USDA, 2014; CAPCOG, 2015.

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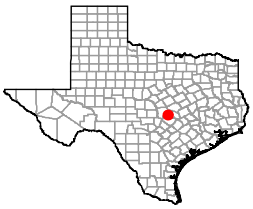
Feet



Horizon Environmental Services, Inc.

ATTACHMENT F, FIGURE 3

SITE TOPOGRAPHY MAP
APPROXIMATELY 187.3-ACRE
BAR W TRACT
LEANDER, WILLIAMSON COUNTY, TEXAS

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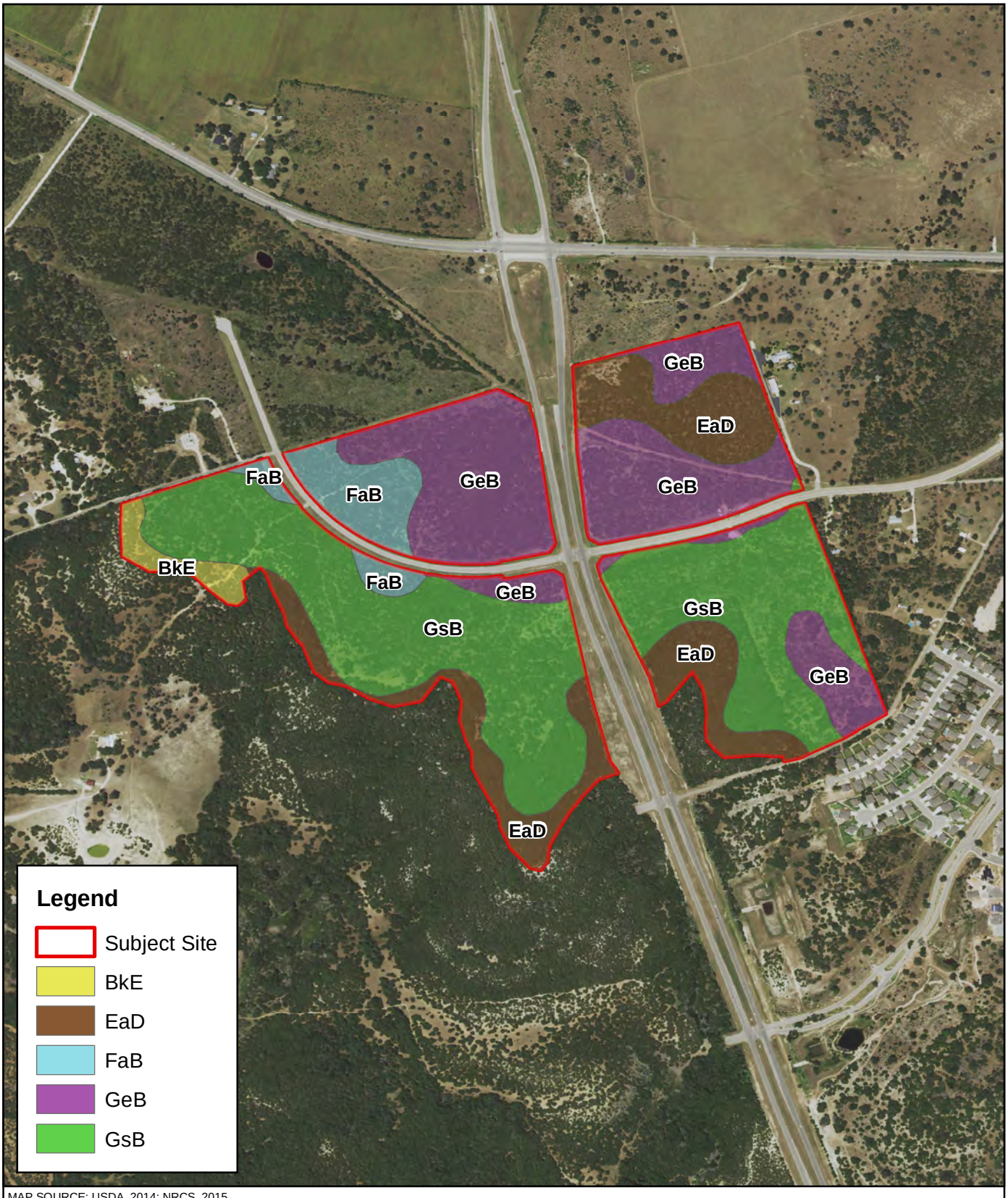
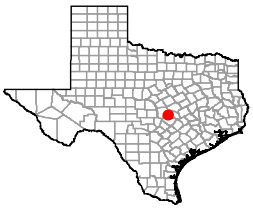


MAP SOURCE: USDA, 2014; NRCS, 2015.

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10261
LICENSED
PROFESSIONAL GEOSCIENTIST

Horizon
Environmental Services, Inc.

0 500 1,000
Feet



ATTACHMENT F, FIGURE 4

SURFACE SOIL MAP
APPROXIMATELY 187.3-ACRE
BAR W TRACT
LEANDER, WILLIAMSON COUNTY, TEXAS

Horizon
Environmental Services, Inc.

ATTACHMENT G

SITE PHOTOGRAPHS

PHOTO 1
View of geologic feature F-1 (sinkhole/cave), facing south

PHOTO 2
View of larger drainage portal opening at F-1, facing southeast

PHOTO 3

View of two smaller open drainage portals at F-1, facing southwest

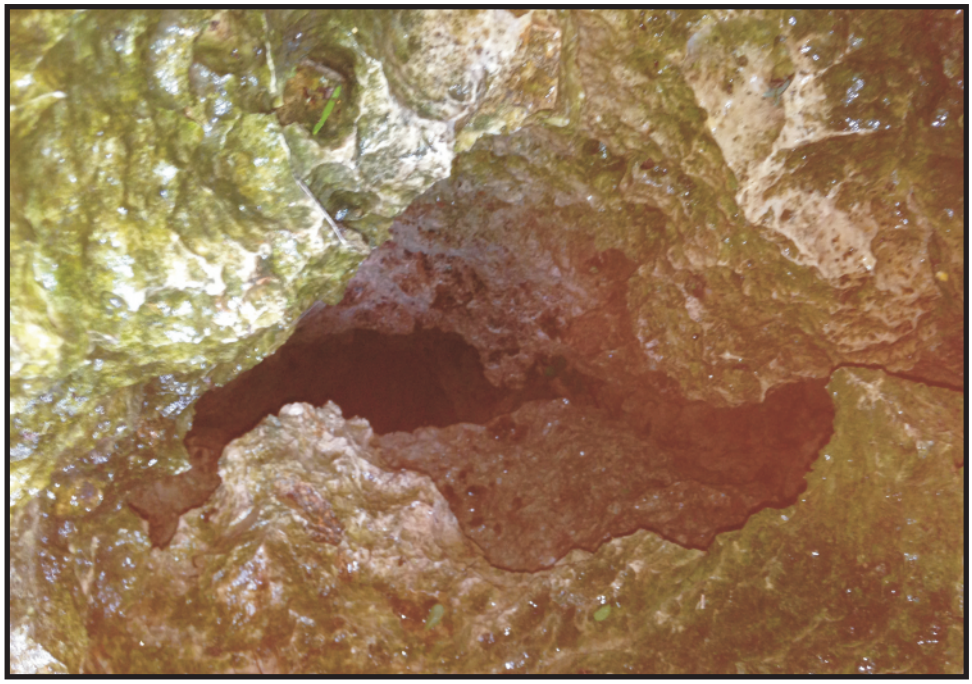


PHOTO 4

View inside drainage portal opening at F-1, facing down

PHOTO 5

View of smaller open drainage portal at F-1, facing down

PHOTO 6

View of man-made feature (dry stock pond) M-1, facing east

PHOTO 7
Geologic Feature F-1 after mechanical excavation, facing down

PHOTO 8
Interior view of small, narrow drainage portal located along excavated floor of F-1, facing down

IV

WATER POLLUTION ABATEMENT PLAN APPLICATION

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b), 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 **Water Pollution Abatement Plan Application Form** is hereby submitted for TCEQ review and Executive Director approval. The form was prepared by:

Print Name of Customer/Agent: Lee A. Whited, P.E.

Date: 2-4-26

Signature of Customer/Agent:

Regulated Entity Name: Chuy's Tex-Mex Bar W East Commercial

Regulated Entity Information

1. The type of project is:

   ☐ Residential: Number of Lots:_____
   ☐ Residential: Number of Living Unit Equivalents:105
   ☒ Commercial
   ☐ Industrial
   ☐ Other:_____

2. Total site acreage (size of property):2.904

3. Estimated projected population:0

4. The amount and type of impervious cover expected after construction are shown below:

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	6416	÷ 43,560 =	0.15
Parking	78,251	÷ 43,560 =	1.80
Other paved surfaces	7,693	÷ 43,560 =	0.17
Total Impervious Cover	92,360	÷ 43,560 =	2.12

Total Impervious Cover 2.12 **÷ Total Acreage** 2.904 **X 100 =** 73%**% Impervious Cover**

5. ☒ **Attachment A - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.

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

For Road Projects Only

Complete questions 7 - 12 if this application is exclusively for a road project.

7. 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.

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

   ☐ Concrete
   ☐ Asphaltic concrete pavement
   ☐ Other: _____

9. Length of Right of Way (R.O.W.): _____ feet.

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

10. 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.

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

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

12. ☐ 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

13. ☒ **Attachment B - 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 the 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

14. The character and volume of wastewater is shown below:

100% Domestic	291 Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day
TOTAL gallons/day 291	

15. Wastewater will be disposed of by:

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

- ☐ **Attachment C - 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):

- ☒ Private service laterals from the wastewater generating facilities will be connected to an existing SCS.
- ☐ Private service laterals from the wastewater generating facilities will be connected to a proposed SCS.

- ☐ The SCS was previously submitted on_____.
- ☐ The SCS was submitted with this application.
- ☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

☒ The sewage collection system will convey the wastewater to the City of Liberty Hill WWTP (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

16. ☒ All private service laterals will be inspected as required in 30 TAC §213.5.

Site Plan Requirements

Items 17 – 28 must be included on the Site Plan.

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

Site Plan Scale: 1" = _____'.

18. 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): _____

19. ☒ 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, open space, etc. are shown on the plan.

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

20. All known wells (oil, water, unplugged, capped and/or abandoned, test holes, etc.):

☐ There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)

☐ The wells are not in use and have been properly abandoned.
☐ The wells are not in use and will be properly abandoned.
☐ The wells are in use and comply with 16 TAC §76.

☒ There are no wells or test holes of any kind known to exist on the project site.

21. Geologic or manmade features which are on the site:

☒ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
☐ No sensitive geologic or manmade features were identified in the Geologic Assessment.
☐ **Attachment D - Exception to the Required Geologic Assessment**. A request and justification for an exception to a portion of the Geologic Assessment is attached.

22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
23. ☒ Areas of soil disturbance and areas which will not be disturbed.
24. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
25. ☒ Locations where soil stabilization practices are expected to occur.
26. ☐ Surface waters (including wetlands).

    ☒ N/A
27. ☒ Locations where stormwater discharges to surface water or sensitive features are to occur.

    ☐ There will be no discharges to surface water or sensitive features.
28. ☒ Legal boundaries of the site are shown.

Administrative Information

29. ☒ 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.
30. ☒ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

WPAP APPLICATION

ATTACHMENT "A"

Factors contributing to the contamination of surface and groundwater are generated from man-made pollutants such as pesticides, fertilizers, illegal trash dumping, and automotive fluids.

WPAP APPLICATION

ATTACHMENT "B"

Volume and Character of Stormwater Runoff:

The Bar W Ranch East Mixed Use development will mitigated the 100-yr storm with the proposed wet pond and natural run-off to existing drainage ditches. The runoff coefficient of the existing conditions is 0.81 and will be increased to 0.59 when the proposed development is completed. The amount of runoff leaving the site will be in compliance with the TCEQ Regulations. The pond is designed to hold the 28.55 CFS that the 100-yr storm generates and will have an 89% removal rate by TCEQ Standards. The quality of runoff leaving the site will also be in compliance with TCEQ Regulations.

V

TEMPORARY STORMWATER SECTION

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Lee A. Whited, P.E.

Date: 2-4-26

Signature of Customer/Agent:

Regulated Entity Name: Chuy's Tex-Mex Bar W East Commercial

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

   ☐ The following fuels and/or hazardous substances will be stored on the site: _____

   These fuels and/or hazardous substances will be stored in:

   ☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☐ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: South Fork San Gabriel River

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

7. ☒ **Attachment D – Temporary Best Management Practices and Measures**. TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☒ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. ☒ **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices**. A schedule of the interim and permanent soil stabilization practices for the site is attached.

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

TEMPORARY STORMWATER SECTION

ATTACHMENT "A"
Spill Response Actions

Below is the general procedure to follow in the event of a spill or loss of product resulting in an impact or potential impact to soil, surface water, groundwater or sanitary sewer system.
Onsite personnel will be trained to follow the spill response actions for the site.

Notifications:

- 911 (if immediate danger to life or health)
- General Contractor Site Superintendent.
- Environmental Emergency Response Contractor (if necessary).
- For spills that exceed the reportable quantity established per federal and state regulations, also contact the Texas Commission on Environmental Quality (TCEQ) at 800–832–8224 and the National Response Center at 800-424-8802. **Reportable quantities are provided behind this Attachment.**

Cleanup:

- Impacted soil or used absorbent material shall be picked up and stored in a waterproof, leak proof manner such as on plastic sheeting and covered with plastic sheeting, a drum or roll–off container with a lid or cover that can be secured, or a 5–gallon bucket with a secure lid.
- The Site Superintendent or Emergency Response Coordinator will work with TCEQ to determine the appropriate sampling and disposal protocols for handling impacted soils, absorbent materials, or water.
- Provide proof of sampling and disposal such as laboratory analytical reports and waste manifests to TCEQ.

Follow–up:

- Within 48 hours send a written report to TCEQ describing the cause of the release, the total quantity of material discharged, description of corrective action taken or still in progress to be completed, notifications made, and plans for preventing recurrence.
- Complete any follow–up reports required by the TCEQ or National Response Center within the allowable time frames.
- Submit a copy of documentation of disposal to TCEQ and US EPA at the time of disposal. Also submit a copy of the final uniform hazardous waste manifest “designated facility to generator copy” by the time of environmental closeout.

REPORTABLE QUANTITY TABLE

Kind of spill	Where discharged	Reportable quantity	Rule, statute, or responsible agency
Hazardous substance	onto land	"Final RQ" in Table 302.4 in 40 CFR 302.4 (see attached)	30 TAC 327
	into water	"Final RQ" or 100 lbs, whichever is **less**	30 TAC 327
Any Oil	coastal waters	as required by the Texas General Land Office	Texas General Land Office
Crude Oil, Oil that is neither a petroleum product nor used oil	onto land	210 gallons (five barrels)	30 TAC 327
	Directly into water	enough to create a sheen	30 TAC 327
Petroleum Product, used oil	onto land from an exempt PST facility	210 gallons (five barrels)	30 TAC 327
	onto land, or onto land from a non-exempt PST facility	25 gallons	30 TAC 327
	directly into water	enough to create a sheen	30 TAC 327
Industrial solid waste or other substances	into water	100 lbs	30 TAC 327
From petroleum storage tanks, underground or aboveground	into water	enough to create a sheen on water	30 TAC 334.75-81
From petroleum storage tanks, underground or aboveground	onto land	25 gallons or equal to the RQ under 40 CFR 302	30 TAC 327
Other substances that may be useful or valuable and are not ordinarily considered to be waste, but will cause pollution if discharged into water in the state	into water	100 lbs	30 TAC 327

TEMPORARY STORMWATER SECTION

ATTACHMENT "B"

Potential sources of contamination include the leaking of fluids from construction equipment, trash generated by workers and material, sediment transport onto public roadways from construction equipment, and the use of asphaltic products on the roadways.

TEMPORARY STORMWATER SECTION

ATTACHMENT "C"

All temporary BMP's will be in place prior to start of any construction. All work within the Limits of Construction will be encompassed with silt fence to prevent water migrating into the site and trap any sediment leaving the site.

All permanent BMP's will begin to be installed once the temporary BMP's are complete. Upon completion of the permanent BMP's and site re-vegetation restoration, all temporary BMP's will be removed.

The major activities of this project that will result in large areas of soil disturbance are:

Sequence of Construction

Grubbing and Rough Grading:	2.904 acres
Utilities (SS, W, WW):	0.289 acres
Paving	1.527 acres

TEMPORARY STORMWATER SECTION

ATTACHMENT "D"

All temporary BMP's will be installed prior to the beginning of construction and remain in place until revegetation has been completed. These temporary measures will include silt fences, rock berms, inlet dykes, concrete wash-out areas, and stabilized construction entrances. These erosion control devices will prevent the transport of sediment generated from this site. The erosion control devices proposed with this project allow for the passing of water while retaining any sediment or trash. This will allow for the flow to maintain its natural course to naturally occurring sensitive features.

All Chuys Tex-Mex Bar W Commercial natural and permanent re-vegetation will be completed prior to removal of any temporary BMP's.

TEMPORARY STORMWATER SECTION

ATTACHMENT “F”

Practices of diverting runoff around exposed soils will consist of silt fence and inlet protection, which will be utilized to catch any pollutants from leaving the site. The only runoff aimed at exposed soils will be from the site itself. Filter dykes will prevent the sediment from entering constructed inlets.

TEMPORARY STORMWATER SECTION

ATTACHMENT "I"

The Temporary BMP's will be inspected on a weekly basis for their compliance with TCEQ and City of Leander criteria.

Check all concrete washout facilities daily to determine if they have been filled to 75% capacity. The facility needs to be cleaned or changed when 75% full. Inspect self-installed washouts daily to ensure that plastic linings are intact and sidewalls have not been damaged by construction activities. If contractors have washed out chutes or hoppers in other unapproved locations, you may need to provide more education, install additional signage, or place additional washouts in more convenient locations. If the washout is nearing capacity, vacuum and dispose of the waste material in an approved manner. Do not discharge liquids to waterways, storm drains or directly onto ground. Do not use sanitary sewer without local approval. Remove liquids or cover the structures before predicted storms to prevent overflows.

Inspection of silt fence will occur weekly, and after any rainfall. Sediment shall be removed from silt fence when buildup reaches 6-inches and torn fabric must be replaced or a second line of fencing parallel to the torn section shall be provided. Inspections and maintenance of the inlet protection and stabilized construction entrance/exit will occur weekly, and after any rainfall. The contractor will be responsible for maintenance of these items. Inspections reports will document maintenance actives, sediment removal and modifications to the sediment and erosion controls. If cited by TCEQ or City of Leander the contractor will have 24 hours to bring the delinquent items up to standard. The contractor will keep a record of these items on site in the construction trailer. A Storm Water Pollution Prevention Plan will be filed prior to commencement of construction.

TEMPORARY STORMWATER SECTION

ATTACHMENT "J"

The project's limits of construction are primarily confined to the existing right-of-ways, easements, and project site. The project will begin with rough grading and cutting. The utilities will be installed. The final installation of curbs and paving will be completed within 120 working days. The backfill behind the curbs and embankments will be revegetated with hydromulch mix to be determined by the City of Leander.

Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity on that portion has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently cease is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

VI

PERMANENT STORMWATER SECTION

Permanent Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(C), (D)(Ii), (E), and (5), 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 **Permanent Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Lee A. Whited, P.E.

Date: 2-4-26

Signature of Customer/Agent

Regulated Entity Name: Chuy's Tex-Mex Bar W East Commercial

Permanent Best Management Practices (BMPs)

Permanent best management practices and measures that will be used during and after construction is completed.

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

   ☐ N/A

2. ☒ 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

3. ☒ 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

4. 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.

5. 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 A - 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.

6. ☒ **Attachment B - 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.

7. ☒ **Attachment C - 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.

8. ☒ **Attachment D - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.

☐ N/A

9. ☒ The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.

☒ The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.

☐ **Attachment E - Request to Seal Features**. A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.

10. ☒ **Attachment F - Construction Plans**. All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:

☒ Design calculations (TSS removal calculations)

☒ TCEQ construction notes

☒ All geologic features

☒ All proposed structural BMP(s) plans and specifications

☐ N/A

11. ☒ **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan**. A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:

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

    ☐ N/A

12. ☐ **Attachment H - 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

13. ☒ **Attachment I -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 results in water quality degradation.

    ☐ N/A

Responsibility for Maintenance of Permanent BMP(s)

Responsibility for maintenance of best management practices and measures after construction is complete.

14. ☒ 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.

    ☐ N/A

15. ☒ 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.

    ☐ N/A

PERMANENT STORMWATER SECTION

ATTACHMENT "B"

There is no water upgradient of this project site. The wet pond (built with Bar W Ranch East Mixed Use) will capture the required water quality volume then release the remainder downstream. The proposed pond was designed using the TCEQ Technical Guidance Manual for BMP's.

PERMANENT STORMWATER SECTION

ATTACHMENT "C"

All onsite storm water will flow over land and/or pavement where it will be captured by curb inlets and area inlets and transported via storm sewer pipe stubbed to the property that drains to the wet pond (built with Bar W Ranch East Mixed use). This pond (pond located in Bar W Ranch East Mixed Use) captures the required water quality volume then releases the remainder downstream. The proposed pond was designed using the City of Austin Environmental Criteria Manual and the TCEQ Technical Guidance Manual for BMP's.

PERMANENT STORMWATER SECTION

ATTACHMENT "D"

This section has been designed to capture all runoff and transport via a built stubbed out storm sewer to a wet basin (built with the overall Bar W East Mixed Use project). This will prevent the pollutants from entering the adjacent stream until they are reduced to an acceptable level. A concrete wash-out will be used to remove any toxic materials from entering the adjacent stream and should be maintained properly. None of the features located on site are affected by the Chuys Tex-Mex Bar W East Commercial project construction. The identified sensitive feature F-1 has a 50-ft radial buffer with a 150-feet tear drop extension in the direction upgradient from the feature.

PERMANENT STORMWATER SECTION

ATTACHMENT "F"

CONSTRUCTION PLANS

(SEE ATTACHED TCEQ SPREADSHEETS)

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: BAR W EAST MIXE
Date Prepared: 4/8/2025

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 sp

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 i
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 * =	51.48	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	38.86	acres
Total post-development impervious cover fraction * =	0.75	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	33824	lbs.

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

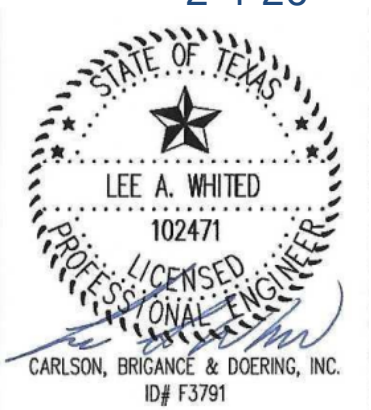
Number of drainage basins / outfalls areas leaving the plan area = 1

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

Drainage Basin/Outfall Area No. = A

Total drainage basin/outfall area =	51.48	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	38.86	acres
Post-development impervious fraction within drainage basin/outfall area =	0.75	
$L_{M\ THIS\ BASIN}$ =	33824	lbs.

2-4-26



3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Wet Basin**
Removal efficiency = **93** percent

Aqualogic Cartridge Filte
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

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

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

where:

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

A_C = **49.27** acres
A_I = **37.94** acres
A_P = **11.33** acres
L_R = **39250** lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **33824** lbs.

F = **0.86**

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

Rainfall Depth = **1.38** inches
Post Development Runoff Coefficient = **0.58**
On-site Water Quality Volume = **144238** cubic feet

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

Off-site area draining to BMP =	3.18	acres	
Off-site Impervious cover draining to BMP =	0.00	acres	
Impervious fraction of off-site area =	0.00		
Off-site Runoff Coefficient =	0.02		
Off-site Water Quality Volume =	319	cubic feet	
Storage for Sediment =	28911		
Total Capture Volume (required water quality volume(s) x 1.20) =	173468	cubic feet	

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

7. Retention/Irrigation System Designed as Required in RG-348 Pages 3-42 to 3-46

Required Water Quality Volume for retention basin =	NA	cubic feet	

Irrigation Area Calculations:

Soil infiltration/permeability rate =	0.1	in/hr	**Enter determined permeability rate or assu**
Irrigation area =	NA	square feet	
	NA	acres	

8. Extended Detention Basin System Designed as Required in RG-348 Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin =	NA	cubic feet	

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	NA	cubic feet	
Minimum filter basin area =	NA	square feet	
Maximum sedimentation basin area =	NA	square feet	**For minimum water depth of 2 feet**
Minimum sedimentation basin area =	NA	square feet	**For maximum water depth of 8 feet**

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	NA	cubic feet	
Minimum filter basin area =	NA	square feet	
Maximum sedimentation basin area =	NA	square feet	**For minimum water depth of 2 feet**
Minimum sedimentation basin area =	NA	square feet	**For maximum water depth of 8 feet**

10. Bioretention System Designed as Required in RG-348 Pages 3-63 to 3-65

Required Water Quality Volume for Bioretention Basin =	NA	cubic feet	

11. Wet Basins Designed as Required in RG-348 Pages 3-66 to 3-71

Required capacity of Permanent Pool =	173468	cubic feet	**Permanent Pool Capacity is 1.20 times the **
Required capacity at WQV Elevation =	317707	cubic feet	**Total Capacity should be the Permanent Po plus a second WQV.**

SUB-ENGINEERING.CTB

HYDROLOGY SUMMARY

SUB AREA	AREA	AREA	CN	IC%	SCS LAG	Q2	Q10	Q25	Q100	COMMENTS
	AC	SM			MIN	CFS	CFS	CFS	CFS	
E1	22.49	0.0351	77	0	16.73	35.0	71.2	97.0	142.1	
E2	32.62	0.0510	77	0	16.14	51.7	105.3	143.9	210.4	ANALYSIS PT 1
E3	4.23	0.0066	77	0	17.51	6.4	13.1	17.9	26.1	
J-E						93.1	189.2	258.6	378.5	ANALYSIS PT 2 (E1+E2+E3)
E4	3.8	0.0059	77	0	12.45	6.8	13.8	18.8	27.4	ANALYSIS PT 3
D1A	49.27	0.0770	77	85	9.05	181.2	280.0	348.4	466.2	
POND A						76.0	152.7	213.9	318.9	
WSE						982.1	983.5	984.1	985.0	
D1B	6.88	0.0108	77	35	7.33	20.2	35.6	46.6	65.4	
J1						83.8	169.6	238.3	357.7	
D2	1.66	0.0026	77	5	3.00	4.9	9.7	13.2	19.1	ANALYSIS PT 1
D3	3.25	0.0051	77	5	4.35	9.0	17.7	24.0	34.7	
J AP 2						87.7	178.2	251.5	377.2	ANALYSIS PT 2 (POND + D1B+D2+D3)
D4	2.06	0.0032	77	15.73	7.74	5.1	9.7	12.9	18.4	ANALYSIS PT 3

LEGEND

- EXISTING MINOR CONTOURS
- 1020 EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- 1020 PROPOSED MAJOR CONTOURS
- PROPOSED DRAINAGE AREA BNDY
- TIME OF CONCENTRATION PATH
- A1 DRAINAGE AREA NUMBER
- FLOW ARROW

ANALYSIS POINT 3

ANALYSIS POINT 1 AT EXISTING CULVERT

ANALYSIS POINT 2 POND+D1B+D2+D3

WQ/DETENTION POND

EXISTING 18" CMP

EXISTING 2-36" RCP

UNDER CONSTRUCTION

SCALE: 1" = 100'

FLOOD NOTE:

THE LEGALLY DESCRIBED PROPERTY FALLS WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 48491C0275E FOR WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

APPROVED

SD-24-0243

DESIGNED BY: CRB/PS

DRAFTED BY:

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: PROPOSED HYDROLOGY MAP

JOB NAME: BAR W RANCH EAST MIXED USE

PROJECT: SITE DEVELOPMENT PLANS

07/23/2025

STATE OF TEXAS
CHARLES R. BRIGANCE JR.
64346
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE JULY 2025

JOB NUMBER 5375

SHEET 15 OF 63

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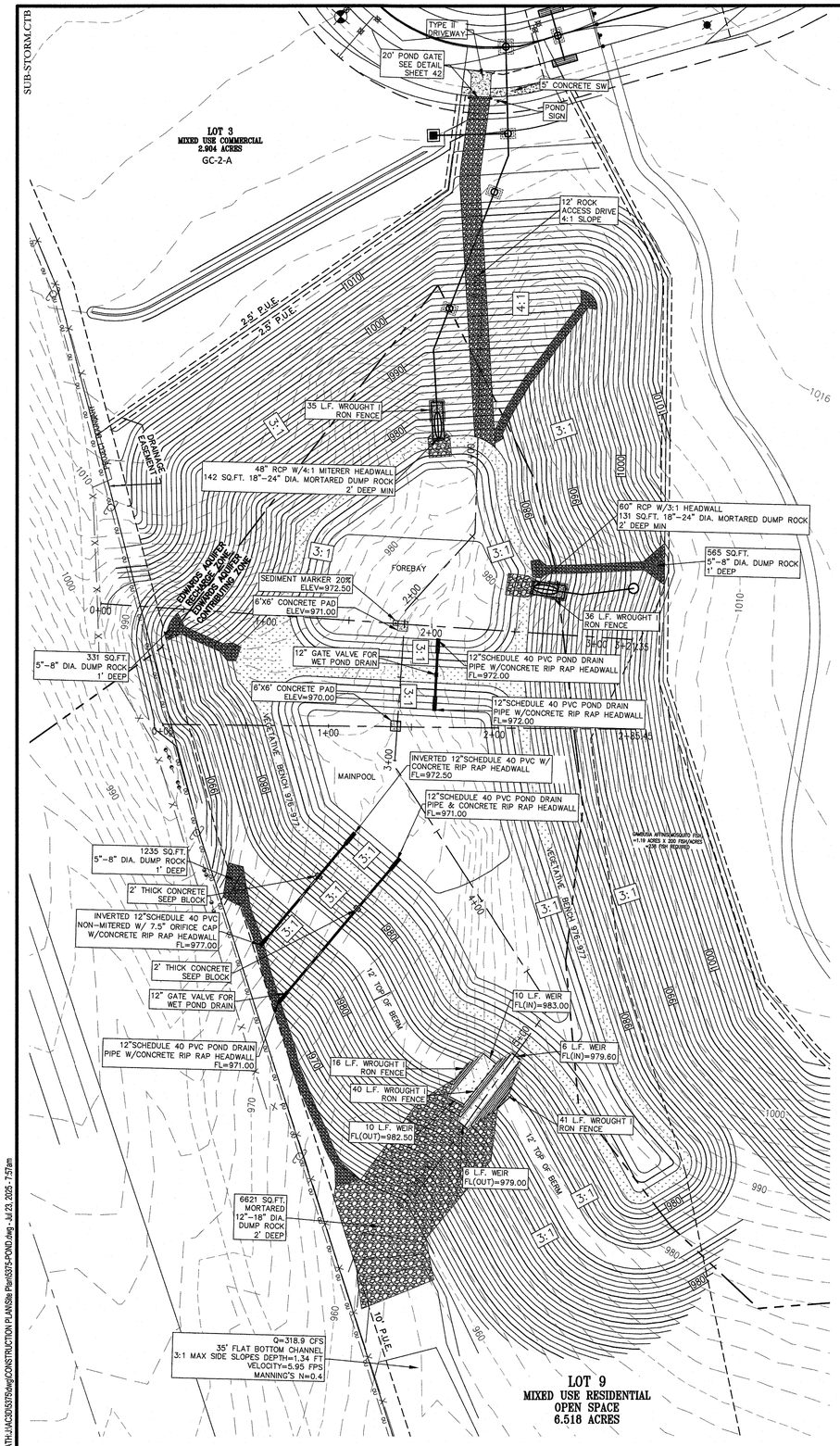

WATER QUALITY WET POND A VOLUME TABLE

FOREBAY

START ELEV= 971	AREA	AVG.AREA	VOLUME	TOTAL VOLUME
ELEV.	(FT^2)	(FT^2)	(FT^3)	(FT^3)
971	36.00		0.00	0
		2981.00		
972	5926.00		2981.00	2981
		7625.00		
973	9324.00		7625.00	10606
		10090.00		
974	10856.00		10090.00	20696
		11673.00		
975	12490.00		11673.00	32369
		13357.50		
976	14225.00		13357.50	34054

% OF PERMANENT POOL VOLUME= 19.10%

MAINPOOL

START ELEV= 970	AREA	AVG.AREA	VOLUME	TOTAL VOLUME
ELEV.	(FT^2)	(FT^2)	(FT^3)	(FT^3)
970	36.00		0.00	0
		4528.50		
971	9021.00		4528.50	4529
		11688.50		
972	14356.00		11688.50	16217
		15591.50		
973	16827.00		15591.50	31809
		18553.50		
974	20280.00		18553.50	50362
		21944.00		
975	23608.00		21944.00	72306
		25324.00		
976	27040.00		25324.00	97630

PERMANENT POOL

START ELEV= 977	AREA	AVG.AREA	VOLUME	TOTAL VOLUME
ELEV.	(FT^2)	(FT^2)	(FT^3)	(FT^3)
977	41285.00		0.00	0
		46632.50		
978	52000.00		46632.50	46633

Required Capacity=173468 total volume permanent pool = 178316

WATER QUALITY STORAGE

START ELEV= 977	AREA	AVG.AREA	VOLUME	TOTAL VOLUME
ELEV.	(FT^2)	(FT^2)	(FT^3)	(FT^3)
977	52000		0.00	0
		53783.00		
978	55566		53783.00	53783
		57384.50		
979	59203		57384.50	111168
979.60 WQ				147801
980	62908		61055.50	172223
		64793.50		
981	66679		64793.50	237017

Required Capacity=317707 total WQ Volume = 326117

HYDROLOGY SUMMARY

SUB AREA	AREA	AREA	CN	IC%	SCS LAG	Q2	Q10	Q25	Q100	COMMENTS
	AC	SM			MIN	CFS	CFS	CFS	CFS	
E1	22.49	0.0351	77	0	16.73	35.0	71.2	97.0	142.1	
E2	32.62	0.0510	77	0	16.14	51.7	105.3	143.9	210.4	ANALYSIS PT 1
E3	4.23	0.0066	77	0	17.51	6.4	13.1	17.9	26.1	
J-E						59.1	189.2	258.6	378.5	ANALYSIS PT 2 (E1+E2+E3)
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JAP 2						87.7	178.2	251.5	377.2	ANALYSIS PT 2 (POND + D1B+D2+D3)
D4	2.06	0.0032	77	15.73	7.74	5.1	9.7	12.9	18.4	ANALYSIS PT 3

CONCRETE NOTE:
ALL EXPOSED CONCRETE THAT IS VISIBLE ALONG THE CONCRETE WEIR OR MORTARED ROCK IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE AS LISTED ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS. THIS INCLUDES THE ACCESS ROAD.

SUBMERGED EARTH BERM NOTES:
1. THE MATERIALS USED FOR CONSTRUCTION MUST BE STABLE WHEN SATURATED AND WHEN THE MAXIMUM HYDROSTATIC FORCE IS APPLIED.
2. THE SIDE SLOPE MUST BE STABLE WHEN SATURATED.
3. THE BERM MUST PROTECT AGAINST EROSIVE FORCES ON THE TOP OF THE BERM IN HIGH FLOW CONDITIONS. WHEN THE EARTH BERM IS USED, IT SHOULD ALSO BE INCLUDED AS PART OF THE VEGETATED BENCH.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: BAR W EAST MIXED USE
Date Prepared: 4/8/2025

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	51.48	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	38.86	acres
Total post-development impervious cover fraction * =	0.75	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	33824	lbs.

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

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

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

Drainage Basin/Outfall Area No. = A

Total drainage basin/outfall area =	51.48	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	38.86	acres
Post-development impervious fraction within drainage basin/outfall area =	0.75	
$L_{M\ THIS\ BASIN}$ =	33824	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Wet Basin
Removal efficiency = 93 percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

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: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.8 + A_P \times 0.54)$

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 =	49.27	acres
A_I =	37.94	acres
A_P =	11.33	acres
L_R =	39250	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 33824 lbs.

F = 0.86

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

Rainfall Depth =	1.38	inches	
Post Development Runoff Coefficient =	0.58		
On-site Water Quality Volume =	144238	cubic feet	
		Calculations from RG-348	Pages 3-36 to 3-37
Off-site area draining to BMP =	3.18	acres	
Off-site Impervious cover draining to BMP =	0.00	acres	
Impervious fraction of off-site area =	0.00		
Off-site Runoff Coefficient =	0.02		
Off-site Water Quality Volume =	319	cubic feet	
Storage for Sediment =	28911		
Total Capture Volume (required water quality volume(s) x 1.20) =	173468	cubic feet	

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

7. Retention/Irrigation System Designed as Required in RG-348 Pages 3-42 to 3-46

Required Water Quality Volume for retention basin =	NA	cubic feet	
Irrigation Area Calculations:			
Soil infiltration/permeability rate =	0.1	in/hr	Enter determined permeability rate or assumed value of 0.1
Irrigation area =	NA	square feet	
	NA	acres	

8. Extended Detention Basin System Designed as Required in RG-348 Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = NA cubic feet

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin =	NA	cubic feet	
Minimum filter basin area =	NA	square feet	
Maximum sedimentation basin area =	NA	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	NA	square feet	For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins =	NA	cubic feet	
Minimum filter basin area =	NA	square feet	
Maximum sedimentation basin area =	NA	square feet	For minimum water depth of 2 feet
Minimum sedimentation basin area =	NA	square feet	For maximum water depth of 8 feet

10. Bioretention System Designed as Required in RG-348 Pages 3-63 to 3-65

Required Water Quality Volume for Bioretention Basin = NA cubic feet

11. Wet Basins Designed as Required in RG-348 Pages 3-66 to 3-71

Required capacity of Permanent Pool =	173468	cubic feet	Permanent Pool Capacity is 1.20 times the WQV
Required capacity at WQV Elevation =	317707	cubic feet	Total Capacity should be the Permanent Pool Capacity plus a second WQV.

LEGEND

VEGETATIVE BENCH (PLANTING NOT REQUIRED) SEE WET POND DETAIL SHEETS
660 EXISTING GROUND CONTOURS
565 FINISHED GROUND CONTOURS

0 30 60
SCALE: 1" = 30'

WATER QUALITY DRAWDOWN CALCULATIONS

VOLUME TO DRAWDOWN = 147,801 CU.FT.

DRAWDOWN TIME = 24 HRS

Q = 147,801 CU.FT./(24 HRS X 3600) = 1.71 CFS

PROPOSED WATER QUALITY SURFACE ELEV. = 979.60 FT,
PERMANENT POOL ELEVATION = 977.00 FT

H = 1/2 * (979.60–977.00) = 1.30 FT

$Q = 0.6A(2GH)^{1/2} = 0.6A(64.4 \times 1.30)^{1/2}$

A = 0.311 SQ.FT.

$A = \frac{0.3\pi D^2}{4}$; D = 0.630 FT = 7.56" MAX.,
USE 12" PVC W/ 7.5" ORIFICE FOR INVERTED PIPE

24 HR MAX PERMANENT POOL DRAIN NOTE

USE 12" PVC DRAIN PIPE WITH VALVE TO DRAIN PERMANENT POOL FASTER THAN 24 HRS.

UNDER CONSTRUCTION

APPROVED
RMG

SD-24-0243

DESIGNED BY: CRB/PS
DRAFTED BY:
DATE
REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
5501 West William Cannon Dr. Suite 600
Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 Rivera Rd.
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: WET & DETENTION POND 'A'
JOB NAME: BAR W RANCH EAST MIXED USE
PROJECT: SITE DEVELOPMENT PLANS

07/23/2025

STATE OF TEXAS
CHARLES R. BRIGANCE JR.
64346
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE JULY 2025
JOB NUMBER 5375
SHEET 40 OF 63

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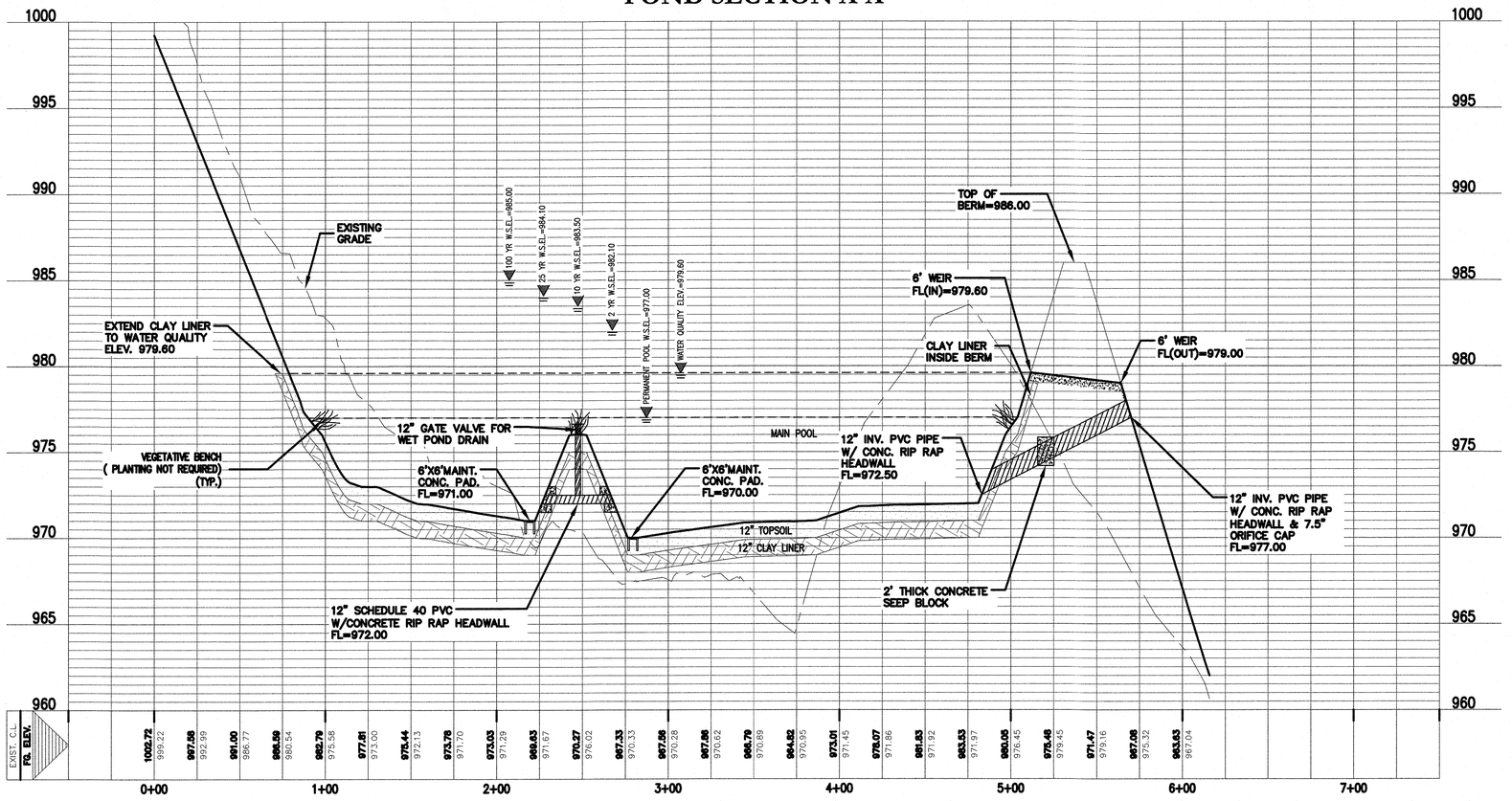
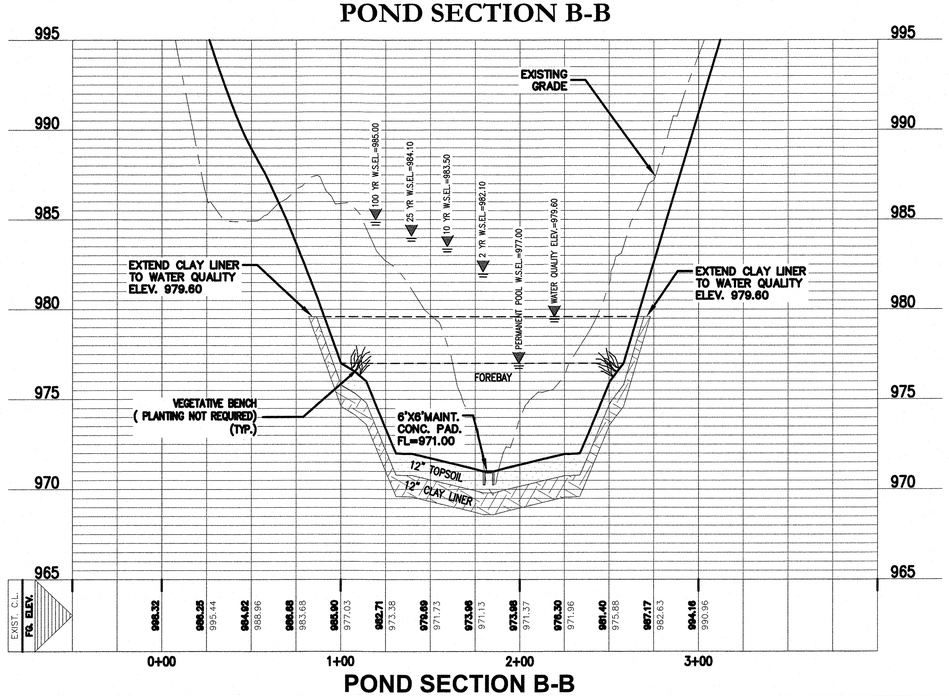
ENGINEERING.CTB

POND SECTION A-A



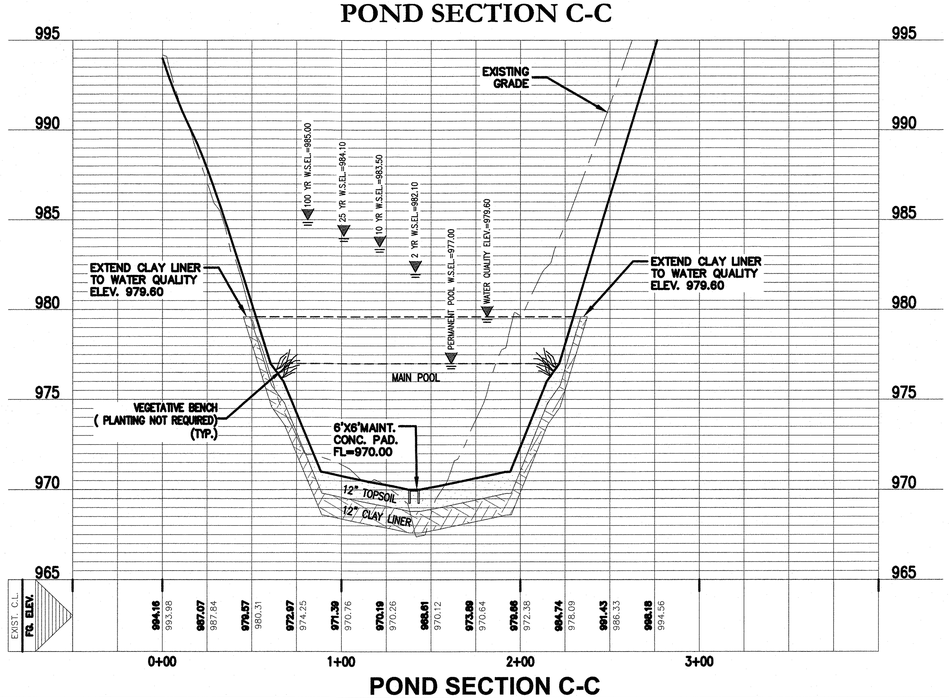
POND SECTION A-A

POND SECTION B-B



POND SECTION B-B

POND SECTION C-C



POND SECTION C-C

LEGEND

- VEGETATIVE BENCH (PLANTING NOT REQUIRED) SEE WET POND DETAIL SHEETS
- CLAY LINER
- PROTECTIVE SOIL LAYER
- 560 EXISTING GROUND CONTOURS
- 555 FINISHED GROUND CONTOURS

0 40' 80'

SCALE: 1" = 40'

UNDER CONSTRUCTION

DESIGNED BY: CRB/PS	DRAFTED BY:
DATE	
REVISION	

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
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Austin, Texas 78749
Phone No. (512) 280-5160
North Office
12129 Rivera Rd. Suite 202
Austin, Texas 78750
www.cbdeng.com

SHEET NAME: WET & DETENTION POND 'A" SECTIONS

JOB NAME: BAR W RANCH EAST MIXED USE

PROJECT: SITE DEVELOPMENT PLANS

07/23/2025

STATE OF TEXAS
CHARLES R. BRIGANCE JR.
64346
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

APPROVED
RMG

DATE JULY 2025

JOB NUMBER 5375

SHEET 41 OF 63

SD-24-0243

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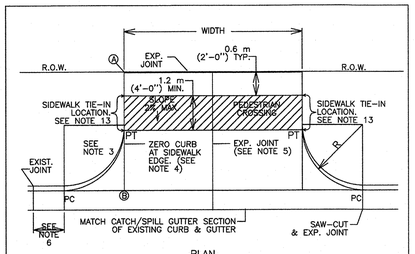
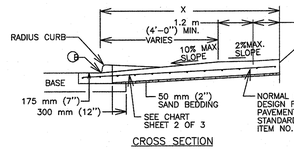


PLAN

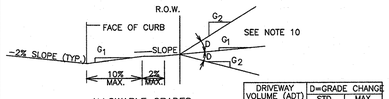
NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT (A) ABOVE POINT (B) IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (¼" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



CROSS SECTION

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPE II DRIVEWAY	
RECORD COPY SIGNED BY CUONG TRAN	02/24/10 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 OF13M (#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 OF13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS

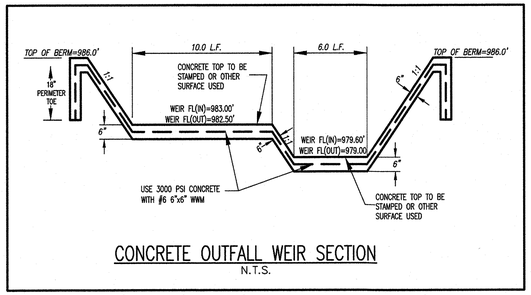


ALLOWABLE GRADES

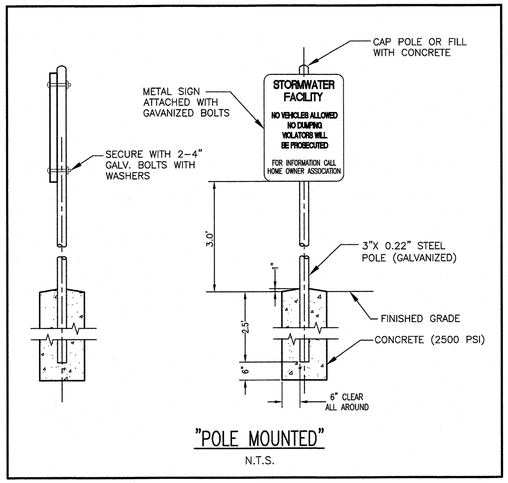
DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE STD.	MAX
>1500	0%	3%
500–1500	3%	6%
< 500	6%	15%

NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET); WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2" IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

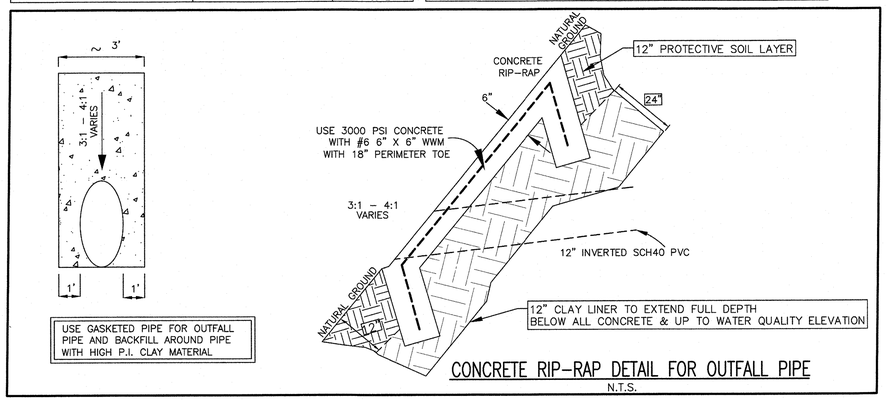
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPE II DRIVEWAY	
RECORD COPY SIGNED BY CUONG TRAN	02/24/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2



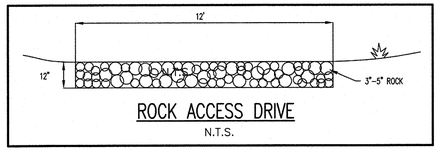
CONCRETE OUTFALL WEIR SECTION
N.T.S.



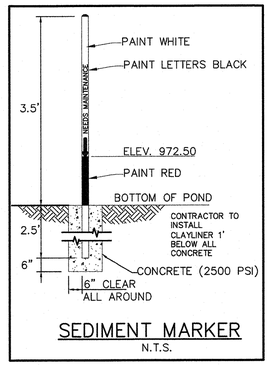
"POLE MOUNTED"
N.T.S.



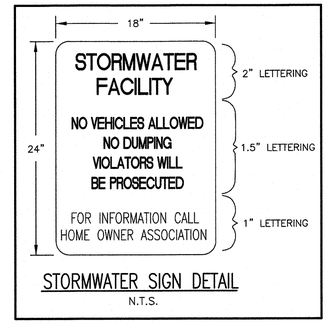
CONCRETE RIP–RAP DETAIL FOR OUTFALL PIPE
N.T.S.



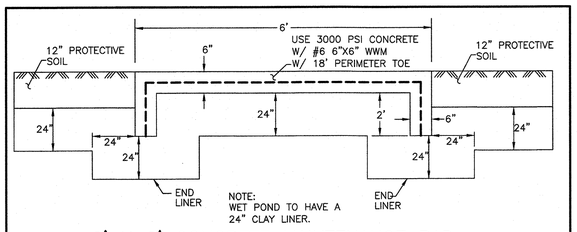
ROCK ACCESS DRIVE
N.T.S.



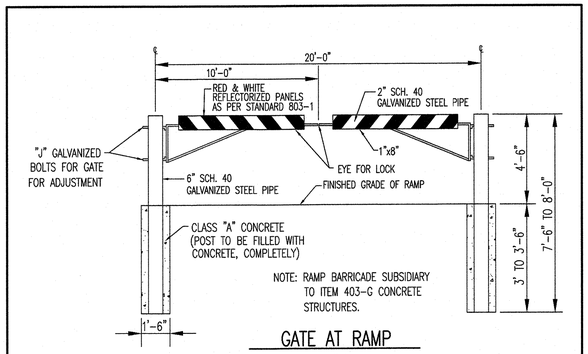
SEDIMENT MARKER
N.T.S.



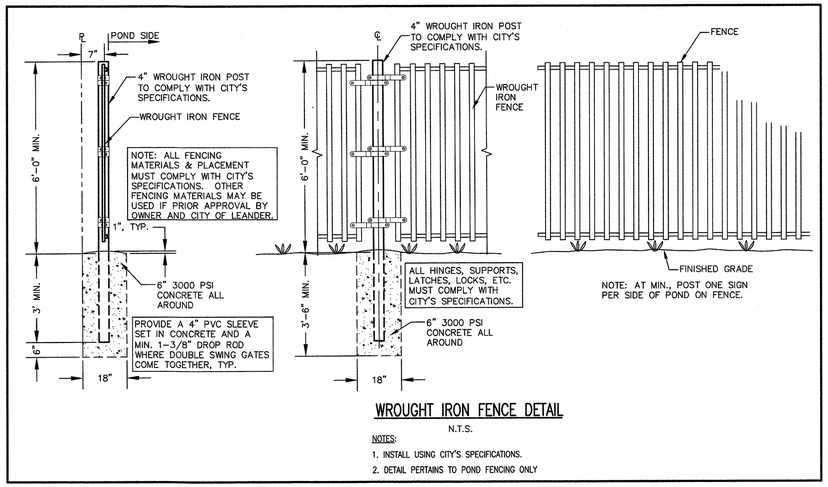
STORMWATER SIGN DETAIL
N.T.S.



6' X 6' CONCRETE MAINTENANCE PAD
N.T.S.



GATE AT RAMP
N.T.S.



WROUGHT IRON FENCE DETAIL
N.T.S.

NOTES:
1. INSTALL USING CITY'S SPECIFICATIONS.
2. DETAIL PERTAINS TO POND FENCING ONLY

UNDER CONSTRUCTION

APPROVED
RMG

SD–24–0243

DESIGNED BY: CRB/PS	DRAFTED BY:
DATE	
REVISION	

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Civil Engineering ◆ Surveying
FIRM ID #F3791
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Phone No. (512) 280-5160
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www.cbdeng.com

SHEET NAME: WET & DETENTION POND 'A' DETAILS
JOB NAME: BAR W RANCH EAST MIXED USE
PROJECT: SITE DEVELOPMENT PLANS

07/23/2025

STATE OF TEXAS
CHARLES R. BRIGANCE JR.
64346
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: JULY 2025
JOB NUMBER: 5375
SHEET: 42 OF 63

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STANDARD NOTES

BASIN LINER (WET POND TO HAVE 12" CLAY LINER)

Impermeable liner must be clay.
Clay liners shall meet the following specifications:

WET POND LINER RECOMMENDATION

A. SELECTION OF FILL MATERIAL SHOULD BE GUIDED BY THE FOLLOWING CRITERIA:

Table 3-6 Clay Liner Specifications (COA, 2004)

Property	Test Method	Unit	Specification
Permeability	ASTM D-2434	cm/sec	1×10^{-6}
Plasticity Index of Clay	ASTM D-423 & D-424	%	Not less than 15
Liquid Limit of Clay	ASTM D-2216	%	Not less than 30
Clay Particles Passing	ASTM D-422	%	Not less than 30
Clay Compaction	ASTM D-2216	%	95% of Standard Proctor Density

B. COMPACTION SHOULD BE 95 PERCENT OF MAXIMUM LABORATORY DENSITY DETERMINED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS, METHOD ASTM D 698, USING A COMPACTIVE EFFORT OF 7.16 FT.LBS/CU.IN.

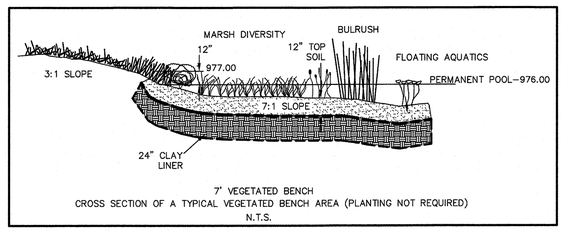
C. PLACEMENT SHOULD BE IN LIFTS NOT EXCEEDING EIGHT INCHES AFTER COMPACTION. EACH COMPACTED LIFT SHOULD BE INSPECTED AND TESTED FOR DENSITY COMPLIANCE BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING THE NEXT LIFT. THE COMPACTED FILL MOISTURE CONTENT SHALL FALL WITHIN A RANGE BETWEEN OPTIMUM AND 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT DURING COMPACTION.

D. TESTING AND QUALIFICATION OF RAW FILL MATERIAL, PLACEMENT, AND COMPACTION SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER. A 110 LB. SAMPLE OF PROPOSED FILL MATERIAL SHOULD BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR APPROVAL AND FOR DETERMINATION OF MOISTURE-DENSITY RELATIONSHIP, IN ADVANCE OF FILLING AND COMPACTION OPERATIONS TO PERMIT INSPECTION AND TESTING AS FILL IS PLACED. NOT LESS THAN ON FIELD DENSITY TEST PER 2000 SQ. FT. OR MINIMUM OF 3 PER LIFT IS REQUIRED. (CALL 873-8208 EXT. 1220 FOR INSPECTION COORDINATION.)

E. DEVIATIONS FROM THE ABOVE CRITERIA MAY BE PERMITTED ONLY UPON APPROVAL OF THE GEOTECHNICAL ENGINEER ON AN INDIVIDUAL BASIS.

ELEVATION VERIFICATION

CONTRACTOR MUST PROVIDE A SURVEY OF SUBGRADE, CLAY LINER, AND TOPSOIL AT EACH FINISHED GRADE ELEVATION BEFORE PROCEEDING. CONTRACTOR SHALL NOT PROCEED WITH CLAY LINER UNTIL SUBGRADE ELEVATION IS APPROVED. CONTRACTOR SHALL NOT PROCEED WITH TOPSOIL UNTIL CLAY LINER IS APPROVED. CONTRACTOR SHALL NOT FILL POND UNTIL TOPSOIL IS APPROVED.



7' VEGETATED BENCH
CROSS SECTION OF A TYPICAL VEGETATED BENCH AREA (PLANTING NOT REQUIRED)
N.T.S.

NOTE: WETPOND TO HAVE 12" TOPSOIL & 24" CLAY LINER

GAMBUSIA AFFINIS(MOSQUITO FISH)
=1.19 ACRES X 200 FISH/ACRES
=238 FISH REQUIRED

GENERAL:

1. MICROBIAL INITIATION – A SUBSTANTIAL PORTION OF THE POLLUTANT REMOVAL IN WET PONDS IS DUE TO BIOLOGICAL PROCESSES. BACTERIA IN THE POND SUBSTRATE REMOVE NUTRIENTS THROUGH A PROCESS OF DENITRIFICATION. THESE MICROBIAL PROCESSES REQUIRE AN ORGANIC FOOD SOURCE, SUCH AS DECAYING PLANT LITTER. BECAUSE IT IS THE SUPPLY OF ORGANIC CARBON THAT DETERMINES NUTRIENT REMOVAL – MORE THAN UPTAKE BY LIVING PLANTS – DENITRIFICATION CAN BE EXPECTED TO CONTINUE EVEN DURING COLD-WEATHER PLANT DORMANCY. IN MATURE PONDS WITH ABUNDANT VEGETATION, AQUATIC PLANTS SUPPLY THE NECESSARY LITTER LAYER AND AEROBIC ZONE FOR MICROBIAL ACTIVITY. HOWEVER, SINCE NEW PONDS LACK A SUFFICIENT SOURCE OF ORGANIC MATTER, AN APPROPRIATE AMOUNT OF CARBON (STRAW, HAY, LEAF CLIPPINGS, SOIL, AND OTHER NON-WOODY MATERIAL) SHALL BE INSTALLED DURING CONSTRUCTION. AFTER THE POND LINER IS IN PLACE, YET PRIOR TO ALLOWING THE POND TO BE FILLED, SPREAD THE PLANT LITTER EVENLY ON THE SIDES OF THE POND (BELOW THE PERMANENT POOL LEVEL). TREAT THE ENTIRE SHALLOW WATER BENCH IN THIS MANNER, AND ALL POND SLOPES (RANGING FROM 3:1 TO 10:1). THE MINIMUM REQUIRED AMOUNT OF PLANT LITTER IS 45 POUNDS PER 1,000 SQUARE FEET OF SLOPE. WHEN USING COASTAL HAY, THIS REQUIREMENT CAN BE EXPRESSED AS 1.5 BALES AT 30 LB./BALE. ENSURE THAT THE PLANT LITTER WILL NOT FLOAT BY ATTACHING THE LITTER TO THE SLOPES (WITH STAPLES OR OTHER APPROPRIATE METHODS). COVER A MINIMUM OF 40% OF THE SLOPE SURFACE AREA.

2. INTEGRATED PEST MANAGEMENT – AS WITH ANY LANDSCAPE, THERE IS A NEED FOR PEST MANAGEMENT IN WET PONDS. TO THE EXTENT POSSIBLE, THESE CRITERIA ARE DESIGNED TO MINIMIZE THE POTENTIAL FOR PESTS WITHIN A WET POND.

ALGAE – HIGH NUTRIENT LOADS IN WET PONDS MAY CAUSE ALGAE BLOOMS TO OCCUR. PUNGENT ODOR IS OFTEN ASSOCIATED WITH THESE ALGAE BLOOMS. HOWEVER, TREATING WITH AN ALGAECIDE IS NOT RECOMMENDED BECAUSE BLOOMS ARE USUALLY SHORT LIVED AND ARE CONSIDERED DESIRABLE FOR NUTRIENT REMOVAL. THE USE OF SUBMERGENTS AND FLOATING-LEAFED AQUATICS CAN REDUCE THE EXTENT OF ALGA BLOOMS BY REDUCING NUTRIENT LOADS AND SHADING THE WATER.

WILDLIFE – WILDLIFE SUCH AS NUTRIA AND DEER ARE OCCASIONALLY A PEST OF WET PONDS IN THE AUSTIN AREA. EVALUATION OF THE POTENTIAL OF SUCH WILDLIFE INHABITING OR BEING ATTRACTED TO THE PROPOSED POND SITE IS REQUIRED. WHEN THERE IS A POTENTIAL FOR SUCH ACTIVITY, FENCING OR SIMILAR EXCLUSIONARY METHOD MUST BE PROVIDED.

MOSQUITO CONTROL – MOSQUITOES ARE PROBLEMATIC IN URBAN AREAS. THERE IS THE POTENTIAL FOR STANDING WATER IN WET PONDS TO BECOME IDEAL BREEDING LOCALITIES. THE WET POND SHOULD BE STOCKED WITH THE LOCAL NATIVE FISH SPECIES GAMBUSIA AFFINIS TO SERVE AS A BIOLOGICAL CONTROL FOR MOSQUITOES. GAMBUSIA PROVIDE EFFECTIVE CONTROL FOR MOSQUITOES, ELIMINATING THE NEED FOR CHEMICAL CONTROL. GAMBUSIA SHOULD BE STOCKED AT THE INITIAL DENSITY OF 200 INDIVIDUALS PER SURFACE ACRE.

DOMESTIC WATERFOWL – DOMESTIC WATERFOWL, INCLUDING GEESE AND SWANS CAN DESTROY VEGETATION AND INCREASE POLLUTANT LOADING IN WET POND SYSTEMS. IN ADDITION, WATERFOWL CAN BECOME NUISANCES TO PROPERTY OWNERS NEAR THE POND. FOR THESE REASONS, DOMESTIC WATERFOWL SHOULD NOT BE INTRODUCED INTO THESE SYSTEMS.

CARP AND GOLDFISH – CARP AND GOLDFISH ARE BOTTOM-FEEDERS THAT CAN CAUSE TURBIDITY AND OTHER PROBLEMS. THEY SHOULD NOT BE INTRODUCED INTO A WET POND.

3. WATER – AFTER THE POND LINER IS COMPLETED, THE BASIN MUST FILL UP WITH WATER WITHIN A REASONABLE TIME PERIOD, PREFERABLY WITHIN ONE WEEK. SAFETY CONCERNS AND POND LINER INTEGRITY CONCERNS MUST BE PROPERLY ADDRESSED DURING POND CONSTRUCTION.

AERATION AND RECIRCULATION UNIT (OPTIONAL) – PRIVATELY MAINTAINED WET PONDS MAY INCLUDE SOME TYPE OF AERATION DEVICE (SUCH AS A FOUNTAIN) WHICH COULD ENHANCE THE DISSOLVED OXYGEN CONCENTRATION. INCREASED DISSOLVED OXYGEN PREVENTS THE POND FROM BECOMING ANAEROBIC, HENCE MINIMIZING PROBLEMS WITH ODOR FROM BACTERIAL DECOMPOSITION.

MAKE-UP WATER – A NEARBY SOURCE FOR MAKE-UP (SUPPLEMENTAL) WATER IS RECOMMENDED AS A WAY TO MAINTAIN AN ADEQUATE PERMANENT POOL LEVEL SHOULD THE LEVEL DROP TO A SEVERE DROUGHT. THIS COULD INCLUDE A WELL, A HOSE BIBB, OR A NEARBY FIRE HYDRANT. DEMONSTRATE THAT THE QUALITY OF THE MAKE-UP WATER IS IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND WILL NOT HARM THE POND BIOLOGY.

4. SOIL LINER MATERIAL MINIMUM PHYSICAL REQUIREMENTS
REPRESENTATIVE SAMPLES OF THE SOILS TO BE USED FOR LINERS MUST FIRST BE TESTED, IN ACCORDANCE WITH THE FOLLOWING STANDARDS, IN A GEOTECHNICAL LABORATORY TO ENSURE THAT THEY MEET THE FOLLOWING MINIMUM REQUIREMENTS SET FORTH IN THE MSWR. TABLE I AT THE END OF THIS HANDBOOK LISTS THE REQUIRED QUALITY CONTROL TESTING AND MINIMUM REQUIREMENTS.
A. SIEVE ANALYSIS – ASTM D 422 OR ASTM D 1140 – AT LEAST 60% PASSING THE #200 MESH SIEVE.
B. ATTERBERG LIMITS – ASTM D 4318 – LIQUID LIMIT (LL) OF GREATER THAN 50 AND PLASTICITY INDEX (PI) OF GREATER THAN 30.
C. COEFFICIENT OF PERMEABILITY – APPENDIX VII OF THE CORPS OF ENGINEERS MANUAL EM 1110-2-1906 OR ASTM D 5084 – 1X10-6CM/SEC. OR LESS.

SOILS FOR CONSTRUCTED LINERS MOISTURE/DENSITY (M/D) TESTING
IN ADDITION TO THE MINIMUM TEST REQUIREMENTS IN 2.2, ABOVE, A MOISTURE/DENSITY RELATIONSHIP MUST BE DETERMINED FOR EACH SOIL BORROW SOURCE TO BE USED IN SOIL LINER CONSTRUCTION. THIS MOISTURE/DENSITY (M/D) COMPACTION CURVE MUST INCLUDE A ZERO-AIR-VOIDS LINE BASED UPON AN ESTIMATED OR MEASURED SPECIFIC GRAVITY OF THE COMPACTED SOIL. THE TWO ACCEPTABLE STANDARD MOISTURE/DENSITY RELATIONSHIP TEST PROCEDURES ARE:
A. ASTM D 698 (STANDARD PROCTOR) -- 12,400 FT-LBF/FT3 1(FOR LIGHT-WEIGHT EQUIPMENT), OR
B. ASTM D 1557 (MODIFIED PROCTOR) -- 56,000 FT-LBF/FT3 (FOR HEAVY EQUIPMENT)

SOIL LINER MATERIAL MINIMUM PHYSICAL REQUIREMENTS CONT.

IN ORDER TO DETERMINE THAT THE PROPOSED SOIL IS SUITABLE FOR USE AS LINER MATERIAL, PERMEABILITY TESTS MUST BE CONDUCTED ON SAMPLES COMPACTED UNDER THE ABOVE-LISTED COMPACTIVE-EFFORT TEST PROCEDURES. THESE SOILS SHALL BE PREPARED AND TESTED AS NEXT DESCRIBED.
A. THERE SHOULD BE NO CONSTRUCTED LINERS PARALLEL TO SIDE SLOPES WITH GREATER THAN A 3:1 SLOPE ANGLE (3 HORIZONTAL TO 1 VERTICAL) DUE TO BOTH THE INHERENT LACK OF STABILITY OF THE COMPACTION EQUIPMENT ON THESE STEEP SLOPES AS-WELL-AS THE COMPACTION INEFFICIENCY. IT SHOULD BE REALIZED THAT SOIL LINERS CONSTRUCTED PARALLEL TO SIDE SLOPES HAVE INHERENT CONSTRUCTION PROBLEMS BECAUSE THE FULL COMPACTIVE FORCE OF THE COMPACTION EQUIPMENT IS NOT PERPENDICULAR TO THE SLOPE. THE ECCENTRIC WEIGHT OF THE EQUIPMENT (TENDENCY TO SLIDE DOWN THE SLOPE) MAY SHEAR THE UPPER PORTION OF THE LIFT UNDER COMPACTION NEAR ITS SURFACE. THE OVERALL UNIFORMITY OF THE PROCESSING AND COMPACTING EFFORT ON A SLOPE IS USUALLY OF LOWER QUALITY THAN ON AN ESSENTIALLY-FLAT SECTION. ACCORDINGLY, THE LARGE-SCALE HYDRAULIC CONDUCTIVITY TESTS PERFORMED ON A PRIMARILY-HORIZONTAL TEST PAD WILL NOT BE REPRESENTATIVE OF THE PROBABLE WORST-CASE LINER-CONSTRUCTION CONDITIONS WHERE SLOPED LINERS ARE INVOLVED.
B. A KEYWAY FOR CONSTRUCTED SIDEWALLS IS REQUIRED UNLESS ALTERNATE CONSTRUCTION PROCEDURES HAVE PRIOR WRITTEN APPROVAL BY THE EXECUTIVE DIRECTOR. THE CONSTRUCTED KEYWAY AT THE TOE OF THE SIDEWALL MAY BE ELIMINATED FOR THOSE SIDEWALLS CONSTRUCTED ON A SLOPE ANGLE OF 4:1 OR FLATTER; THOSE CONSTRUCTED WITH THE FLOOR AS ONE UNIT(MONOLITHICALLY); OR SIDEWALLS PLACED IN HORIZONTAL LIFTS A MINIMUM OF 10 FT. IN WIDTH AND HAVING THE FIRST SIX INCH LIFT OF THE SIDEWALL COMPLETELY BONDED WITH THE TOP OF THE FLOOR LINER.
C. PLACEMENT OF CONSTRUCTED LINERS (CLAY-TYPE MATERIAL) SHOULD BE IN ACCORDANCE WITH THE FOLLOWING:
1. ALL SURFACE AREAS SHOULD BE PROPERLY SCARIFIED A MINIMUM OF SIX INCHES AND PREPARED TO RECEIVE THE LINER.
2. THE TOP OF EACH LIFT SHOULD BE ROUGHENED TO A SHALLOW DEPTH PRIOR TO THE PLACEMENT OF THE NEXT LIFT OF SOIL FOR COMPACTION.
3. NO LOOSE LIFT SHOULD BE THICKER THAN THE PADS OF THE COMPACTOR SO THAT COMPLETE BONDING WITH THE TOP OF THE PREVIOUS LIFT IS ACHIEVED.
4. EQUIPMENT AND SAFETY LIMITATIONS PROHIBIT FINISHED GRADES WITH SLOPES GREATER THAN 3:1 IF THE LINER IS CONSTRUCTED PARALLEL TO THE SURFACE. FOR AN EXCAVATED WALL WITH STEEPER THAN 3:1 SIDE SLOPES, THE SIDEWALL LINER MUST BE CONSTRUCTED IN SUCCESSIVE HORIZONTAL LIFTS.
5. THE TOP SURFACE OF THE COMPLETED SOIL LINER MUST BE PROOF ROLLED WITH A SMOOTH-WHEEL ROLLER, PRIOR TO FINAL LINER-THICKNESS SURVEYING WHEN PLACEMENT OF A GEOMEMBRANE LINER IS REQUIRED.
6. IT IS RECOMMENDED THAT THE SURFACE OF A SOIL LINER BE PROOF ROLLED WHEN CONSTRUCTION IS SHUT DOWN FOR MORE THAN 24 HOURS TO MITIGATE THE EFFECTS OF DESICCATION. IT IS FURTHER RECOMMENDED THAT IT BE DONE ON A ROUTINE BASIS DURING THE SUMMER MONTHS AT THE END OF EACH DAY'S LINER CONSTRUCTION.

2.3.2 CONSTRUCTED SOIL LINERS
THESE CONSTRUCTED LINERS INCLUDE THOSE OF OVER-EXCAVATED AND RECOMPACTED IN SITU SOILS AND SOILS FROM A BORROW SOURCE. FOR ADDITIONAL SPECIFIC INFORMATION ON BENTONITE-AMENDED SOILS SEE SECTION 2.5.

CLOD AND ROCK SIZE
THE MAXIMUM CLOD SIZE OF THE COMPACTED LINER SOILS SHALL BE APPROXIMATELY ONE INCH IN DIAMETER BUT IN ALL CASES SOIL CLODS SHALL BE REDUCED TO THE SMALLEST SIZE NECESSARY TO ACHIEVE THE COEFFICIENT OF PERMEABILITY REPORTED BY THE TESTING LABORATORY AND TO DESTROY ANY MACROSTRUCTURE EVIDENCE AFTER THE COMPACTION OF THE CLODS UNDER DENSITY-CONTROLLED CONDITIONS. (§330.205(G), MSWR) THE LINER SOIL MATERIAL SHALL CONTAIN NO ROCKS OR STONES LARGER THAN ONE INCH IN DIAMETER OR THAT TOTAL MORE THAN 10% BY WEIGHT. (§330.205(H), MSWR). ONE-HUNDRED PERCENT OF THE MATERIAL USED IN THE SOIL LINER MUST PASS THE 1-INCH SCREEN. THE FINAL LIFT FOR COMPOSITE LINERS SHOULD NOT CONTAIN ANY ROCKS OR ANY OTHER MATERIALS THAT CAN CAUSE DAMAGE TO THE FML.

2 IT IS STRONGLY RECOMMENDED THAT THE TAMPING FEET HAVE A FACE AREA NOT LESS THAN SEVEN NOR MORE THAN TEN SQUARE INCHES. SELF-PROPELLED ROLLERS WITH TAMPING FEET SURFACE AREAS GREATER THAN 10 BUT LESS THAN 30 SQUARE INCHES CAN BE UTILIZED PROVIDED THE FEET HAVE TAPERED HEADS THAT ADD TO THE COMPACTIVE EFFORT.

16 COMPACTIVE EFFORT (SOILS COMPACTION)
ALL CONSTRUCTED SOIL LINERS MUST BE COMPACTED WITH A PAD/TAMPING-FOOT (PREFERABLE) OR PRONGFOOT ROLLER (330.205(G), MSWR). NO OTHER TYPE OF EQUIPMENT IS SUITABLE FOR THE COMPACTION OF CONSTRUCTED SOIL LINERS.
2 THE LIFT THICKNESS SHALL BE CONTROLLED SO THAT THERE IS TOTAL PENETRATION THROUGH THE LOOSE LIFT UNDER COMPACTION INTO THE TOP OF THE PREVIOUSLY COMPACTED LIFT; THEREFORE, THE COMPACTED LIFT THICKNESS MUST NOT BE GREATER THAN THE PAD OR PRONG LENGTH. THIS IS NECESSARY TO ACHIEVE ADEQUATE BONDING BETWEEN LIFTS AND REDUCE SEEPAGE PATHWAYS. ADEQUATE CLEANING DEVICES MUST BE IN PLACE AND MAINTAINED ON THE COMPACTION ROLLER SO THAT THE PRONGS OR PAD FEET DO NOT BECOME CLOGGED WITH CLAY SOILS TO THE POINT THAT THEY CANNOT ACHIEVE FULL PENETRATION DURING INITIAL COMPACTION. THE FOOTED ROLLER IS NECESSARY TO ACHIEVE BONDING AND TO REDUCE THE INDIVIDUAL CLODS AND ACHIEVE A BLENDING OF THE SOIL MATRIX THROUGH ITS KNEADING ACTION. IN ADDITION TO THE KNEADING ACTION, WEIGHT OF THE COMPACTION EQUIPMENT IS IMPORTANT. WHEN USING ASTM TEST METHOD D 698(STANDARD PROCTOR) DENSITY, THE MINIMUM WEIGHT OF THE COMPACTOR SHOULD BE 1500 POUNDS PER LINEAR FOOT OF DRUM LENGTH, AND A MINIMUM OF EIGHT PASSES IS RECOMMENDED FOR THE COMPACTION PROCESS. COMPACTION EQUIPMENT THAT DEVELOPS A COMPACTIVE EFFORT EQUAL TO ASTM D 1557 (MODIFIED PROCTOR)
WILL RESULT IN GREATER COMPACTION, LOWER COEFFICIENT OF PERMEABILITY DUE TO DECREASED VOID SPACE, AND A LOWER OPTIMUM MOISTURE CONTENT NECESSARY TO ACHIEVE THE MAXIMUM DRY DENSITY. THIS LOWER OPTIMUM MOISTURE CONTENT MAY HELP IN CONTROLLING THE DESICCATION CRACKING OF HIGHLY PLASTIC CLAYS FREQUENTLY USED FOR LINER SOIL.
ADEQUATE COMPACTION CANNOT BE ACHIEVED BY TRACK-TYPE (BULLDOZER) OR PNEUMATIC COMPACTORS. BULLDOZERS ARE BY THE NATURE OF THEIR WEIGHT DISTRIBUTION DESIGNED TO "FLOAT" ON THE SURFACE, RESULTING IN GREATLY DIMINISHED COMPACTION BY TRACK CONTACT AND THEREFORE SHOULD NOT BE USED TO COMPACT LINER SOILS. IN ADDITION, THE USE OF TRACKS OR RUBBER TIRES FOR COMPACTION DOES NOT ALLOW THE KNEADING ACTION REQUIRED TO REDUCE AND BLEND SOIL CLODS AS IS REALIZED BY PAD- FOOTED ROLLERS.
COMPACTION EQUIPMENT
THE COMPACTION OF SOIL LINERS MUST BE WITH APPROPRIATE EQUIPMENT.
1. PAD/TAMPING-FOOT ROLLERS, OR
2. PRONG-FOOT (SHEEPSFOOT) ROLLERS
THE FOLLOWING EQUIPMENT TYPES ARE EXAMPLES OF THAT WHICH IS NOT PERMITTED OR APPROPRIATE FOR THE COMPACTION OF SOIL LINERS.
1. BULLDOZER
2. RUBBER-TIRED (PNEUMATIC) ROLLERS
3. FLAT-WHEEL ROLLERS
4. RUBBER-TIRED SCRAPERS OR BELLY DUMPS
2.3.2.5 SOIL PLASTICITY
QUALITY CONTROL OF THE SOIL PLASTICITY SHOULD BE CLOSELY ADHERED TO AND MAINTAINED DURING MATERIAL SELECTION FOR LINER CONSTRUCTION. TESTING OF THE ATTERBERG LIMITS AND GRADATION SHOULD BE CONTINUALLY CHECKED SO THAT ANY CHANGES IN EITHER PHYSICAL PROPERTY CAN BE DETECTED AND ADDITIONAL APPROPRIATE LABORATORY TESTING PERFORMED. ANY TIME THE LL OR PI CHANGES BY MORE THAN 10 POINTS, A NEW COMPACTION SERIES SHOULD BE RUN IN THE LABORATORY TO DETERMINE THE MAXIMUM DRY DENSITY, OPTIMUM MOISTURE, AND THE LABORATORY COEFFICIENT OF PERMEABILITY. TO ADEQUATELY DETERMINE THE VARIABILITY OF THE SOIL USED FOR LINER CONSTRUCTION, IT IS STRONGLY RECOMMENDED THAT ALL LINER SOIL BORROW SOURCES BE THOROUGHLY TESTED PRIOR TO USE TO ESTABLISH THEIR ATTERBERG LIMITS AND COMPACTION PARAMETERS. THIS MAY REQUIRE DRILLING AUGER HOLES AT THE BORROW SOURCE TO RETRIEVE ADEQUATE SAMPLES TO DETERMINE THESE FACTORS. DUE TO THE HIGH SHRINK/SWELL AND DESICCATION CRACKING CHARACTERISTIC OF HIGHLY-PLASTIC CLAYS, THE PI OF CLAY LINER SOILS SHOULD BE GREATER THAN 30.

18 QUALITY ASSURANCE AND TESTING FREQUENCY FOR SOIL LINERS
EACH IN SITU OR CONSTRUCTED LINER SIDEWALL AND FLOOR AREA DEVELOPED AS A SEPARATE SEGMENT (NON-MONOLITHICALLY) MUST BE CONSIDERED AS SEPARATELY EVALUATED AREAS INDEPENDENT OF EACH OTHER FOR THE PURPOSE OF CALCULATING DIMENSIONS TO DETERMINE THE REQUIRED NUMBER OF SAMPLES. THOSE SIDEWALL AND FLOOR AREAS CONSTRUCTED OR EXCAVATED AS A BOWL (MONOLITHICALLY) MAY BE ADDED TOGETHER FOR THE DETERMINATION OF THEIR TESTING FREQUENCY AND LOCATIONS. ALL HOLES DUG OR CREATED DURING ANY SAMPLING AND/OR TESTING SHALL BE BACKFILLED WITH A MIXTURE OF AT LEAST 20% BENTONITE-ENRICHED LINER SOIL AND COMPACTED BY HAND TAMPING OR FILLED WITH AN APPROPRIATE BENTONITE GROUT.

UNDER CONSTRUCTION

APPROVED
RMG

SD-24-0243

DESIGNED BY: CRB/PS
DRAFTED BY:

DATE	REVISION

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Civil Engineering ◆ Surveying
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SHEET NAME: WET & DETENTION POND 'A' NOTES
JOB NAME: BAR W RANCH EAST MIXED USE
PROJECT: SITE DEVELOPMENT PLANS

07/23/2025

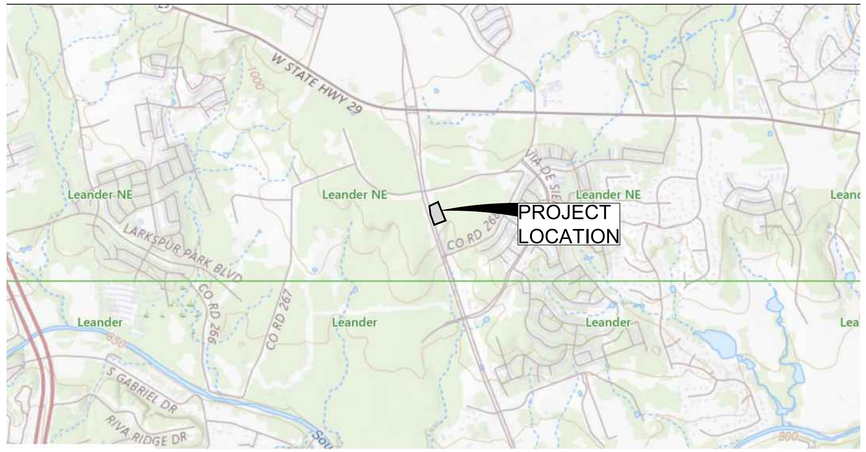
STATE OF TEXAS
CHARLES R. BRIGANCE JR.
64346
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE JULY 2025
JOB NUMBER 5375
SHEET 43 OF 63

FILE PATH: J:\JAC\5375\dwg\CONSTRUCTION PLANS\Site Plan\5375-POND.dwg - Jul 23, 2025 - 7:57am

CHUY'S TEX-MEX
SITE DEVELOPMENT PLAN
BAR W EAST COMMERCIAL PUD
2873 COWHAND DR, GEORGETOWN, TX. 78628
CITY OF LEANDER PROJECT NUMBER: SD-25-0353



LOCATION MAP
1 IN. = 2,000 FT.

PROJECT BENCHMARK:

BENCHMARK #1
COTTON SPINDLE IN 18" LIVE OAK
N:10198298.06
E:3080503.19
ELEV:899.07' (NAVD '88)

BENCHMARK #2
½" CAPPED IRON ROD STAMPED "CONTROL"
N:10196865.88
E:3082496.68
ELEV:870.74' (NAVD '88)

PROJECT BASIS OF BEARING:

TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)
ELEVATION DATUM-NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD '88) GEOID 03.

SITE DATA TABLE	
USE	CHUY'S RESTAURANT
LOT AREA	126,521 S.F. (2.904 ACRES)
BUILDING SQUARE FOOTAGE	6,416 S.F.
FAR	0.07:1
BUILDING HEIGHT	28'
TOTAL PERVIOUS COVER	34,161 S.F. OR 27%
TOTAL IMPERVIOUS COVER	92,360 S.F. OR 73%
PARKING PROVIDED	145 SPACES
HANDICAP PARKING PROVIDED	6 SPACES

FUTURE LAND USE CATEGORY
ACTIVITY CENTER & MULTI-USE CORRIDOR
LOT 3: ZONING: BAR W COMMERCIAL PUD GC-2-A
BAR W EAST PHASE #1

ASSOCIATED PROJECTS
SD-24-0243
PICP-24-0149
FP-24-0148
DEVELOPMENT AGREEMENT-DOC# 2015089728

PLANS SUBMITTAL/REVIEW LOG

FILING DATE	9/16/2025

SHEET INDEX

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APPROVED BY:

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

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

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

Chief Joshua Davis, Fire Marshal — Date

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

REVISION #	DESCRIPTION	APPROVAL

THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
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TEL: 720.553.3180 www.dimensiongroup.com

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
THE DIMENSION GROUP
CODY R. RISINGER
123160 Date 2/4/2026

TBPE FIRM REGISTRATION #F-8386

STATE OF TEXAS
CODY R. RISINGER
123160
LICENSED PROFESSIONAL ENGINEER
2/4/2026

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS AND MAY NOT BE USED IN WHOLE OR IN PART, REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

drawn by
designed by
approved by

project no. 230-752
date 2/04/2026 – 9:56 am
dwg C1.0 COVER SHEET.dwg

COVER SHEET

CHUY'S TEX-MEX
BAR W RANCH EAST
2873 COWHAND DR,
GEORGETOWN, TEXAS 78628

SHEET
1 OF 31

[V-BASE.dwg] [C-BASE.dwg] [24x36TBs.dwg]
drawing name: L:\Chuy's\230-752 – Leander, TX (Ronald Reagan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C1.0 COVER SHEET.dwg Feb 04, 2026 – 9:56am

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 RESPONSIBILITILY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
5. **EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF LEANDER IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.**
6. BURNING IS PROHIBITED.
7. NO WORK IS TO BE PERFORMED BETWEEN THE HOURS OF 9:00 P.M. AND 7:00 A.M. OR WEEKENDS. THE CITY INSPECTOR RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER ALL WORK PERFORMED WITHOUT INSPECTION.
8. CONTACT THE CITY INSPECTOR 4 DAYS PRIOR TO WORK FOR APPROVAL TO SCHEDULE ANY INSPECTIONS ON WEEKENDS OR CITY HOLIDAYS.
9. NO BLASTING IS ALLOWED.
10. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL PRIOR TO CONSTRUCTION OF THE REVISION. ALL CHANGES AND REVISIONS SHALL USE REVISION CLOUDS TO HIGHLIGHT ALL REVISIONS AND CHANGES WITH EACH SUBMITTAL. REVISION TRIANGLE MARKERS AND NUMBERS SHALL BE USED TO MARK REVISIONS. ALL CLOUDS AND TRIANGLE MARKERS FROM PREVIOUS REVISIONS MUST BE REMOVED. REVISION INFORMATION SHALL BE UPDATED ON COVER SHEET AND AFFECTED PLAN SHEET TITLE BLOCK.
11. THE CONTRACTOR AND ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LEANDER ACCURATE "RECORD DRAWINGS" FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THESE "RECORD DRAWINGS" SHALL MEET THE SATISFACTION OF THE ENGINEERING DEPARTMENTS PRIOR TO FINAL ACCEPTANCE.
12. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL REPAIR AND/OR COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY PUBLIC INFRASTRUCTURE WITHIN CITY EASEMENT OR PUBLIC RIGHT-OF-WAY, REGARDLESS OF THESE PLANS.
13. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. PRIOR TO ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER OF RECORD AND CITY.
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 TERRACON. PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:
    a. PROVIDE RECOMMENDATIONS.
13. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CITY OF AUSTIN TRANSPORATION CRITERIA MANUAL, CITY OF LEANDER STANDARD DETAILS AND TEXAS DEPARTMENT OF TRANSPORTATION CRITERIA, SHALL BE SUBMITTED TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS MUST BE SITE SPECIFIC AND SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
14. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM UNLESS OTHERWISE NOTED ON THE PLANS. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL OF THE CITY ENGINEER AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY THE CITY DURING 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

BENCHMARK #1 COTTON SPINDLE IN 18" LIVE OAK
N:10198298.06 E:3080503.19 ELEV:899.07' (NAVD '88)

BENCHMARK #2 ½" CAPPED IRON ROD STAMPED "CONTROL"
N:10196865.88 E:3082496.68 ELEV:870.74' (NAVD '88)

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DIMENSION GROUP
CODY R. RISINGER
TBPE FIRM REGISTRATION #F-8396

STATE OF TEXAS
CODY R. RISINGER
123160
LICENSED PROFESSIONAL ENGINEER
1/13/2026

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GENERAL NOTES

CHUY'S TEX-MEX
RONALD REGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628

SHEET
2 OF 31

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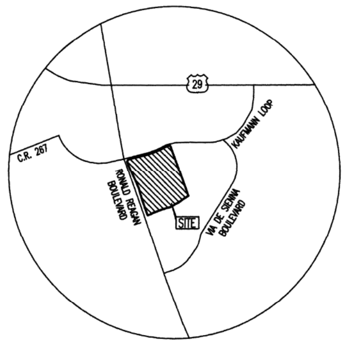
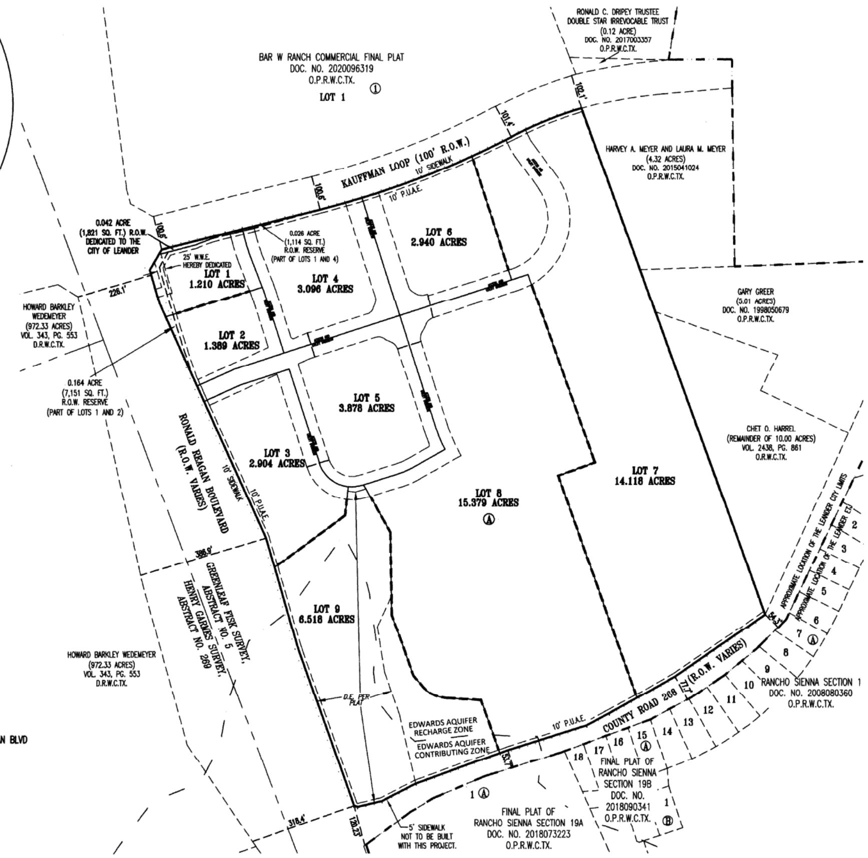
Doc# 2025054434

BAR W RANCH EAST MIXED USE FINAL PLAT



VICINITY MAP
APPROX. SCALE: 1" = 2000'



SCALE: 1" = 200'

INDEX:
SHEET 1 – COVER SHEET AND PROJECT INFORMATION
SHEET 2 – NORTH PORTION OF PROJECT
SHEET 3 – SOUTH PORTION OF PROJECT
SHEET 4 – METES & BOUNDS, SIGNATURE BLOCKS, SURVEYOR, ENGINEER, LINE & CURVE TABLES
SHEET 5 – PLAT NOTES, SIGNATURE BLOCKS, OWNER, AND COUNTY

FILING DATE: AUGUST 20, 2024

DATE: JUNE 10, 2025

OWNER/DEVELOPER:
BAR W EAST COMMERCIAL, LTD.
901 S. MOPAC EXPRESSWAY, SUITE 550
AUSTIN, TEXAS 78746
ATTENTION: C. PATRICK OLES JR.

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280–5160

BENCHMARK INFORMATION:

BENCHMARK #1
COTTON SPINDLE FOUND, SW INTERSECTION OF KAUFFMAN LOOP AND RONALD REAGAN BLVD
N: 10202297.62
E: 3084571.32
ELEV: 1029.23' (NAVD '88)

BENCHMARK #2
MAG NAIL FOUND, SW INTERSECTION OF C.R. 268 AND RONALD REAGAN BLVD
N: 10200544.84
E: 3085209.63
ELEV: 960.74' (NAVD '88)

BASIS OF BEARINGS – TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

ELEVATION DATUM – NAVD '88, GEOID 03

TOTAL ACREAGE: 51.474 ACRES

SURVEY: GREENLEAF FISK SURVEY, ABSTRACT NO. 5

F.E.M.A. MAP NO. 48491C0275E

WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. DATED: SEPTEMBER 26, 2008

LEGEND

(symbol)	BENCHMARK
(symbol)	CALCULATED POINT
(symbol)	RAILROAD SPIKE
(symbol)	FENCE POST (AS NOTED)
(symbol)	CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS OTHERWISE NOTED)
(symbol)	CAPPED 1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE"
(line)	APPROXIMATE SIDEWALK LOCATION
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.U.A.E.	PUBLIC UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT
W.W.E.	WASTEWATER EASEMENT
(symbol)	BLOCK DESIGNATION
(line)	CITY OF LEANDER CITY LIMIT LINE
(line)	BOUNDARY LINE
(line)	APPROXIMATE ORIGINAL SURVEY LINE
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.C.TX.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS

LOT SUMMARY TABLE

R.O.W. DEDICATION:		0.042 ACRES
NO. OF MIXED USE COMMERCIAL LOTS:	6	15.417 ACRES
NO. OF MIXED USE RESIDENTIAL LOTS:	3	36.015 ACRES
TOTAL ACREAGE:		51.474 ACRES
TOTAL NUMBER OF LOTS:	9	
NO. OF BLOCKS:	1	

SHEET NO. 1 OF 5

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5375\Survey\PLAT – BAR W EAST MIXED USE

THE DIMENSION GROUP
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TEL: 719.536.3180 www.DimensionGroup.com

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CODY R. RISINGER
123160 Date 1/13/2026

TBPE FIRM REGISTRATION #F-8396

STATE OF TEXAS
CODY R. RISINGER
123160
LICENSED PROFESSIONAL ENGINEER
1/13/2026

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FINAL PLAT

CHUY'S TEX-MEX
RONALD REAGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628

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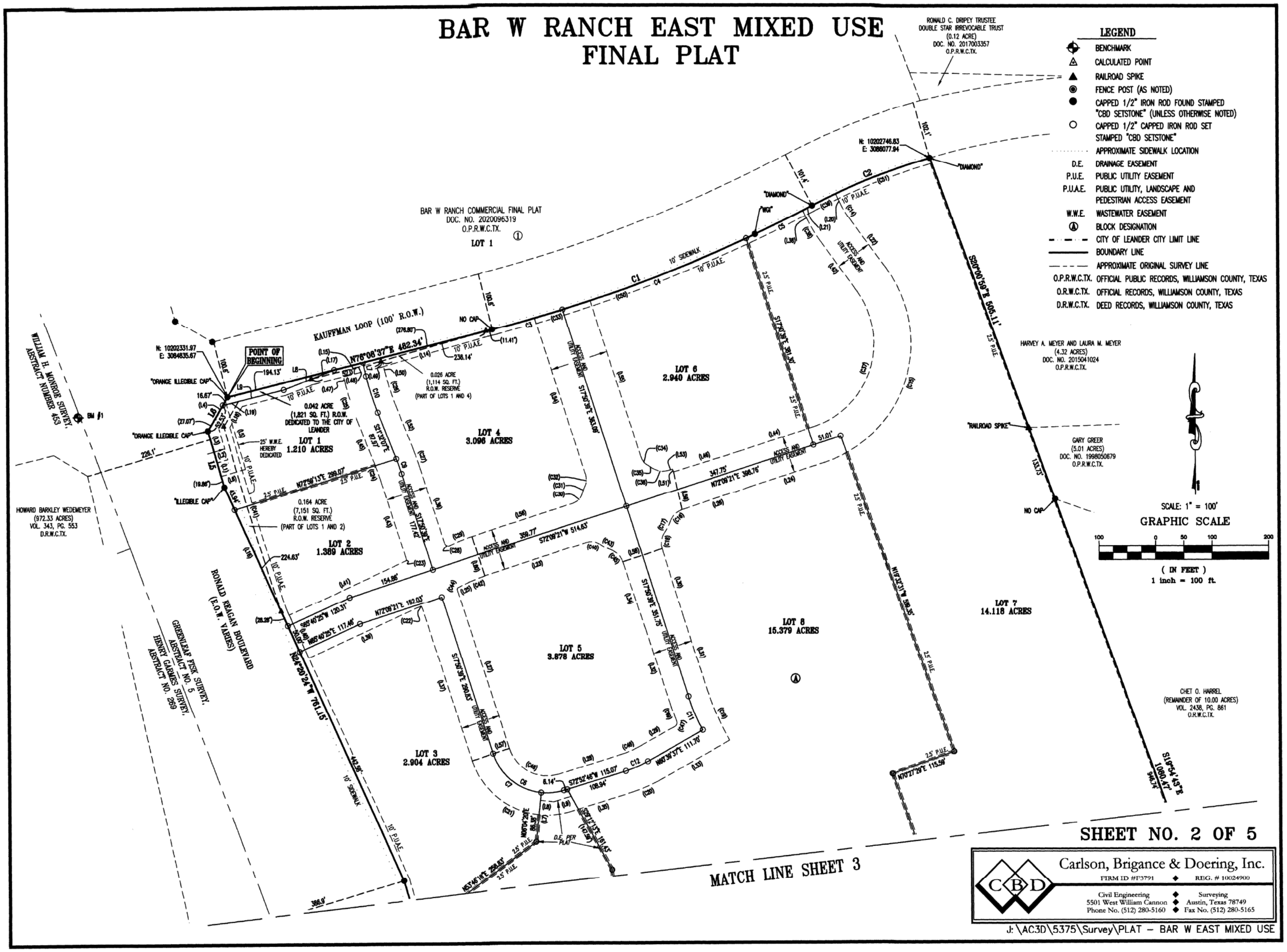

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1/13/2026

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4 OF 31

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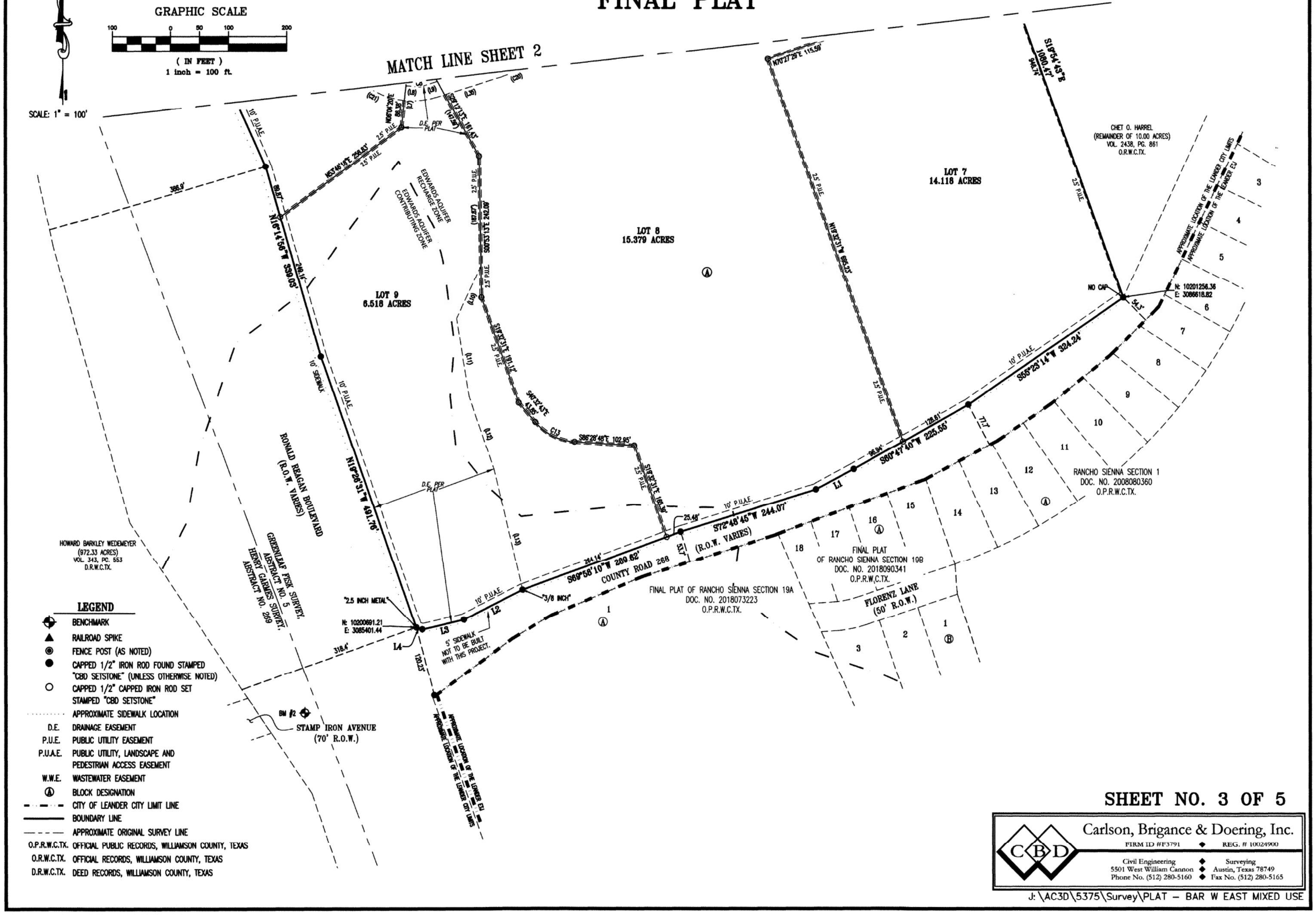
Doc#2025054434

BAR W RANCH EAST MIXED USE FINAL PLAT



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5 OF 31

DOC # 2025054434

BAR W RANCH EAST MIXED USE FINAL PLAT

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C14)	30.38	165.00	S30°57'22"E	30.34	15.23	10°33'00"
(C15)	416.18	220.00	S17°57'44"W	356.84	304.96	108°23'13"
(C16)	30.50	33.50	S45°22'59"W	29.46	16.40	52°09'46"
(C17)	21.81	81.50	S26°58'08"W	21.75	10.97	15°20'04"
(C18)	30.28	33.50	S08°44'23"W	29.26	16.26	51°47'34"
(C19)	97.02	465.00	S23°49'17"E	96.84	48.68	11°57'15"
(C20)	50.60	239.00	S66°48'50"W	50.51	25.40	12°07'51"
(C21)	216.59	139.00	N62°28'57"W	195.33	137.26	89°16'35"
(C22)	3.37	2.00	N66°05'07"W	2.98	2.24	96°28'56"
(C23)	4.37	3.00	N23°54'53"E	4.00	2.68	83°31'04"
(C24)	29.80	461.00	N19°41'46"W	29.80	14.91	3°42'14"
(C25)	72.34	539.00	N17°42'12"W	72.28	36.22	7°41'23"
(C26)	62.54	466.00	S17°42'12"E	62.49	31.32	7°41'23"
(C27)	34.52	534.00	S19°41'46"E	34.51	17.27	3°42'14"
(C28)	11.03	6.50	S66°28'39"E	9.76	7.38	97°15'59"
(C29)	42.36	334.00	N68°31'21"E	42.33	21.21	7°15'59"
(C30)	23.57	24.00	N44°01'35"E	22.63	12.83	56°15'32"
(C31)	13.66	81.50	N20°41'50"E	13.64	6.84	9°36'02"
(C32)	21.56	28.50	N03°49'36"E	21.05	11.32	43°20'30"

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C33)	103.02	2600.00	N72°59'53"E	103.01	51.52	2°16'13"
(C34)	21.56	28.50	S39°30'54"E	21.05	11.32	43°20'30"
(C35)	7.73	81.50	S58°28'05"E	7.73	3.87	5°26'09"
(C36)	30.05	33.50	S81°27'06"E	29.06	16.12	51°24'10"
(C37)	293.22	155.00	N17°57'44"E	251.41	214.88	108°23'13"
(C38)	42.35	230.00	N30°57'22"W	42.29	21.24	10°33'00"
(C39)	46.45	1150.00	N63°38'37"E	46.44	23.23	2°18'51"
(C40)	26.14	28.50	N81°34'25"W	25.23	14.07	52°32'29"
(C41)	340.52	5209.00	N16°59'18"W	340.46	170.32	3°44'44"
(C42)	29.53	261.00	S68°54'53"W	29.51	14.78	6°28'56"
(C43)	21.37	81.50	N62°48'49"W	21.31	10.75	15°01'18"
(C44)	4.37	3.00	S23°54'53"W	4.00	2.68	83°31'04"
(C45)	30.28	33.50	N44°25'41"W	29.26	16.26	51°47'34"
(C46)	109.07	70.00	S62°28'57"E	98.37	69.12	89°16'35"
(C47)	10.07	7.00	N19°32'31"E	9.22	6.13	82°24'46"
(C48)	35.99	170.00	N66°48'50"E	35.93	18.06	12°07'51"
(C49)	35.67	535.00	N19°45'15"W	35.66	17.84	3°49'12"
(C50)	296.98	2600.00	N68°35'26"E	296.82	148.65	6°32'41"
(C51)	177.71	1150.00	N69°13'40"E	177.53	89.03	8°51'14"

Easement Line Table		
Line #	Length	Direction
(L1)	25.00	N16°11'26"W
(L2)	19.73	N73°46'12"E
(L3)	76.17	N16°13'48"W
(L4)	34.37	N30°26'13"E
(L5)	124.76	S16°13'48"E
(L6)	44.74	S73°46'12"W
(L7)	72.88	N06°04'20"E
(L8)	23.62	S83°55'40"E
(L9)	32.02	N72°42'02"E
(L10)	98.99	S25°07'23"W
(L11)	135.52	S09°04'04"E
(L12)	132.67	S18°56'15"E
(L13)	210.80	S13°19'09"E
(L14)	192.87	S74°29'37"W
(L15)	127.03	S76°12'43"W

Easement Line Table		
Line #	Length	Direction
(L16)	240.29	S24°20'24"E
(L17)	43.36	N68°59'09"E
(L18)	51.12	N30°54'48"E
(L19)	28.62	S76°08'38"W
(L20)	18.39	S25°40'52"E
(L21)	18.57	N62°39'23"E
(L22)	110.36	S36°13'53"E
(L23)	188.89	S72°09'21"W
(L24)	138.58	S72°09'21"W
(L25)	21.58	S65°40'25"W
(L26)	127.99	S71°27'52"W
(L27)	294.74	S17°50'39"E
(L28)	115.07	N72°52'46"E
(L29)	71.83	N60°44'55"E
(L30)	128.45	S17°09'24"E

Easement Line Table		
Line #	Length	Direction
(L31)	131.90	S17°50'39"E
(L32)	131.90	N17°50'39"W
(L33)	144.10	S60°44'55"W
(L34)	128.45	N18°31'54"W
(L35)	115.07	S72°52'46"W
(L36)	139.65	S17°50'39"E
(L37)	284.82	N17°50'39"W
(L38)	17.30	N25°40'52"W
(L39)	217.11	S65°40'25"W
(L40)	83.00	N24°20'24"W
(L41)	226.12	N65°40'25"E
(L42)	110.36	N36°13'53"W
(L43)	144.97	N17°50'39"W
(L44)	138.61	N72°09'21"E
(L45)	83.51	N21°32'53"W

Easement Line Table		
Line #	Length	Direction
(L46)	121.49	N72°50'49"E
(L47)	19.09	N13°51'30"W
(L48)	70.94	N76°12'43"E
(L49)	2.45	N74°29'37"E
(L50)	19.08	S12°41'08"E
(L51)	5.00	S17°50'39"E
(L52)	83.51	S21°32'53"E
(L53)	7.40	N72°50'49"E
(L54)	289.46	N17°50'39"W
(L55)	287.95	S17°50'39"E
(L56)	188.47	N72°09'21"E
(L57)	69.00	N72°09'21"E
(L58)	73.08	N72°09'21"E
(L59)	68.32	S12°24'46"E
(L60)	73.00	S17°50'39"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	607.44	2600.00	N69°08'42"E	606.06	305.11	13°23'10"
C2	224.16	1150.00	N68°04'15"E	223.80	112.44	11°10'05"
C3	128.88	2600.00	N74°25'05"E	128.87	64.46	2°50'25"
C4	348.49	2600.00	N69°09'29"E	348.23	174.50	7°40'46"
C5	130.07	2600.00	N63°53'06"E	130.06	65.05	2°51'59"
C6	155.82	100.00	S62°28'57"E	140.53	98.75	89°16'35"
C7	115.34	100.00	S50°53'10"E	109.05	65.04	66°05'01"
C8	40.48	100.00	N84°28'33"E	40.20	20.52	23°11'34"
C9	27.86	500.00	N19°26'26"W	27.86	13.93	3°11'34"
C10	67.10	500.00	S17°42'12"E	67.05	33.60	7°41'23"
C11	64.69	297.00	S22°47'51"E	64.57	32.48	12°28'49"
C12	42.34	200.00	N66°48'50"E	42.27	21.25	12°07'51"
C13	77.77	97.00	S63°30'46"E	75.70	41.11	45°56'04"

Line Table		
Line #	Length	Direction
L1	74.10	S61°52'01"W
L2	113.34	S63°02'12"W
L3	73.46	S76°38'27"W
L4	11.16	N70°33'37"W
L5	102.46	N16°11'26"W
L6	69.20	N30°26'13"E
L7	24.56	S13°51'30"E
L8	95.78	S68°59'09"W
L9	110.74	N76°08'38"E

METES AND BOUNDS

BEING A 51.474 ACRE TRACT OF LAND SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED 51.474 ACRE TRACT OF LAND DESCRIBED IN A CORRECTION DEED TO BAR W EAST COMMERCIAL, LTD. BY DEED RECORDED IN DOCUMENT NUMBER 2024064999, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 51.474 ACRE TRACT MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CAPPED 1/2 INCH IRON ROD FOUND WITH ILLEGIBLE CAP AT THE NORTHWEST CORNER OF SAID 51.474 ACRE TRACT OF LAND, BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF KAUFFMAN LOOP (100' R.O.W) AND THE EAST RIGHT-OF-WAY LINE OF RONALD REAGAN BOULEVARD (R.O.W. VARIES), FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE NORTH LINE OF SAID 51.474 ACRE TRACT OF LAND AND THE SOUTH RIGHT-OF-WAY LINE OF SAID KAUFFMAN LOOP, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3:

1) N76°08'37"E, A DISTANCE OF 482.34 FEET TO A 1/2 INCH IRON ROD FOUND, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
2) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,600.00 FEET, PASSING AT AN ARC LENGTH OF 494.47 FEET A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "WGI", CONTINUING FOR A TOTAL ARC LENGTH OF 607.44 FEET, AND WHOSE CHORD BEARS N69°08'42"E, A DISTANCE OF 606.06 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "DIAMOND", BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, AND
3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,150.00 FEET, AN ARC LENGTH OF 224.16 FEET, AND WHOSE CHORD BEARS N68°04'15"E, A DISTANCE OF 223.80 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "DIAMOND" AT THE NORTHEAST CORNER OF SAID 51.474 ACRE TRACT OF LAND, BEING AT THE NORTHWEST CORNER OF A CALLED 4.32 ACRE TRACT OF LAND CONVEYED TO HARVEY A. MEYER AND LAURA M. MEYER BY DEED RECORDED IN DOCUMENT NUMBER 2015041024, O.P.R.W.C.TX.,

THENCE, WITH THE EAST LINE OF SAID 51.474 ACRE TRACT OF LAND, WITH THE WEST LINE OF SAID 4.32 ACRE TRACT OF LAND, WITH THE WEST LINE OF A CALLED 5.01 ACRE TRACT OF LAND CONVEYED TO GARY GREER BY DEED RECORDED IN DOCUMENT NUMBER 1998050679, O.P.R.W.C.TX., AND WITH THE WEST LINE OF THE REMAINDER OF A CALLED 10.00 ACRE TRACT OF LAND CONVEYED TO CHET O. HARREL BY DEED RECORDED IN VOLUME 2438, PAGE 861, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.TX.), THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2:

1) S20°00'59"E, A DISTANCE OF 505.11 FEET TO AN IRON RAILROAD SPIKE FOUND AT A COMMON CORNER OF SAID 4.32 ACRE TRACT OF LAND AND SAID 5.01 ACRE TRACT OF LAND, AND
2) S19°54'43"E, PASSING AT A DISTANCE OF 133.73 FEET A 1/2 INCH IRON ROD FOUND FOR A COMMON CORNER OF SAID 5.01 ACRE TRACT OF LAND AND SAID REMAINDER OF A 10.00 ACRE TRACT OF LAND, CONTINUING FOR A TOTAL DISTANCE OF 1,080.47 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 268 (R.O.W. VARIES) FOR THE SOUTHEAST CORNER OF SAID 51.474 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF A 10.00 ACRE TRACT OF LAND,

THENCE, WITH THE SOUTH LINE OF SAID 51.474 ACRE TRACT OF LAND AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 268, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES, NUMBERED 1 THROUGH 8:

1) S55°23'14"W, A DISTANCE OF 324.24 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
2) S60°47'40"W, A DISTANCE OF 225.55 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
3) S61°52'01"W, A DISTANCE OF 74.10 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
4) S72°48'45"W, A DISTANCE OF 244.07 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
5) S69°58'10"W, A DISTANCE OF 289.62 FEET TO A 3/8 INCH IRON ROD FOUND,
6) S63°02'12"W, A DISTANCE OF 113.34 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
7) S76°38'27"W, A DISTANCE OF 73.46 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND
8) N70°33'37"W, A DISTANCE OF 11.16 FEET TO A 2-1/2 INCH METAL FENCE POST FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID RONALD REAGAN BOULEVARD, FOR THE SOUTHWEST CORNER OF SAID 51.474 ACRE TRACT OF LAND,

THENCE, WITH THE WEST LINE OF SAID 51.474 ACRE TRACT OF LAND AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID RONALD REAGAN BOULEVARD, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5:

1) N19°26'31"W, A DISTANCE OF 491.76 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
2) N16°14'56"W, A DISTANCE OF 339.03 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE",
3) N24°20'24"W, A DISTANCE OF 761.15 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND WITH ILLEGIBLE STAMP,
4) N16°11'26"W, A DISTANCE OF 102.46 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND WITH ILLEGIBLE STAMP, AND
5) N30°26'13"E, A DISTANCE OF 69.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.474 ACRES OF LAND.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

FLOODPLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD BOUNDARY MAP NUMBER 48491C0275E FOR WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR., P.E., 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.

ENGINEERING BY: [signature] 6/13/2025
DATE

CHARLES R. BRIGANCE, JR., P.E. NO. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
charlesbrigance@cbdeng.com

STATE OF TEXAS ★ CHARLES R. BRIGANCE JR. 64346 LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY STATE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF LEANDER ORDINANCES AND CODES, AND THAT ALL EXISTING EASEMENTS OF RECORD AS FOUND ON TITLE POLICY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 202401895, WITH AN EFFECTIVE DATE OF JULY 15, 2024, HAVE BEEN SHOWN OR NOTED HEREON.

SURVEYED BY: [signature] 13 JUN 2025
DATE

AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com

STATE OF TEXAS REGISTERED AARON V. THOMASON 6214 PROFESSIONAL LAND SURVEYOR

SHEET NO. 4 OF 5

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5375\Survey\PLAT – BAR W EAST MIXED USE

THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
5600 S. QUEBEC STREET, SUITE 325C, GREENWOOD VILLAGE, COLORADO 80111
TEL: 719.536.3180 www.DimensionGroup.com

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FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES
DIMENSION GROUP
CODY R. RISINGER
123160 Date 1/13/2026
TBPE FIRM REGISTRATION #F-8396
STATE OF TEXAS CODY R. RISINGER 123160 LICENSED PROFESSIONAL ENGINEER
1/13/2026

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

#	DATE	REVISION DESCRIPTION	BY

drawn by | designed by | approved by

project no. 230-752
date 1/13/2026 – 1:08 pm
dwg. C1.0 COVER SHEET.dwg

FINAL PLAT

CHUY'S TEX-MEX
RONALD REGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628

[V-BASE.dwg] [C-BASE.dwg] [24x36TBs.dwg]
Drawing name: L:\Chuy's\230-752 – Leander, TX (Ronald Reagan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C1.0 COVER SHEET.dwg Jan 13, 2026 – 1:08pm

DOC#2025054434

BAR W RANCH EAST MIXED USE FINAL PLAT

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

THAT BAR W EAST COMMERCIAL, LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 51.474 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2023091208, AND CORRECTED IN DOCUMENT NUMBER 2024064999, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, OR WHEN THE SUBDIVIDER HAS MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION AS SHOWN HEREON TO BE KNOWN AS:

"BAR W RANCH EAST MIXED USE FINAL PLAT"

BAR W EAST COMMERCIAL, LTD., A TEXAS LIMITED PARTNERSHIP
BY: B&O BAR W EAST GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

[signature]
C. PATRICK OLES JR.
PRESIDENT
901 S. MOPAC EXPRESSWAY, SUITE 550
AUSTIN, TEXAS 78746

STATE OF TEXAS: §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS: §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 13 DAY OF June, 2025, PERSONALLY APPEARED, C. PATRICK OLES JR., IN HIS CAPACITY AS PRESIDENT OF B&O BAR W EAST GP, LLC, IN ITS CAPACITY AS GENERAL PARTNER OF BAR W EAST COMMERCIAL, LTD., ON BEHALF OF SAID BAR W EAST COMMERCIAL, LTD, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 13 DAY OF June, 2025, A.D.

Delaney Ryann Williams
NOTARY PUBLIC – STATE OF TEXAS

PRINTED NAME: Delaney Ryann Williams

DELANEY RYANN WILLIAMS
Notary Public, State of Texas
Comm. Expires 07-14-2027
Notary ID 134454758

MY COMMISSION EXPIRES: 07-14-2027

STATE OF TEXAS: §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF: Travis §

BY SIGNING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT. FROM ANY DEED OF TRUST, VENDOR'S LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTITLED DEED OF TRUST, SECURITY AGREEMENT – FINANCING STATEMENT, DATED JUNE 3, 2025, FILED FOR RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IN DOCUMENT NUMBER 2025042980.

LIEN HOLDERS NAME: FROST BANK
NAME: [signature] - Lance Coplin
TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS: §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF: Travis §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE 13th DAY OF June, 2025, PERSONALLY APPEARED, Lance Coplin, AS Senior Vice President OF FROST BANK, A TEXAS STATE BANK ON BEHALF OF SAID Frost Bank, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 13th DAY OF June, 2025, A.D.

[signature]
NOTARY PUBLIC – STATE OF TEXAS

PRINTED NAME: Jaqueline M. Vargas

JAQUELINE M. VARGAS
Notary Public, State of Texas
My Comm. Exp. 04-17-2027
ID No. 13197760-9

MY COMMISSION EXPIRES: 04-17-2027

PLAT NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LEANDER, TEXAS.
2. THIS SUBDIVISION IS SUBJECT TO THE BAR W EAST COMMERCIAL PUD (23-019-00) AND TO THE AMENDED AND RESTATED AGREEMENT REGARDING CONSENT TO CREATION OF MUNICIPAL UTILITY DISTRICT AND DEVELOPMENT OF THE WEDEMEYER RANCH.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF LEANDER WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
4. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LEANDER PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LEANDER PUBLIC WORKS DEPARTMENT.
6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LEANDER.
7. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
8. A TEN FOOT (10') WIDE PUBLIC UTILITY, LANDSCAPE AND PEDESTRIAN ACCESS EASEMENT IS DEDICATED AND SHOWN GRAPHICALLY ADJACENT TO ALL PUBLIC STREET RIGHT-OF-WAY AND A TWO AND A HALF FOOT (2.5') WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
9. BUILDING SETBACKS NOT SHOWN HEREON SHALL COMPLY WITH THE MOST CURRENT ZONING ORDINANCE OF THE CITY OF LEANDER.
10. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP #48491C0275E FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DATE SEPTEMBER 26, 2008.
11. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF KAUFFMAN LOOP. A FEE IN LIEU WILL BE PROVIDED TO THE CITY OF LEANDER FOR THE SIDEWALKS ALONG A PORTION OF RONALD REAGAN BOULEVARD IN ACCORDANCE WITH THE PICP PLANS (PICP-24-0149). NO SIDEWALKS ARE REQUIRED ON COUNTY ROAD 268. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LOT (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
12. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.
13. NO SINGLE-FAMILY DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 100' OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE ROW OF AN INTERSECTING ARTERIAL STREET.
14. MAINTENANCE OF THE SHARED DRAINAGE FACILITIES AND DETENTION AND WATER QUALITY AREAS LOCATED IN LOT 9, BLOCK A SHALL BE THE RESPONSIBILITY OF THE BAR W EAST DEVELOPMENT OWNERS ASSOCIATION (BWEDOA). ALL OTHER AREAS OF LOT 9, BLOCK A SHALL BE MAINTAINED BY THE OWNER OF THE LOT.
15. THE DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENTS FOR THE BAR W EAST DEVELOPMENT IS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS UNDER DOCUMENT NUMBER 2025038983.
16. THE BWEDOA SHALL MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS LOCATED IN LOT 9.
17. THE BWEDOA SHALL MAINTAIN DRAINAGE AND WATER QUALITY IMPROVEMENTS CONTAINED IN OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS LOCATED IN LOT 9.
18. TIA NOTE: REFER TO BAR W EAST TIA (TIA-23-0005) PREPARED BY B.O.E. ATTN: BOBAK J. TEHRANY, P.E., REQUIRED MITIGATIONS AS RECOMMENDED IN THE TIA WILL BE DESIGNED AND CONSTRUCTED AT SITE DEVELOPMENT IN ACCORDANCE WITH THE PICP PLAN (PICP-24-0149) AND THE SITE DEVELOPMENT PLAN (SD-24-0243).
19. 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 AS MODIFIED BY THE BAR W EAST COMMERCIAL PUD AS AMENDED AND THE APPROVED EXCEPTION (EXC-25-0003).
20. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING & ZONING COMMISSION ON 02/22/2024.
21. APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE APPROVAL OF VARIANCES OR WAIVERS TO ORDINANCE REQUIREMENTS.
22. PARKLAND DEDICATION FEES AND PARKLAND IMPROVEMENT FEES HAVE BEEN SATISFIED BY PREVIOUS BAR W. PHASES.
23. PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT FOR LOTS 7, 8 OR 9, AN AMENDED FINAL PLAT SHALL BE SUBMITTED AND APPROVED INCLUDING STREET NAMES FOR THE PRIVATE DRIVES AND A PUBLIC SAFETY, ACCESS AND UTILITY EASEMENT. THE PLANNING DIRECTOR MAY WAIVE THIS REQUIREMENT IF PRIVATE DRIVES NOT REQUIRING STREET NAMES ARE PROPOSED.
24. THE PURPOSE OF THE AREA DEPICTED AS "R.O.W. RESERVE" IS INTENDED TO RESERVE AREA TO BE PURCHASED BY WILLIAMSON COUNTY AS PART OF THE LONG RANGE TRANSPORTATION PLAN FOR RONALD REAGAN BOULEVARD AND KAUFFMAN LOOP.
25. THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONES AND IS SUBJECT TO THE TCEQ GUIDELINES FOR WATER QUALITY TREATMENT.

APPROVED THIS THE 8 DAY OF July, 2025, A.D., AND AUTHORIZED TO BE FILED FOR RECORD BY THE

COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

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

ATTEST: Dara Crabtree
DARA CRABTREE
CITY SECRETARY
CITY OF LEANDER, TEXAS

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

KNOW ALL MEN BY THESE PRESENTS: I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THIS THE 14th DAY OF July, 2025, A.D., AT 3:30 O'CLOCK P M., AND DULY RECORDED THIS THE 14th DAY OF July, 2025 A.D., AT 3:46 O'CLOCK P M., IN THE PLAT RECORDS, OF SAID COURT IN DOCUMENT NO. 2025054434.

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

[signature]
BY DEPUTY: Ashley Maxey
NANCY E. RISTER, CLERK
COUNTY COURT, WILLIAMSON COUNTY, TEXAS

COUNTY COURT ★ WILLIAMSON COUNTY TEXAS

SHEET NO. 5 OF 5

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

J:\AC3D\5375\Survey\PLAT – BAR W EAST MIXED USE

THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
5600 S. QUEBEC STREET, SUITE 325C, GREENWOOD VILLAGE, COLORADO 80111
TEL: 719.536.3180 www.DimensionGroup.com

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THE DIMENSION GROUP
CODY R. RISINGER
123160 Date 1/13/2026

TBPE FIRM REGISTRATION #F-8396

STATE OF TEXAS ★ CODY R. RISINGER 123160 LICENSED PROFESSIONAL ENGINEER
[signature] 1/13/2026

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#	DATE	REVISION DESCRIPTION	BY

project no.	230-752	drawn by
date	1/13/2026 – 1:08 pm	designed by
dwg.	C1.0 COVER SHEET.dwg	approved by

FINAL PLAT

CHUY'S TEX-MEX
RONALD REGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628

[V-BASE.dwg] [C-BASE.dwg] [24x36TBs.dwg]
Drawing name: L:\Chuy's\230-752 – Leander, TX (Ronald Regan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C1.0 COVER SHEET.dwg Jan 13, 2026 – 1:08pm

DEMOLITION KEYNOTES:

1 SAWCUT EXISTING CONCRETE PAVEMENT, CURB AND SIDEWALK.

N

GRAPHIC SCALE
30 0 15 30
1 INCH = 30 FEET

DEMOLITION NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL OF ALL MATERIALS.
2. ALL CITY, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES SHALL BE FOLLOWED.
3. CONTRACTOR IS RESPONSIBLE FOR LOCATING & DISCONNECTING ALL UTILITIES TO THE BUILDING BEFORE START OF DEMOLITION.
4. CONTRACTOR TO GIVE APPROPRIATE NOTICE TO ALL AGENCIES PRIOR TO DEMOLITION.
5. CONTRACTOR TO PROVIDE BARRICADES AND COORDINATE WITH CITY & STATE ON ALL TRAFFIC CONTROL REQUIREMENTS.
6. PROVIDE TREE PROTECTION FOR ALL TREES ON OR JUST OUTSIDE THE PROPERTY LINE.
7. CONTRACTOR TO CONTACT CITY PUBLIC SERVICES & UTILITY COMPANIES IF ANY EXISTING ON-SITE UTILITIES ARE TO BE REMOVED.

CAUTION:
1. PROTECT ALL EXISTING UNDERGROUND & ABOVE GROUND UTILITIES DURING DEMOLITION PROCESS EXCEPT AS IT IS SHOWN TO BE REMOVED BY THIS PLAN.

SURVEY COMPLETION DATE: MAY 2021

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

811

[V-BASE.dwg] [24x36TBs.dwg]
Drawing name: L:\Chuy's\230-752 - Leander, TX (Ronald Regan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C2.1 DEMOLITION PLAN.dwg Jan 13, 2026 - 9:57pm

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CODY R. RISINGER
123160 Date 1/13/2026

TBPE FIRM REGISTRATION
#F-8396

STATE OF TEXAS
CODY R. RISINGER
123160
LICENSED
PROFESSIONAL ENGINEER

1/13/2026

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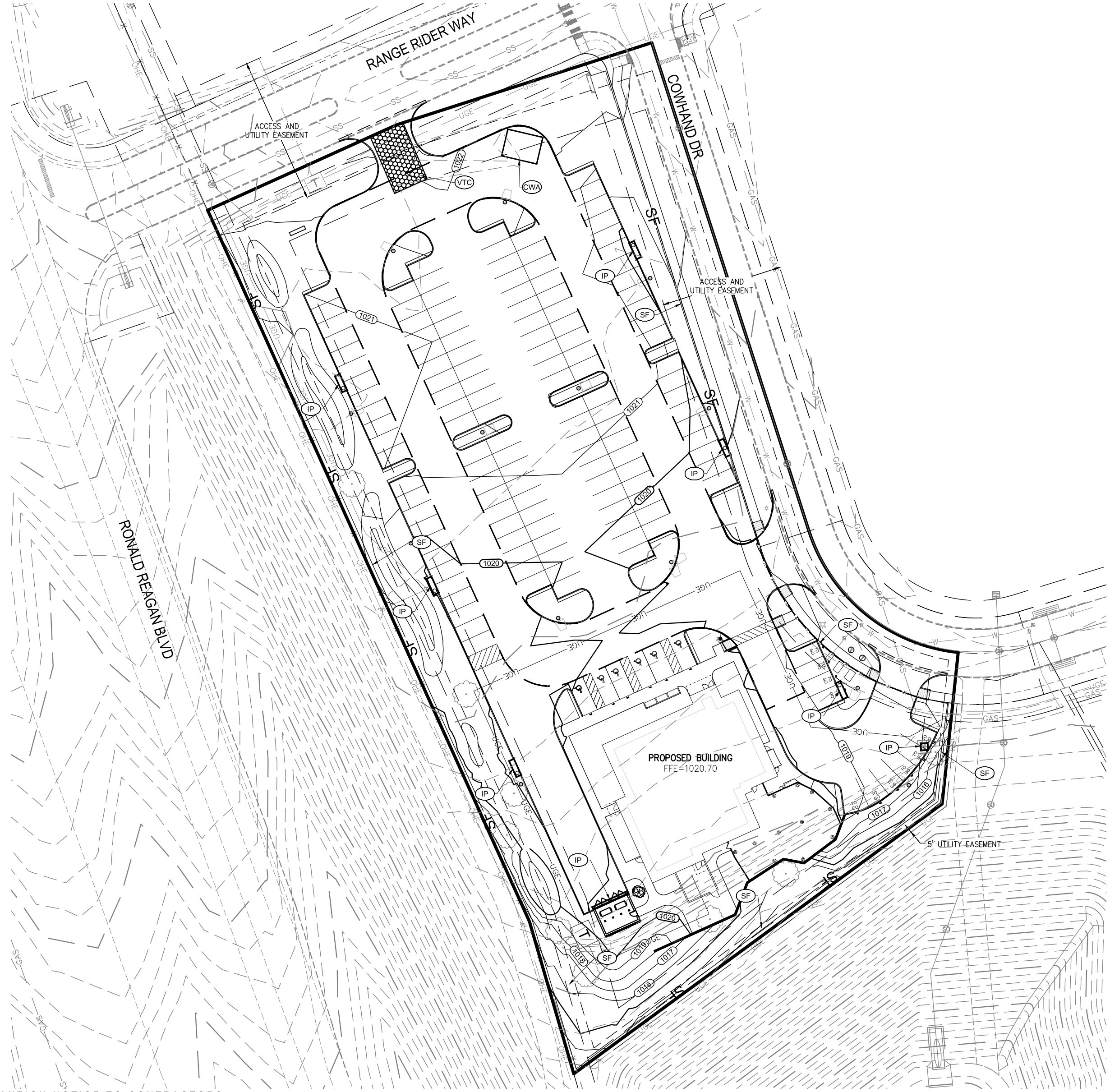
#	DATE	REVISION DESCRIPTION	BY

project no.	230-752
date	1/13/2026 - 9:57 pm
dwg.	C2.1 DEMOLITION PLAN.dwg
drawn by	
designed by	
approved by	

EXISTING CONDITIONS & DEMOLITION PLAN

CHUY'S TEX-MEX
RONALD REGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628



EROSION CONTROL KEYNOTES AND LEGEND:

CWA	CONCRETE WASHOUT AREA
SF	SILT FENCE
VTC	STABILIZED CONSTRUCTION ENTRANCE
IP	INLET PROTECTION
	PROPOSED CONTOUR (5461)
	EXISTING CONTOUR (5461)
	LIMITS OF CONSTRUCTION

GRAPHIC SCALE
30 0 15 30
1 INCH = 30 FEET

SEDIMENT AND EROSION CONTROL NOTES:

1. SEE GENERAL NOTES ON SHEET 2 of 27
2. ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. REGULAR INSPECTION AND MAINTENANCE OF BMPs SHOULD BE LOGGED AND REMEDIAL ACTION TAKEN AS SOON AS PRACTICAL.
3. PERIMETER EROSION CONTROL BMPs ARE TO REMAIN IN PLACE UNTIL PERMANENT GROUND COVERAGE IS ACHIEVED.
4. ALL DISTURBED AREAS NOT TO BE LANDSCAPED ARE TO BE SEEDED AND MULCHED WITHIN 14 DAYS OF FINAL GRADING. SURFACE IS TO BE AMENDED WITH TOPSOIL AND SEEDED WITH LOCAL DRYLAND GRASS SEED MIX.
5. CONTRACTOR IS RESPONSIBLE FOR PASSING CITY OF LEANDER EROSION CONTROL INSPECTION
6. CONTRACTOR TO INSTALL SILT FENCE ALONG PROPERTY LINE AND ALL OTHER DOWNSTREAM AREAS WITHIN THE LIMITS OF CONSTRUCTION.

SITE PREPARATION / INITIAL CBMPs

1. INSTALL ALL PERIMETER CBMPs PRIOR TO BEGINNING SITE GRADING.
2. INSTALL ALL SILT FENCE IMMEDIATELY BEHIND BACK OF CURB, SIDEWALK, AND/OR ROADWAY. IF A GAP OF EXPOSED SOIL EXISTS, A STRIP OF EROSION CONTROL BLANKETING MAY BE NECESSARY.
3. INSTALL PERMANENT TREATMENT PRACTICES, STABILIZED STAGING AREAS, AND VEHICLE TRACKING CONTROL IMMEDIATELY UPON ESTABLISHMENT OF NEAR GRADE CONDITIONS IN THOSE AREAS.
4. CONTACT STORMWATER INSPECTOR TO SCHEDULE A PRE-CONSTRUCTION INSPECTION.

UTILITY / INFRASTRUCTURE / BUILDING CONSTRUCTION INTERIM CBMPs

1. MAINTAIN / REPAIR / REPLACE ALL CBMPs INSTALLED DURING INITIAL PHASE.
2. INSTALL INLET PROTECTION FOR NEW ON-SITE INLETS.
3. CONDUCT INSPECTIONS OF ALL CBMPs EVERY 14 DAYS AND AFTER ALL PRECIPITATION EVENTS.
   LOG INSPECTIONS ON LOG SHEET.
4. WALK PERIMETER OF SITE TO ENSURE NO SEDIMENT IS BYPASSING CBMPs.
5. INSPECT DISCHARGE POINTS.

PERMANENT SITE STABILIZATION / LANDSCAPING FINAL CBMPs

1. MAINTAIN / REPAIR / REPLACE ALL EROSION AND SEDIMENT CONTROL CBMPs INSTALLED DURING INITIAL AND INTERIM PHASES.
2. CONDUCT FINAL INSPECTION OF ALL PERIMETER BMPs. LOG INSPECTIONS ON SWP3 LOG SHEET.
3. ENSURE ALL DISTURBED AREAS NOT LANDSCAPED ARE SEEDED AND PROPERLY MULCHED AND SECURELY CRIMPED.
4. INSTALL EROSION CONTROL BLANKET ON ALL SLOPE GREATER THE 4:1.
5. CONTACT PUBLIC WORKS TO SCHEDULE A FINAL INSPECTION.
6. LANDSCAPE SHOWN ONLY FOR INFORMATIONAL PURPOSES.
   REFER TO LANDSCAPE PLAN FOR DESIGN.

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

CAUTION NOTICE TO CONTRACTORS

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CODY R. RISINGER 123160 1/13/2026
TBPE FIRM REGISTRATION #F-6396
STATE OF TEXAS
CODY R. RISINGER
123160
LICENSED PROFESSIONAL ENGINEER
1/13/2026

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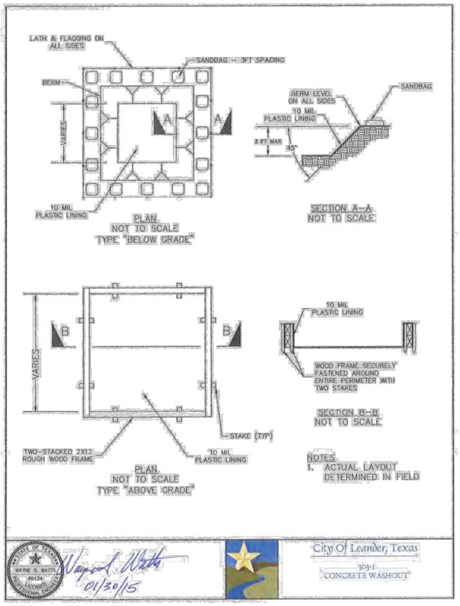
#	DATE	REVISION DESCRIPTION	BY

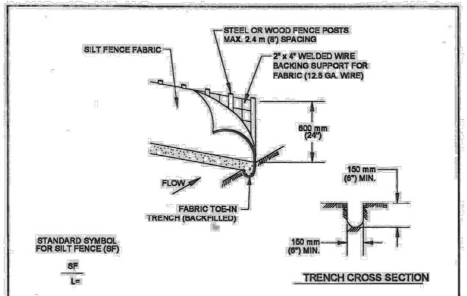
project no.	230-752
date	1/13/2026 — 9:57 pm
dwg.	C10.1 EROSION AND SEDIMENT CONTROL PLAN.dwg
drawn by	
designed by	
approved by	

EROSION & SEDIMENT CONTROL PLAN

CHUY'S TEX-MEX
RONALD REAGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628

[V-BASE.dwg] [C-BASE.dwg] [24x36TBs.dwg]
Drawing name: L:\Chuy's\230-752 - Leander, TX (Ronald Reagan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C10.1 EROSION AND SEDIMENT CONTROL PLAN.dwg Jan 13, 2026 - 9:57pm





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.

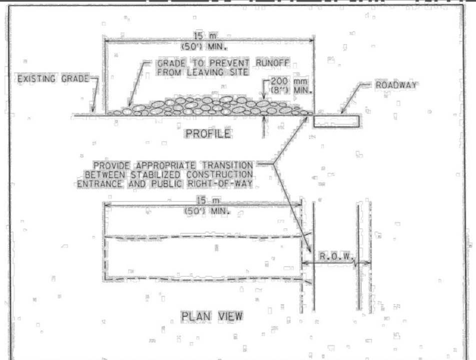
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

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



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

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

EROSION GENERAL 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.

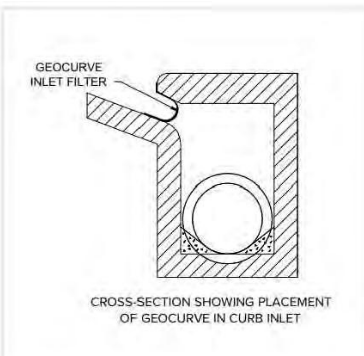
4. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE RESTORED WITH A MINIMUM OF 6 INCHES OF TOPSOIL AND COMPOST BLEND. TOPSOIL ON SINGLE FAMILY LOTS MAY BE INSTALLED WITH HOME CONSTRUCTION. THE TOPSOIL AND COMPOST BLEND SHALL CONSIST OF 75% TOPSOIL AND 25% COMPOST.

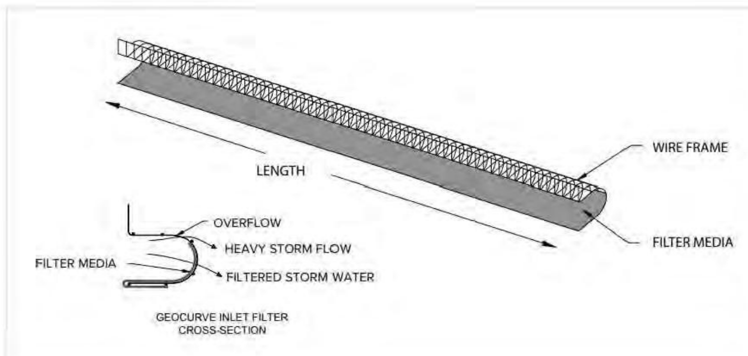
5. SEEDING FOR REESTABLISHING VEGETATION SHALL COMPLY WITH THE AUSTIN GROW GREEN GUIDE OR WILLIAMSON COUNTY'S PROTOCOL FOR SUSTAINABLE ROADSIDES (SPEC 164--WC001 SEEDING FOR EROSION CONTROL). RESEEDING VARIETIES OF BERMUDA SHALL NOT BE USED.

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.





1 TYPICAL GEOCURVE INLET PROTECTION DETAILS
N.T.S.

CAUTION NOTICE TO CONTRACTORS
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[V-BASE.dwg] [24x36TBs.dwg]
Drawing name: L:\Chuy's\230-752 - Leander, TX (Ronald Regan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C10.2 EROSION CONTROL NOTES AND DETAILS.dwg Jan 13, 2026 - 9:58pm

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123160 Date 1/13/2026
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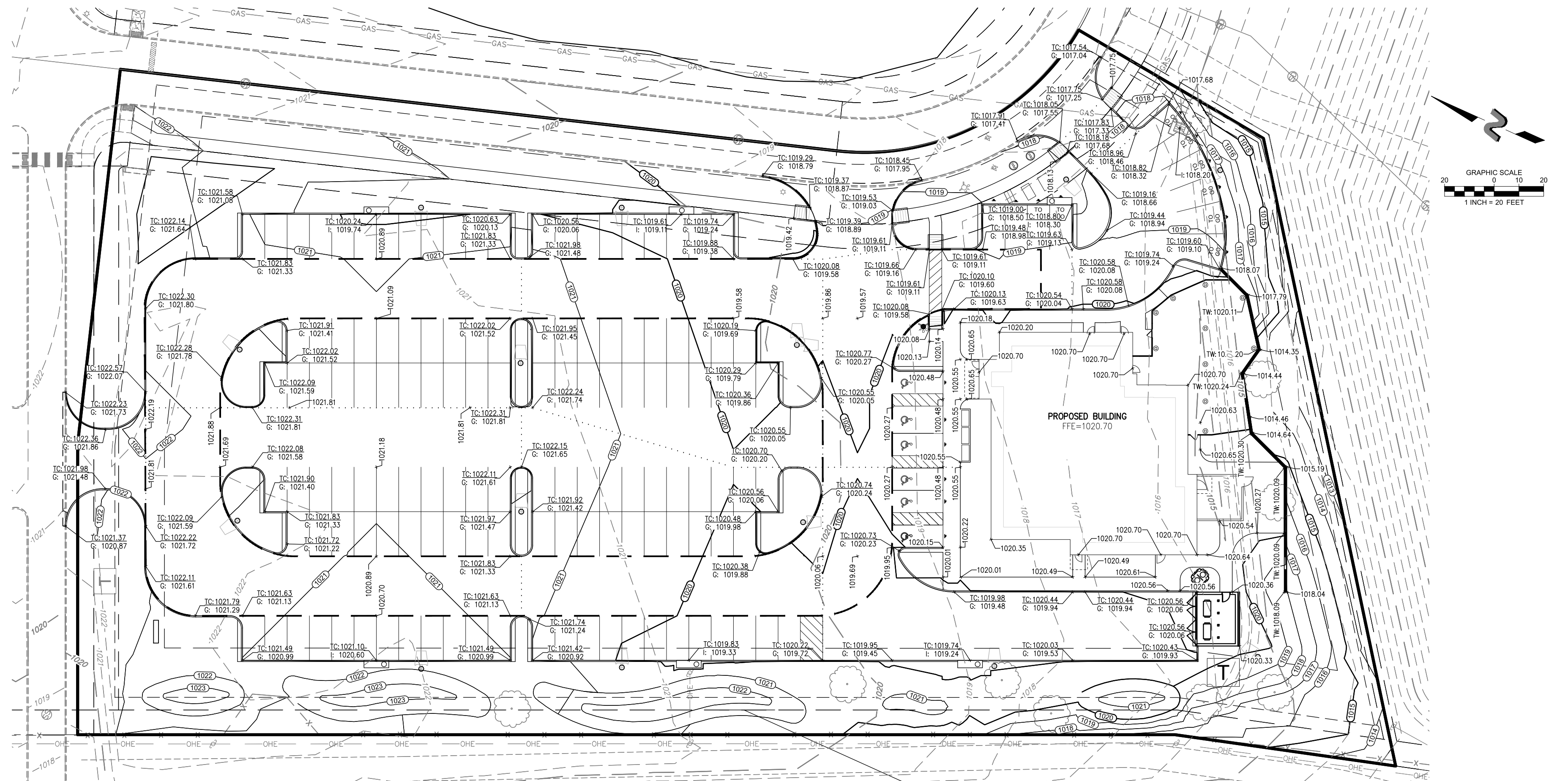
#	DATE	REVISION DESCRIPTION	BY

project no. 230-752
date 1/13/2026 – 9:58 pm
dwg. C10.2 EROSION CONTROL NOTES AND DETAILS.dwg
drawn by
designed by
approved by

EROSION CONTROL NOTES & DETAILS

CHUY'S TEX-MEX
RONALD REGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628

SHEET
10 OF 31



DETAILED GRADING NOTES:

1. THIS SHEET IS FOR DETAILED GRADING REFERENCE ONLY. ALL EROSION AND SEDIMENT CONTROL SHALL BE COMPLETE PER SHEET 16.
2. CURB SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS ARE TO FINISHED GRADE OF SURFACE UNLESS OTHERWISE NOTED.
4. CONTRACTOR MUST OBTAIN CONSTRUCTION ACTIVITIES STORMWATER DISCHARGE PERMIT.
5. GRADE BREAKS ARE IDENTIFIED AS

GENERAL GRADING NOTES:

1. REFER TO GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON, PROJECT NO. 96245144 DATED NOVEMBER 4, 2024 FOR SITE WORK.
2. TRENCH SAFETY: IF ANY TRENCH ON THIS JOB SITE, INCLUDING OPEN EXCAVATIONS WHOSE DIMENSIONS CAUSE THEM TO BE CONSIDERED TRENCHES BY O.S.H.A REGARDLESS OF WHETHER FOR THE INSTALLATION OF UTILITIES, FOUNDATIONS OR ANY OTHER SITE ELEMENT, IS EQUAL TO OR GREATER THAN 5.00' DEPTH, THEN THE CONTRACTOR SHALL NOT PERFORM ANY TRENCHING ON THIS SITE UNTIL HE HAS FIRST OBTAINED DETAILED PLANS AND SPECIFICATIONS FOR TRENCH SAFETY SYSTEMS CONFORMING TO O.S.H.A. REQUIREMENTS. SUCH PLANS AND SPECIFICATIONS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER EMPLOYED BY OR CONTRACTED BY THE CONTRACTOR AND SHALL BE CONSIDERED A PART OF THE CONTRACTOR'S MEANS AND METHOD'S OF CONSTRUCTION . IF THIS PROJECT IS OFFERED FOR BID, THE BIDS MUST CONTAIN A SEPARATE UNIT PRICE PAY ITEM FOR TRENCH SAFETY.
3. ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO REMOVE SUCH SURPLUS EXCAVATION AND WASTE MATERIAL FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION IS REMOVED FROM THIS SITE TO ANOTHER PROPERTY, IT SHALL BE PLACED ON SUCH PROPERTY WITH THE WRITTEN CONSENT OF THE OWNER(S) OF SUCH PROPERTY. A COPY OF SUCH WRITTEN CONSENT SHALL BE PROVIDED TO THE OWNER. IF THE CONTRACTOR WISHES TO DISPOSE OF SURPLUS EXCAVATION ON-SITE, IT SHALL BE ONLY WITH THE PRIOR APPROVAL OF THE OWNERS PROJECT REPRESENTATIVE AND CARE SHOULD BE TAKEN TO AVOID BLOCKING NATURAL DRAINAGE AND INCREASING STEEP SLOPES.
4. THE CONTRACTOR IS REQUIRED TO PROVIDE THEIR OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.
5. ANY EXISTING SITE IMPROVEMENTS OR UTILITIES REMOVED, DAMAGED OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND AS APPROVED BY THE OWNER OF SUCH UTILITY. ANY SUCH REPAIR OR REPLACEMENT SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE CONTRACTOR SHALL PREPARE ALL LANDSCAPE AREAS INCLUDING STREET RIGHT-OF-WAY AREAS TO AN ACCEPTABLE SUBGRADE CONDITION IN ACCORDANCE WITH THE LANDSCAPE PLANS. IF THE CONTRACTOR IS NOT EMPLOYED TO PROVIDE AND INSTALL LANDSCAPING, THE CONTRACTOR SHALL PREPARE A FINISHED AND COMPACTED SUBGRADE IN THE LANDSCAPING AREAS 4" BELOW NOMINAL FINISH GRADE AS SHOWN ON THE PLANS AND SHALL ADD 2" OF TOPSOIL TO BRING LANDSCAPING SUBGRADE AS PROVIDED TO THE LANDSCAPING CONTRACTOR, TO 2" BELOW NOMINAL FINISH GRADE.
7. THE CONTRACTOR SHALL STOCKPILE AN ADEQUATE QUANTITY OF TOPSOIL, FOR USE BY THE LANDSCAPER TO BRING FINISH GRADE IN THE LANDSCAPED AREAS TO NOMINAL FINISH GRADE AS SHOWN ON THESE PLANS. WHERE SOD IS PLACED, ADJUST GRADES SO THAT TOP OF SOD MATCHES TOP OF CURB AND FLOW LINES OF DRAINAGE SWALES, UNLESS OTHERWISE SPECIFIED ON THESE PLANS.
8. *ANY AREA THAT IS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT NEEDS TO BE REVEGETATED, EVEN THE AREAS OUTSIDE OF THE LOC, IN THE ROW, OR ON ADJACENT PROPERTIES.*

GRADING ABBREVIATIONS

XX.XX

SPOT ELEVATIONS:

TC:XX.XX = TOP OF CURB

G:XX.XX = GUTTER

I: XX.XX = INLET

XX.XX = FINISHED GRADE

PROPOSED	LEGEND	EXISTING
	EASEMENT	
	PROPERTY LINE	
	GRADE BREAK	
OHE	OVERHEAD ELECTRIC	OHE
	EDGE OF PAVEMENT / PAN	
	BACK OF CURB	
	SIDEWALK	
	PATIO	
575	MAJOR CONTOUR	575
576	MINOR CONTOUR	576
SS	SANITARY MANHOLE	SS
HYD	FIRE HYDRANT	HYD
WM	WATER METER	WM
	CURB INLET	
SD	STORM MANHOLE	SD
	ADA EMBLEM	
	GREASE TRAP	
	LIGHT POLE	
	DUMPSTER	
31	PARKING STALL COUNT	

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THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
CODY R. RISINGER
123160
LICENSED PROFESSIONAL ENGINEER
1/13/2026
TBPE FIRM REGISTRATION #F-8396

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#	DATE	REVISION DESCRIPTION	BY

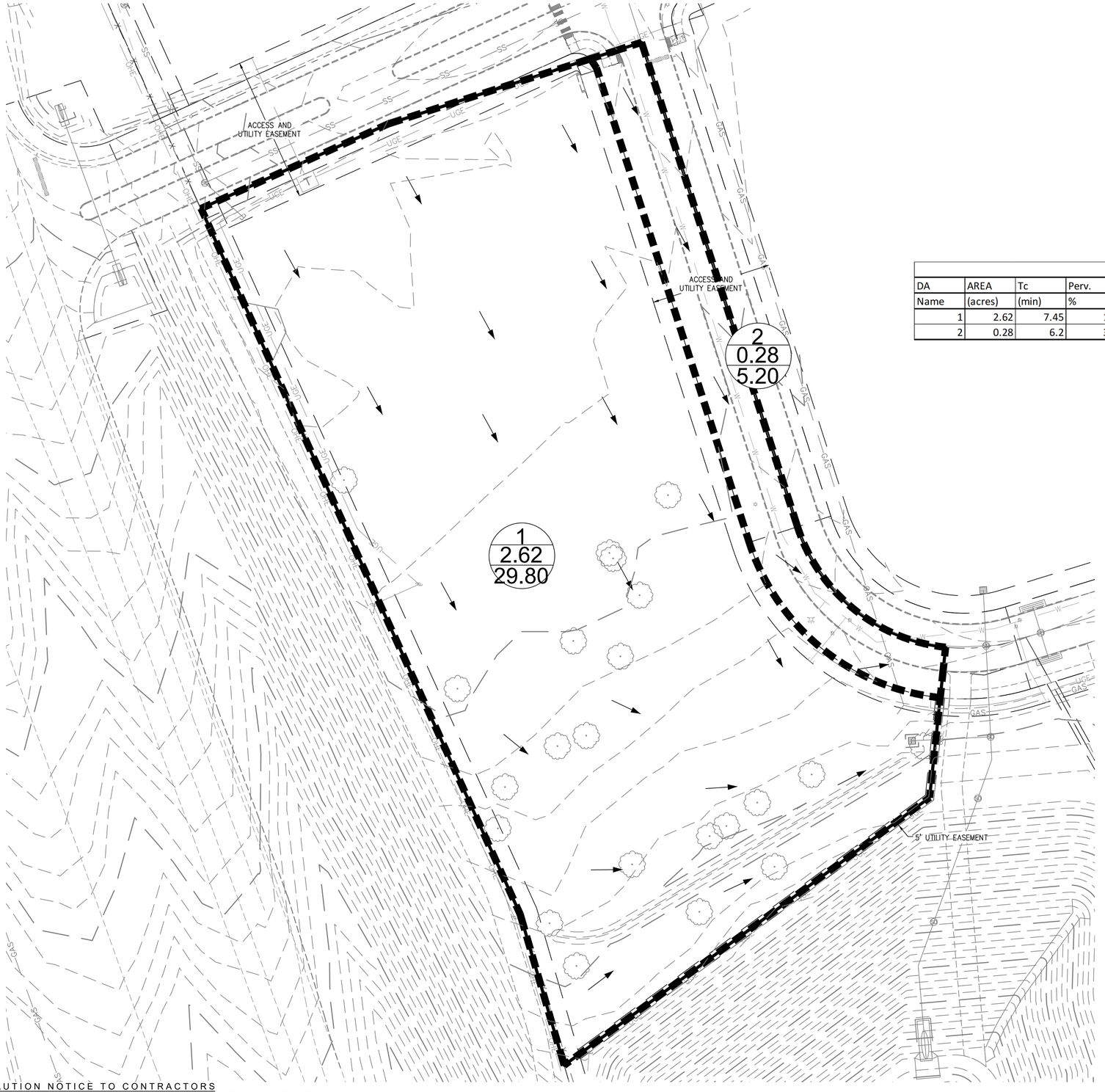
project no. 230–752
date 1/13/2026 – 9:58 pm
dwg. C6.1 GRADING PLAN.dwg

GRADING PLAN

CHUY'S TEX-MEX
RONALD REGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628

SHEET
11 OF 31

[V–BASE.dwg] [C–BASE.dwg] [24x36TBs.dwg] [Proposed Grading.dwg]
Drawing name: L:\Chuy's\230–752 – Leander, TX (Ronald Regan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C6.1 GRADING PLAN.dwg Jan 13, 2026 – 9:58pm



DRAINAGE LEGEND

A
0.35
2.8

AREA NO.
ACREAGE
Q_s
DRAINAGE DIVIDE
FLOW DIRECTION
664 EXISTING CONTOURS

GRAPHIC SCALE
30 0 15 30
1 INCH = 30 FEET

EXISTING DRAINAGE AREAS

DA	AREA	Tc	Perv.	Imper.	I25	I100	Q25	Q100	Description
Name	(acres)	(min)	%	%	(in/hr)	(in/hr)	(CFS)	(CFS)	
1	2.62	7.45	16	84	10.09	13.37	20.20	29.80	Drains to existing wye inlet on lot 3
2	0.28	6.2	34	66	10.67	14.15	3.50	5.20	Drains to existing curb inlet in access easement

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THE DIMENSION GROUP
CODY R. RISINGER
123160 Date 2/4/2026

TBPE FIRM REGISTRATION #F-8396

STATE OF TEXAS
CODY R. RISINGER
LIC. # 123160
PROFESSIONAL ENGINEER
2/4/2026

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#	DATE	REVISION DESCRIPTION	BY

project no. 230-752
date 2/04/2026 – 9:56 am
dwg C9.1 EXISTING DRAINAGE AREA MAP.dwg

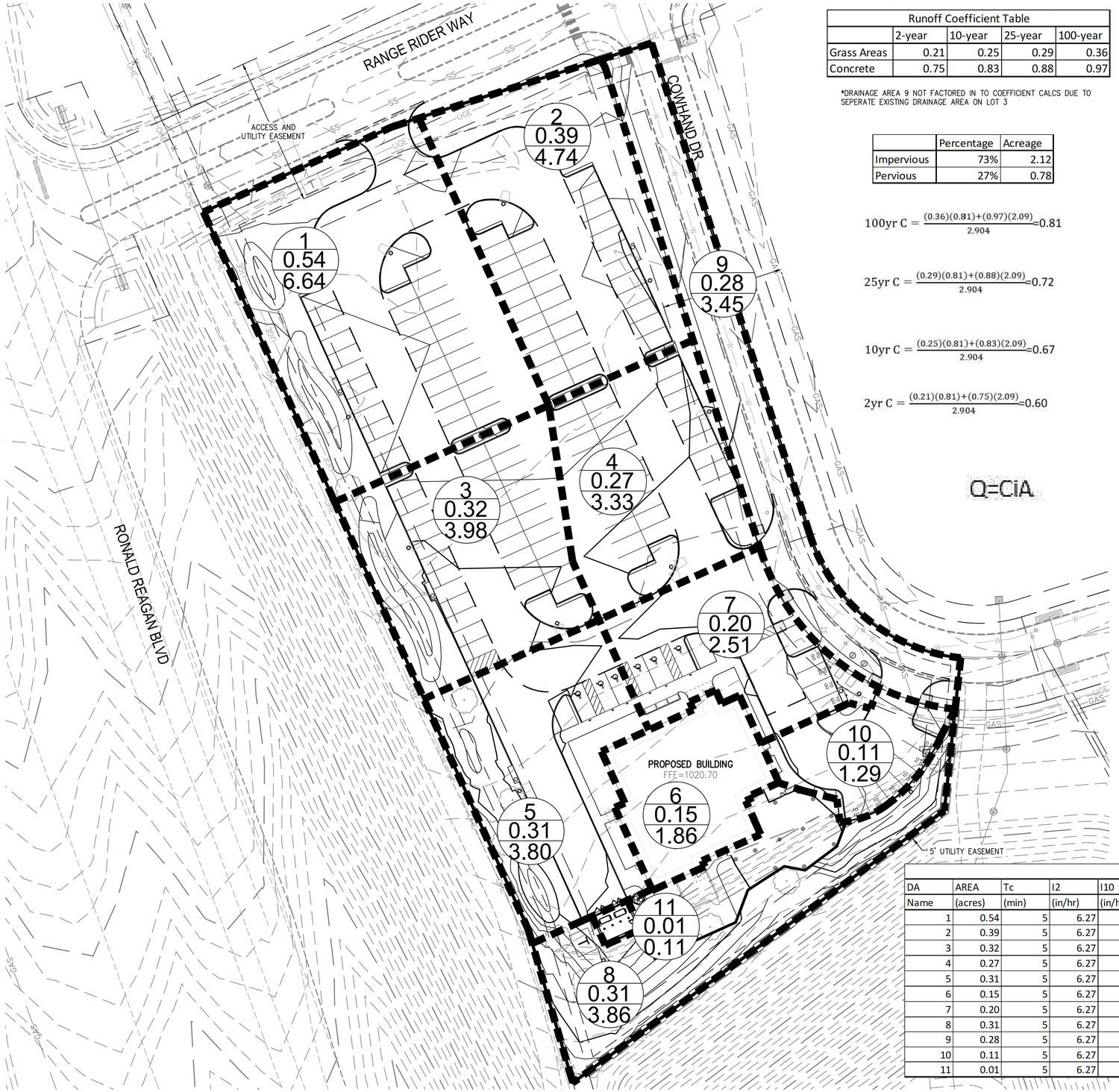
drawn by
designed by
approved by

EXISTING DRAINAGE AREA MAP

CHUY'S TEX-MEX
BAR W RANCH EAST
2873 COWHAND DR.
GEORGETOWN, TEXAS 78628

SHEET
12 OF 31

[V-BASE.dwg] [24x36TBs.dwg]
drawing name: L:\Chuy's\230-752 – Leander, TX (Ronald Regan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C9.1 EXISTING DRAINAGE AREA MAP.dwg Feb 04, 2026 – 9:56am



Runoff Coefficient Table				
	2-year	10-year	25-year	100-year
Grass Areas	0.21	0.25	0.29	0.36
Concrete	0.75	0.83	0.88	0.97

*DRAINAGE AREA 9 NOT FACTORED IN TO COEFFICIENT CALCS DUE TO SEPERATE EXISTING DRAINAGE AREA ON LOT 3

	Percentage	Acreage
Impervious	73%	2.12
Pervious	27%	0.78

$$100yr\ C = \frac{(0.36)(0.81)+(0.97)(2.09)}{2.904} = 0.81$$

$$25yr\ C = \frac{(0.29)(0.81)+(0.88)(2.09)}{2.904} = 0.72$$

$$10yr\ C = \frac{(0.25)(0.81)+(0.83)(2.09)}{2.904} = 0.67$$

$$2yr\ C = \frac{(0.21)(0.81)+(0.75)(2.09)}{2.904} = 0.60$$

$$Q = CiA$$

Intensity Calculations					
	a	b	c	i	Tc
2-year	46.99	9.58	0.75	6.27	5.00
10-year	60.75	8.36	0.72	9.43	5.00
25-year	64.56	7.38	0.68	11.62	5.00
100-year	76.90	6.73	0.66	15.32	5.00

Runoff Coefficient Table				
	2-year	10-year	25-year	100-year
Grass Areas	0.21	0.25	0.29	0.36
Concrete	0.75	0.83	0.88	0.97

Event	Assumed Peak Flow	Developed Peak Flow	Change
25-yr	20.20	19.38	-0.82
100-yr	29.80	28.55	-1.25

* ASSUMED PEAK FLOW WITH 84% IMPERVIOUS COVER AND 7.42 MINUTE TIME OF CONCENTRATION.
* DEVELOPED PEAK FLOW WITH 73% IMPERVIOUS COVER AND 7.45 MINUTE TIME OF CONCENTRATION.
* 5 MINUTE TIME OF CONCENTRATION WAS USED FOR PIPE SIZING AND ON SITE HYDRAULIC CALCULATIONS TO BE CONSERVATIVE.

GRAPHIC SCALE
30 0 15 30
1 INCH = 30 FEET

PROPOSED DRAINAGE AREAS

DA	AREA	Tc	I2	I10	I25	I100	Q2	Q10	Q25	Q100	Description
Name	(acres)	(min)	(in/hr)	(in/hr)	(in/hr)	(in/hr)	(CFS)	(CFS)	(CFS)	(CFS)	
1	0.54	5	6.27	9.43	11.62	15.32	2.06	3.45	4.54	6.69	Drains to Curb Inlet #1
2	0.39	5	6.27	9.43	11.62	15.32	1.47	2.46	3.25	4.78	Drains to Curb Inlet #2
3	0.32	5	6.27	9.43	11.62	15.32	1.23	2.06	2.72	4.01	Drains to Curb Inlet #3
4	0.27	5	6.27	9.43	11.62	15.32	1.03	1.73	2.28	3.36	Drains to Curb Inlet #4
5	0.31	5	6.27	9.43	11.62	15.32	1.18	1.97	2.60	3.83	Drains to Curb Inlet #6
6	0.15	5	6.27	9.43	11.62	15.32	0.58	0.97	1.27	1.88	Roof Drain
7	0.20	5	6.27	9.43	11.62	15.32	0.78	1.30	1.72	2.53	Drains to Curb Inlet #5
8	0.31	5	6.27	9.43	11.62	15.32	1.19	2.00	2.64	3.89	Drains offsite to existing Detention Pond
9	0.28	5	6.27	9.43	11.62	15.32	1.07	1.79	2.36	3.48	Drains to Existing Curb inlet in access easement
10	0.11	5	6.27	9.43	11.62	15.32	0.40	0.67	0.88	1.30	Drains to Junction box with grate top
11	0.01	5	6.27	9.43	11.62	15.32	0.03	0.06	0.07	0.11	Drains to Trench Drain

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THE DIMENSION GROUP
CODY R. RISINGER
123160 Date 2/4/2026
TBPE FIRM REGISTRATION #F-8396
STATE OF TEXAS
CODY R. RISINGER
123160
LICENSED PROFESSIONAL ENGINEER
2/4/2026

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#	DATE	REVISION DESCRIPTION	BY

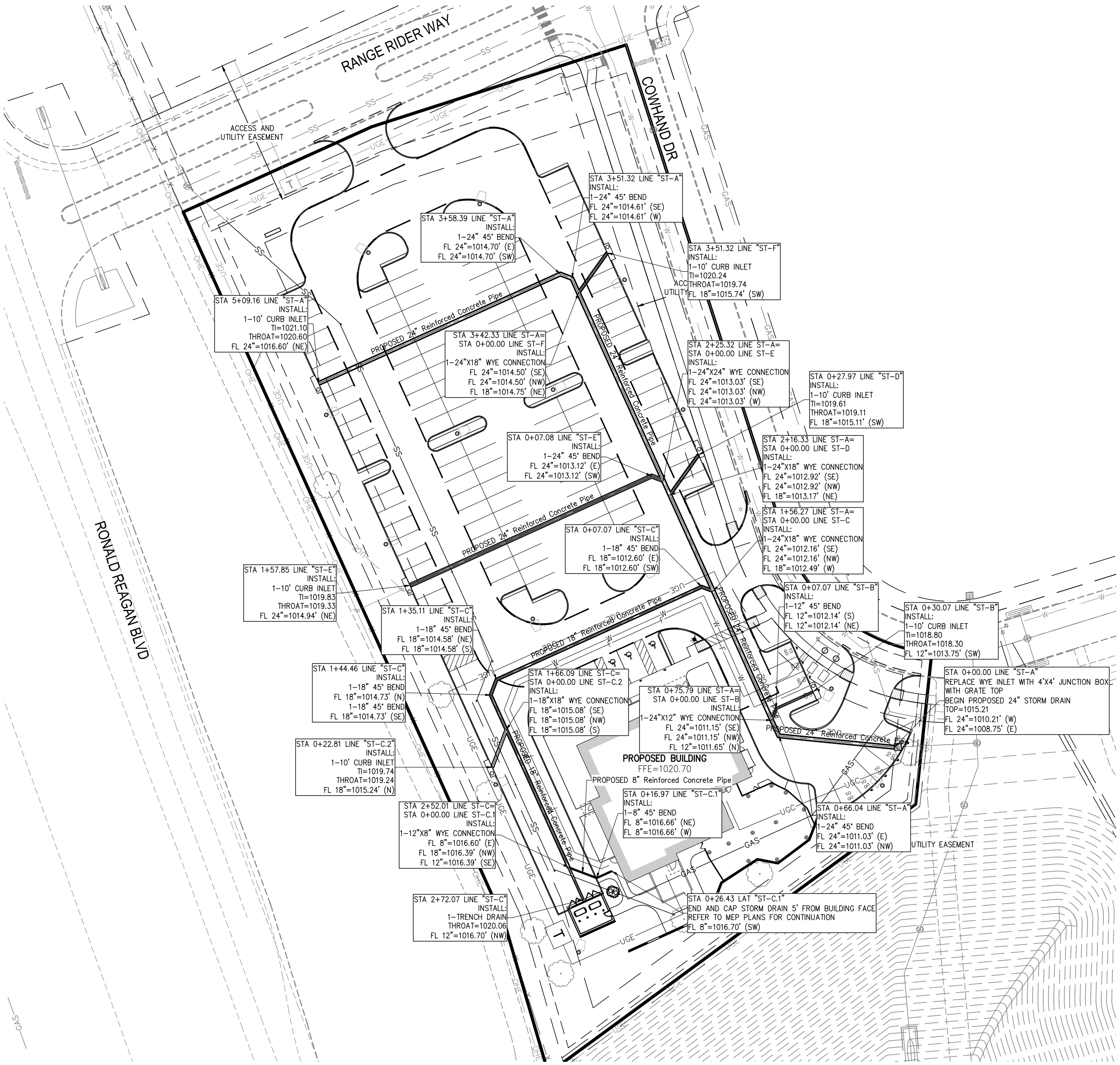
project no. 230-752
date 2/04/2026 - 9:56 am
dwg C9.2 PROPOSED DRAINAGE AREA MAP.dwg
drawn by
designed by
approved by

PROPOSED DRAINAGE AREA MAP

CHUY'S TEX-MEX
BAR W RANCH EAST
2873 COWHAND DR.
GEORGETOWN, TEXAS 78628

SHEET
13 OF 31

[V-BASE.dwg] [C-BASE.dwg] [24x36TBs.dwg]
Drawing name: L:\Chuy's\230-752 - Leander, TX (Ronald Reagan Blvd & Kaufman Loop)\02 Civil\03\Sheet\03\C9.2 PROPOSED DRAINAGE AREA MAP.dwg Feb 04, 2026 - 9:56am



STORM DRAIN NOTES:

1. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR HIS MEANS AND METHODS OF CONSTRUCTION, JOB SITE CONDITIONS AND JOB SITE SAFETY, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL SAVE, PROTECT, INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THE ENGINEER FROM ANY CLAIM OF LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL NAME THE OWNER, THE ARCHITECT AND THE ENGINEER AS "ADDITIONAL INSURED" ON HIS INSURANCE POLICIES.
2. EXISTING ABOVE GROUND UTILITIES HAVE BEEN SHOWN BASED ON INFORMATION SHOWN ON A SURVEY OF THE PROPERTY BY OTHERS. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA AND MAY NOT BE COMPLETE OR EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES AND ESTABLISHING THEIR EXACT LOCATION AND DEPTH PRIOR TO SETTING ANY FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED TO CONTACT THE CITY AND ALL FRANCHISE UTILITY COMPANIES, EASEMENT HOLDERS, ETC. AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION IN THE VICINITY OF ANY UNDERGROUND UTILITY.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF LEANDER STANDARDS, SPECIFICATIONS AND DETAILS FOR STORM SEWER CONSTRUCTION.
4. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL STATE, COUNTY AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
5. TRENCH SAFETY: IF ANY TRENCH ON THIS JOB SITE, INCLUDING OPEN EXCAVATIONS WHOSE DIMENSIONS CAUSE THEM TO BE CONSIDERED TRENCHES BY OSHA, REGARDLESS OF WHETHER FOR THE INSTALLATION OF UTILITIES, FOUNDATIONS OR ANY OTHER SITE ELEMENT, IS EQUAL TO OR GREATER THAN 5.00' DEPTH, THEN THE CONTRACTOR SHALL NOT PERFORM ANY TRENCHING ON THIS SITE UNTIL HE HAS FIRST OBTAINED DETAILED PLANS AND SPECIFICATIONS FOR TRENCH SAFETY SYSTEMS CONFORMING TO OSHA REQUIREMENTS. SUCH PLANS AND SPECIFICATIONS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER EMPLOYED BY OR CONTRACTED BY THE CONTRACTOR AND SHALL BE CONSIDERED A PART OF THE CONTRACTOR'S MEANS AND METHOD'S OF CONSTRUCTION. IF THIS PROJECT IS OFFERED FOR BID, THE BIDS MUST CONTAIN A SEPARATE UNIT PRICE PAY ITEM FOR TRENCH SAFETY.
6. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOT NOTED ON THESE PLANS USE CITY OF LEANDER STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.

NON-RESIDENTIAL AND MULTI-FAMILY DRAINAGE AND DETENTION FACILITIES:

- NON-RESIDENTIAL AND MULTI-FAMILY DRAINAGE FACILITIES INCLUDE ALL DETENTION PONDS, WATER QUALITY PONDS, POND OUTLET STRUCTURES, BERMS, IMPROVED CHANNELS OR OTHER IMPROVEMENTS ASSOCIATED WITH THE DRAINAGE IMPROVEMENTS. ROADSIDE SWALES, STORM SEWER OUTFALLS UNLESS VISIBLE FROM A ROW, INLETS, AND AREAS OF CONCRETE THAT ARE NO MORE THAN ONE HUNDRED (100) SQUARE FEET IN SIZE ARE NOT INCLUDED.
- NON-RESIDENTIAL AND MULTI-FAMILY DRAINAGE FACILITIES ARE NOT ALLOWED WITHIN TEN FEET (10') OF STREET ROW EXCEPT THOSE WHICH ARE NECESSARY TO CONVEY DRAINAGE IN THE SHORTEST POSSIBLE ROUTE TO OR FROM STREET ROW.
- NON-RESIDENTIAL AND MULTI-FAMILY DRAINAGE FACILITIES LOCATED WITHIN THE FRONT SETBACK SHALL NOT EXCEED 25% OF THE AREA OF THE FRONT SETBACK.
- ANY FENCING AROUND NON-RESIDENTIAL AND MULTI-FAMILY DETENTION PONDS SHALL BE CONSTRUCTED OF WROUGHT IRON OR DECORATIVE TUBULAR METAL OR OTHER SIMILAR PRODUCT.
- STRUCTURAL STABILIZATION INCLUDING VERTICAL WALLS AND RIPRAP FOR NON-RESIDENTIAL AND MULTI-FAMILY DRAINAGE FACILITIES SHALL BE LIMITED TO NOT MORE THAN THIRTY (30%) PERCENT OF THE PERIMETER OF THE POND EXCLUDING OUTLET STRUCTURES. THE REMAINDER OF THE PERIMETER SHALL BE EARTHEN EMBANKMENT NO STEEPER THAN 3:1 SLOPE. ALL EXPOSED CONCRETE THAT IS VISIBLE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE INCLUDING BUT NOT LIMITED TO LEDGESTONE, FIELDSTONE, CAST STONE, OR OTHER DECORATIVE MATERIALS SUCH AS STAMPED AND TINTED CONCRETE THAT RESEMBLES STONE OR BRICK AS APPROVED BY THE DIRECTOR OF PLANNING. ALL OTHER EXPOSED CONCRETE IS REQUIRED TO BE MADE OF STONE OR CLAD IN STONE AS LEVEL ABOVE OR TEXTURED AND TINTED IN EARTHEN COLORS. IN THE EVENT THAT THE DRAINAGE FACILITY IS BELOW GRADE, STRUCTURAL STABILIZATION IS PERMITTED FOR THE FULL PERIMETER AND SCREENING REQUIREMENTS LISTED IN ARTICLE VI, SECTION 1 (D) OF THIS ORDINANCE SHALL APPLY.

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CODY R. RISINGER
123160 Date 1/13/2026
TBPE FIRM REGISTRATION #F-8396

STATE OF TEXAS
CODY R. RISINGER
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LICENSED PROFESSIONAL ENGINEER
1/13/2026

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#	DATE	REVISION DESCRIPTION	BY

drawn by	
designed by	
approved by	
project no.	230-752
date	1/13/2026 – 10:00 pm
dwg.	C9.3 STORM DRAINAGE PLAN.dwg

STORM DRAINAGE PLAN

CHUY'S TEX-MEX
RONALD REGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628

SHEET
14 OF 31

[V-BASE.dwg] [C-BASE.dwg] [24x36TBs.dwg]
Drawing name: L:\Chuy's\230-752 – Leander, TX (Ronald Regan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C9.3 STORM DRAINAGE PLAN.dwg Jan 13, 2026 – 10:00pm

SYSTEM ID	Collection Point U/S	Collection Point D/S	Length (ft)	# of Barrels	Pipe Size (inches)	Box Span (ft)	Box Rise (ft)	Type	Area (ft²)	Wetted Perimeter Pw (ft)	Hydraulic radius (ft)	Manning's n	Flowline Elevation Up-Stream	Flowline Elevation Down-Stream	Slope (ft/ft)	Inlet ID	Area (acres)	Runoff Coeff. C	Incre-mental C*A	Accum-ulated C*A
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
LINE ST-A																				
Proposed 10' Curb Inlet	5+09.0	3+58.4	150.61	1	24			RCP	3.14	6.28	0.50	0.013	1016.60	1012.9	0.0246	Curb Inlet #1	0.52	0.81	0.419	0.42
45 Degree Bend	3+58.4	3+51.3	7.07	1	24			RCP	3.14	6.28	0.50	0.013	1014.70	1012.84	0.2631		0.52	0.81	0.419	0.84
45 Degree Bend	3+51.3	3+42.3	8.99	1	24			RCP	3.14	6.28	0.50	0.013	1014.61	1012.78	0.2036		0.52	0.81	0.419	0.84
60 Degree Wye Connection	3+42.3	2+25.3	117.01	1	24			RCP	3.14	6.28	0.50	0.013	1014.50	1011.90	0.0222		0.91	0.81	0.733	1.15
45 Degree Wye Connection	2+25.3	2+16.3	8.99	1	24			RCP	3.14	6.28	0.50	0.013	1013.03	1011.83	0.1335		1.24	0.81	0.999	1.73
60 Degree Wye Connection	2+16.3	1+56.3	60.06	1	24			RCP	3.14	6.28	0.50	0.013	1012.92	1011.38	0.0256		1.52	0.81	1.224	2.22
45 Degree Wye Connection	1+56.3	0+75.8	80.48	1	24			RCP	3.14	6.28	0.50	0.013	1012.16	1010.78	0.0171		1.68	0.81	1.350	2.57
45 Degree Wye Connection	0+75.8	0+66.0	9.75	1	24			RCP	3.14	6.28	0.50	0.013	1011.15	1010.71	0.0451		1.89	0.81	1.520	2.87
60 Degree Bend	0+66.0	0+00.0	66.04	1	24			RCP	3.14	6.28	0.50	0.013	1011.03	1010.21	0.0124		2.00	0.81	1.608	3.13
LINE ST-B																				
Proposed 10' Curb Inlet	0+30.0	0+07.1	22.93	1	12			RCP	0.79	3.14	0.25	0.013	1013.75	1012.14	0.0702	Curb Inlet #5	0.21	0.81	0.169	0.17
45 Degree Bend	0+07.1	0+00.0	7.07	1	12			RCP	0.79	3.14	0.25	0.013	1012.14	1011.65	0.0693		0.21	0.81	0.169	0.34
LINE ST-C																				
Trench Drain	2+72.0	2+52.0	19.99	1	12			RCP	0.79	3.14	0.25	0.013	1016.7	1016.39	0.016	Trench Drain	0.01	0.81	0.008	0.01
45 Degree Wye Connection	2+52.0	1+44.5	107.55	1	18			RCP	1.77	4.71	0.38	0.013	1016.39	1014.73	0.015		0.16	0.81	0.126	0.13
45 Degree Wye Connection	1+66.1	1+35.1	30.98	1	18			RCP	1.77	4.71	0.38	0.013	1016.39	1014.58	0.058		0.47	0.81	0.376	0.50
45 Degree Bend	1+44.5	1+35.1	9.35	1	18			RCP	1.77	4.71	0.38	0.013	1014.73	1014.58	0.016		0.47	0.81	0.376	0.50
45 Degree Bend	1+35.1	0+07.1	128.04	1	18			RCP	1.77	4.71	0.38	0.013	1014.58	1012.60	0.015		0.47	0.81	0.376	0.75
45 Degree Bend	0+07.1	0+00.0	7.07	1	18			RCP	1.77	4.71	0.38	0.013	1012.6	1012.49	0.016		0.47	0.81	0.376	0.75
LAT ST-C.1																				
Roof Drain	0+26.0	0+17.0	9.03	1	8			RCP	0.35	2.09	0.17	0.013	1016.7	1016.66	0.004	Roof Drain	0.15	0.81	0.118	0.12
45 Degree Bend	0+17.0	0+00.0	16.97	1	8			RCP	0.35	2.09	0.17	0.013	1016.66	1016.60	0.004		0.15	0.81	0.118	0.24
LAT ST-C.2																				
Proposed 10' Curb inlet	0+22.8	0+00.0	22.81	1	18			RCP	1.77	4.71	0.38	0.013	1015.24	1015.08	0.007	Curb Inlet #6	0.31	0.81	0.250	0.25
LINE ST-D																				
Proposed 10' Curb Inlet	0+28.0	0+00.0	28.00	1	18			RCP	1.77	4.71	0.38	0.013	1015.11	1013.17	0.069	Curb inlet #4	0.28	0.81	0.225	0.23
LINE ST-E																				
Proposed 10' Curb Inlet	1+58.0	0+07.1	150.92	1	24			RCP	3.14	6.28	0.50	0.013	1014.94	1013.12	0.011	Curb Inlet #3	0.33	0.81	0.266	0.27
45 Degree Bend	0+07.1	0+00.0	7.08	1	24			RCP	3.14	6.28	0.50	0.013	1013.12	1013.03	0.069		0.33	0.81	0.266	0.53
LINE ST-F																				
Proposed 10' Curb inlet	0+28.0	0+00.0	28.00	1	18			RCP	1.77	4.71	0.38	0.013	1015.74	1014.75	0.035	Curb Inlet #2	0.39	0.81	0.314	0.31

SYSTEM ID	Upstream Tc (min)	Design Storm Freq. (yr)	Intensity I (in/hr)	Runoff Q (cfs)	Conduit Capacity Qc (cfs)	Partial Flow (Yes/No)	Velocity V (ft/s)	Time in Conduit (min)	Friction Slope Sr (ft/ft)	Friction Head-Loss (ft)	HGL U/S	HGL D/S	Headloss Calculations (ft)	(ft)	Jct. Type	Coeff. KJ	Head-loss HL	Design HGL	Top of Curb Elev.	HGL Depth Below T/C
1	22	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43
LINE ST-A																				
Proposed 10' Curb Inlet	5	100-Year	15.32	6.41	56.44		2.04	1.23	0.0008	0.120	1017.48	1017.36	0.065	0.065	Proposed 10' Curb Inlet	1.25	0.08	1017.56	1021.1	3.541
45 Degree Bend	5	100-Year	15.32	6.41	184.69		2.04	0.06	0.0008	0.006	1017.33	1017.33	0.065	0.065	45 Degree Bend	0.37	0.02	1017.36		
45 Degree Bend	5	100-Year	15.32	6.41	162.46		2.04	0.07	0.0008	0.007	1017.30	1017.30	0.065	0.065	45 Degree Bend	0.37	0.02	1017.33		
60 Degree Wye Connection	5	100-Year	15.32	11.23	53.67		3.57	0.55	0.0024	0.287	1017.20	1016.91	0.198	0.198	60 Degree Wye Connection	0.50	0.10	1017.30		
45 Degree Wye Connection	5	100-Year	15.32	15.30	131.55		4.87	0.03	0.0045	0.041	1016.73	1016.69	0.368	0.368	45 Degree Wye Connection	0.50	0.18	1016.91		
60 Degree Wye Connection	5	100-Year	15.32	18.75	57.66		5.97	0.17	0.0068	0.410	1016.41	1016.00	0.553	0.553	60 Degree Wye Connection	0.50	0.28	1016.69		
45 Degree Wye Connection	5	100-Year	15.32	24.51	47.15		7.80	0.17	0.0117	0.940	1015.53	1014.59	0.945	0.945	45 Degree Wye Connection	0.50	0.47	1016.00		
45 Degree Wye Connection	5	100-Year	15.32	27.10	76.49		8.63	0.02	0.0143	0.139	1014.01	1013.87	1.156	1.156	45 Degree Wye Connection	0.50	0.58	1014.59		
60 Degree Bend	5	100-Year	15.32	27.10	40.12		8.63	0.13	0.0143	0.943	1013.44	1012.50	1.156	1.156	60 Degree Bend	0.37	0.43	1013.87	1018.95	5.080
LINE ST-B																				
Proposed 10' Curb Inlet	5	100-Year	15.32	2.59	15.03		3.30	0.12	0.0053	0.121	1014.09	1013.97	0.169	0.169	Proposed 10' Curb Inlet	1.25	0.21	1014.30	1018.25	3.948
45 Degree Bend	5	100-Year	15.32	2.59	14.93		3.30	0.04	0.0053	0.037	1013.91	1013.87	0.169	0.169	45 Degree Bend	0.37	0.06	1013.97		
LINE ST-C																				
Trench Drain	5	100-Year	15.32	0.12	7.06		0.16	2.12	0.0000	0.000	1015.54	1015.54	0.000	0.000	Trench Drain	1.25	0.00	1015.54	1020.2	4.656
45 Degree Wye Connection	5	100-Year	15.32	1.94	20.77		6.26	0.29	0.0003	0.036	1015.24	1015.20	0.609	0.609	45 Degree Wye Connection	0.5	0.30	1015.54		
45 Degree Wye Connection	5	100-Year	15.32	5.76	40.41		3.26	0.16	0.0030	0.093	1015.21	1015.11	0.165	0.165	45 Degree Wye Connection	1.5	0.25	1015.45		
45 Degree Bend	5	100-Year	15.32	5.76	21.18		3.26	0.05	0.0030	0.028	1015.14	1015.11	0.165	0.165	45 Degree Bend	0.37	0.06	1015.20		
45 Degree Bend	5	100-Year	15.32	5.76	20.79		3.26	0.65	0.0030	0.383	1015.05	1014.67	0.165	0.165	45 Degree Bend	0.37	0.06	1015.11		
45 Degree Bend	5	100-Year	15.32	5.76	20.85		3.26	0.04	0.0030	0.021	1014.61	1014.59	0.165	0.165	45 Degree Bend	0.37	0.06	1014.67		
LAT ST-C.1																				
Roof Drain	5	100-Year	15.32	1.81	1.28		5.19	0.03	0.0224	0.202	1015.98	1015.77	0.419	0.419	Roof Drain	1.25	0.52	1016.50		
45 Degree Bend	5	100-Year	15.32	1.81	1.14		5.19	0.05	0.0224	0.380	1015.62	1015.24	0.419	0.419	45 Degree Bend	0.37	0.16	1015.77		
LAT ST-C.2																				
Proposed 10' Curb inlet	5	100-Year	15.32	3.82	14.00		2.16	0.18	0.0013	0.030	1015.08	1015.05	0.073	0.073	Proposed 10' Curb Inlet	1.25	0.09	1015.17	1019.74	4.567
LINE ST-D																				
Proposed 10' Curb Inlet	5	100-Year	15.32	3.45	44.01		1.95	0.24	0.0011	0.030	1016.03	1016.00	0.059	0.059	Proposed 10' Curb Inlet	1.25	0.07	1016.10	1019.61	3.506
LINE ST-E																				
Proposed 10' Curb Inlet	5	100-Year	15.32	4.07	37.19		1.30	1.94	0.0003	0.049	1016.75	1016.70	0.026	0.026	Proposed 10' Curb Inlet	1.25	0.03	1016.78	1019.93	3.150
45 Degree Bend	5	100-Year	15.32	4.07	94.73		1.30	0.09	0.0003	0.002	1016.69	1016.69	0.026	0.026	45 Degree Bend	0.37	0.01	1016.70		
LINE ST-F																				
Proposed 10' Curb inlet	5	100-Year	15.32	4.81	31.44		2.72	0.17	0.0021	0.058	1016.97	1016.91	0.115	0.115	Proposed 10' Curb Inlet	1.25	0.14	1017.11	1020.24	3.126

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CODY R. RISINGER
123160 Date 1/13/2026

TBPE FIRM REGISTRATION #F-8396

STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER
1/13/2026

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#	DATE	REVISION DESCRIPTION	BY

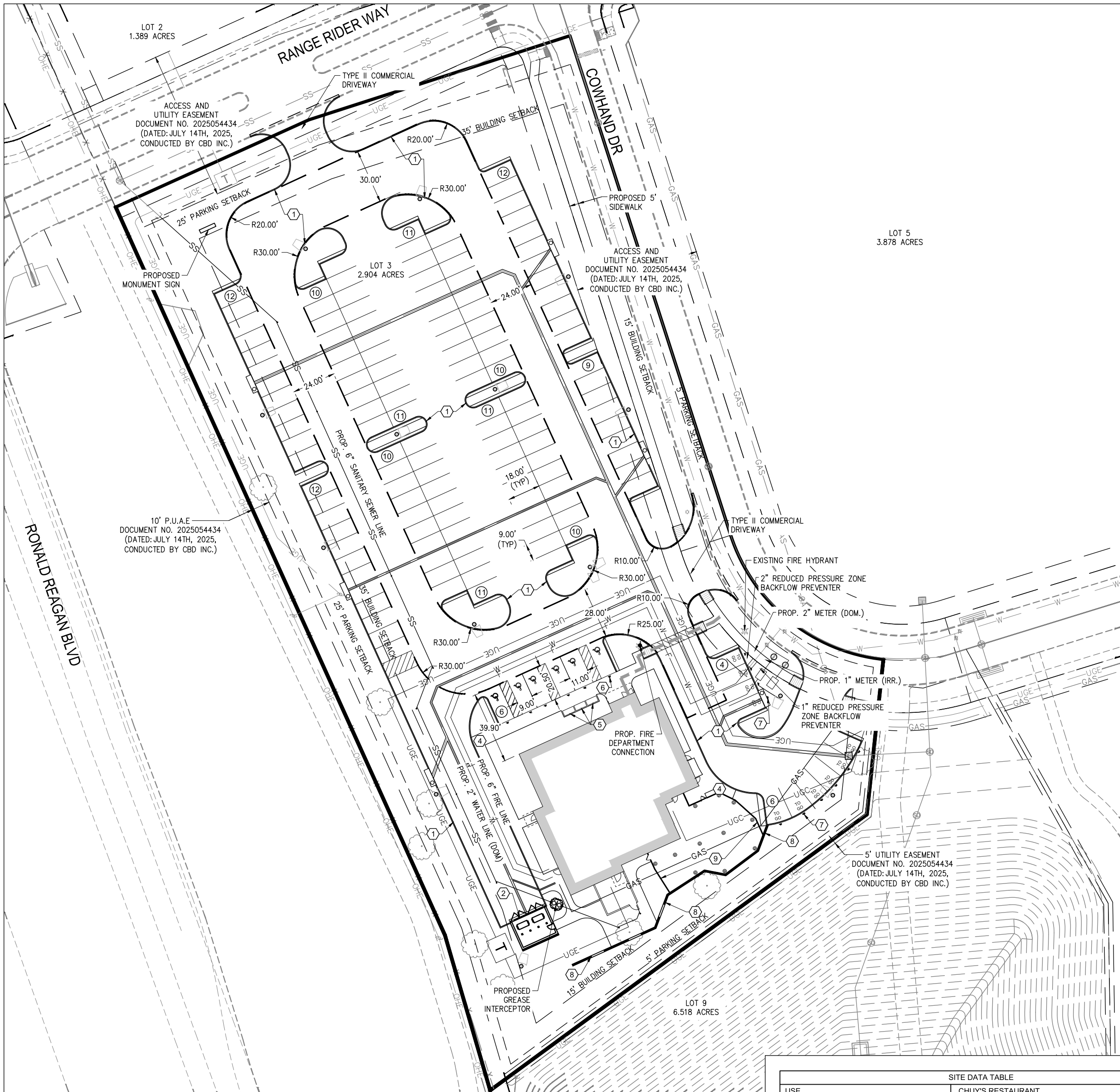
project no. 230-752
date 1/13/2026 – 10:00 pm
dwg. C9.3 STORM DRAINAGE PLAN.dwg
drawn by
designed by
approved by

STORM CALCULATIONS

CHUY'S TEX-MEX
RONALD REGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628

SHEET
15 OF 31

[V–BASE.dwg] [C–BASE.dwg] [24x36TBs.dwg]
Drawing name: L:\Chuy's\230–752 – Leander, TX (Ronald Regan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C9.3 STORM DRAINAGE PLAN.dwg Jan 13, 2026 – 10:00pm



GENERAL NOTES

1. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR HIS MEANS AND METHODS OF CONSTRUCTION, JOB SITE CONDITIONS AND JOB SITE SAFETY, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL SAVE, PROTECT, INDEMNIFY DEFEND AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THE ENGINEER FROM ANY CLAIM OF LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL NAME THE OWNER, THE ARCHITECT AND THE ENGINEER AS "ADDITIONAL INSURED" ON HIS INSURANCE POLICIES.
2. EXISTING ABOVE GROUND UTILITIES HAVE BEEN SHOWN BASED ON INFORMATION SHOWN ON A SURVEY OF THE PROPERTY. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORDED DATA AND MAY NOT BE COMPLETE OR EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED TO CONTACT THE CITY AND ALL FRANCHISE UTILITY COMPANIES, EASEMENT HOLDERS, ETC. AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION IN THE VICINITY OF ANY UNDERGROUND UTILITY.
3. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL, STATE, COUNTY, AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
4. THE CONTRACTOR SHALL PROVIDE DUST PROTECTION DURING CONSTRUCTION. ALL TRASH AND DEBRIS SHALL BE PICKED UP AT ALL TIMES. COMMERCIAL CONSTRUCTION DEBRIS/SOLID WASTE HAULER PERMIT REQUIRED.
5. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
6. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THE PROPERTY LINE. UNSHIELDED “WALL PACK” LIGHTING IS NOT PROPOSED.
7. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE AFTER CONSTRUCTION.AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.
8. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
9. FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.

SITE PLAN KEYNOTES:

1. 6" CURB & GUTTER
2. MASONRY DUMPSTER ENCLOSURE
3. NEW BARRIER FREE RAMPS
4. INSTALL PEDESTRIAN SIDEWALK PAVEMENT
5. PROPOSED BENCH
6. ACCESSIBLE SIGN (REFER TO SHEET 15)
7. TO-GO SIGN (REFER TO SHEET 15)
8. PROPOSED RETAINING WALL (REFER TO STRUCTURAL)
9. PROPOSED PATIO FENCING

GRAPHIC SCALE
30 0 15 30
1 INCH = 30 FEET

PROPOSED	LEGEND
	EASEMENT
	PROPERTY LINE
	R.O.W. LINE
UGT	UNDERGROUND TELEPHONE
FO	FIBER OPTIC
OHE	OVERHEAD ELECTRIC
	EDGE OF PAVEMENT / PAN
	BACK OF CURB
	SIDEWALK
	PATIO
SS	SANITARY MAIN
SS	SANITARY MANHOLE
	FIRE HYDRANT
WM	WATER METER
W	WATER MAIN
	STORM INLET
SD	STORM MANHOLE
	STORM PIPE
	ADA EMBLEM
	GREASE TRAP
	LIGHT POLE
	DUMPSTER
31	PARKING STALL COUNT
	ADA ACCESSIBLE ROUTE
	PATIO LIGHTING

SITE DATA TABLE	
USE	CHUY'S RESTAURANT
LOT AREA	126,510 S.F. (2.90 ACRES)
BUILDING SQUARE FOOTAGE	6,416 S.F.
PATIO SQUARE FOOTAGE	2,237 S.F.
FAR	0.07:1
BUILDING HEIGHT	28'-0"
TOTAL PERVIOUS COVER	35,402 S.F. OR 28%
TOTAL IMPERVIOUS COVER	91,108 S.F. OR 72%
PARKING PROVIDED	145 SPACES (87 REQUIRED WITH 1:100 SF PARKING RATIO)
HANDICAP PARKING PROVIDED	6 SPACES

CAUTION NOTICE TO CONTRACTORS

811

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

[V-BASE.dwg] [C-BASE.dwg] [24x36TBs.dwg]
Drawing name: L:\Chuy's\230-752 - Leander, TX (Ronald Reagan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C3.1 SITE PLAN.dwg Jan 13, 2026 - 10:00pm

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CODY R. RISINGER
123160 Date 1/13/2026

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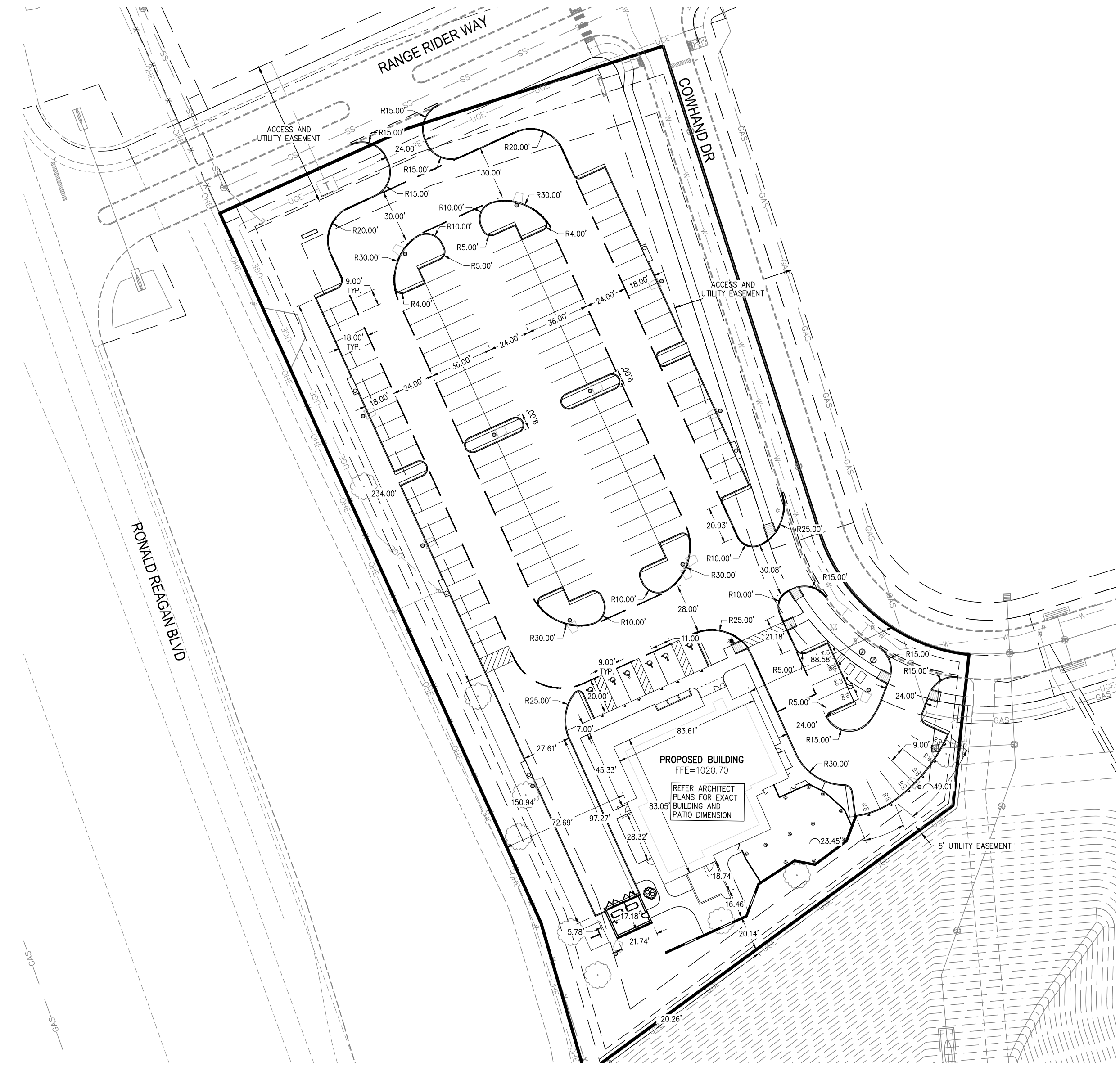
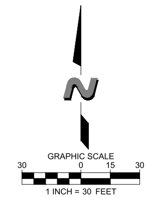
SITE PLAN

CHUY'S TEX-MEX
RONALD REAGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628



DIMENSION CONTROL NOTES:

1. SEE DETAILS ON SITE SHEET C7.2.
2. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOT NOTED ON THESE PLANS USE CITY OF LEANDER STANDARD DRAWINGS FOR DESIGN AND CONSTRUCTION.
3. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL SITE PLAN FOR SPECIFIC SITE DETAILS.



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Drawing name: L:\Chuy's\230-752 - Leander, TX (Ronald Reagan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C4.1 DIMENSION CONTROL.dwg Jan 13, 2026 - 10:00pm

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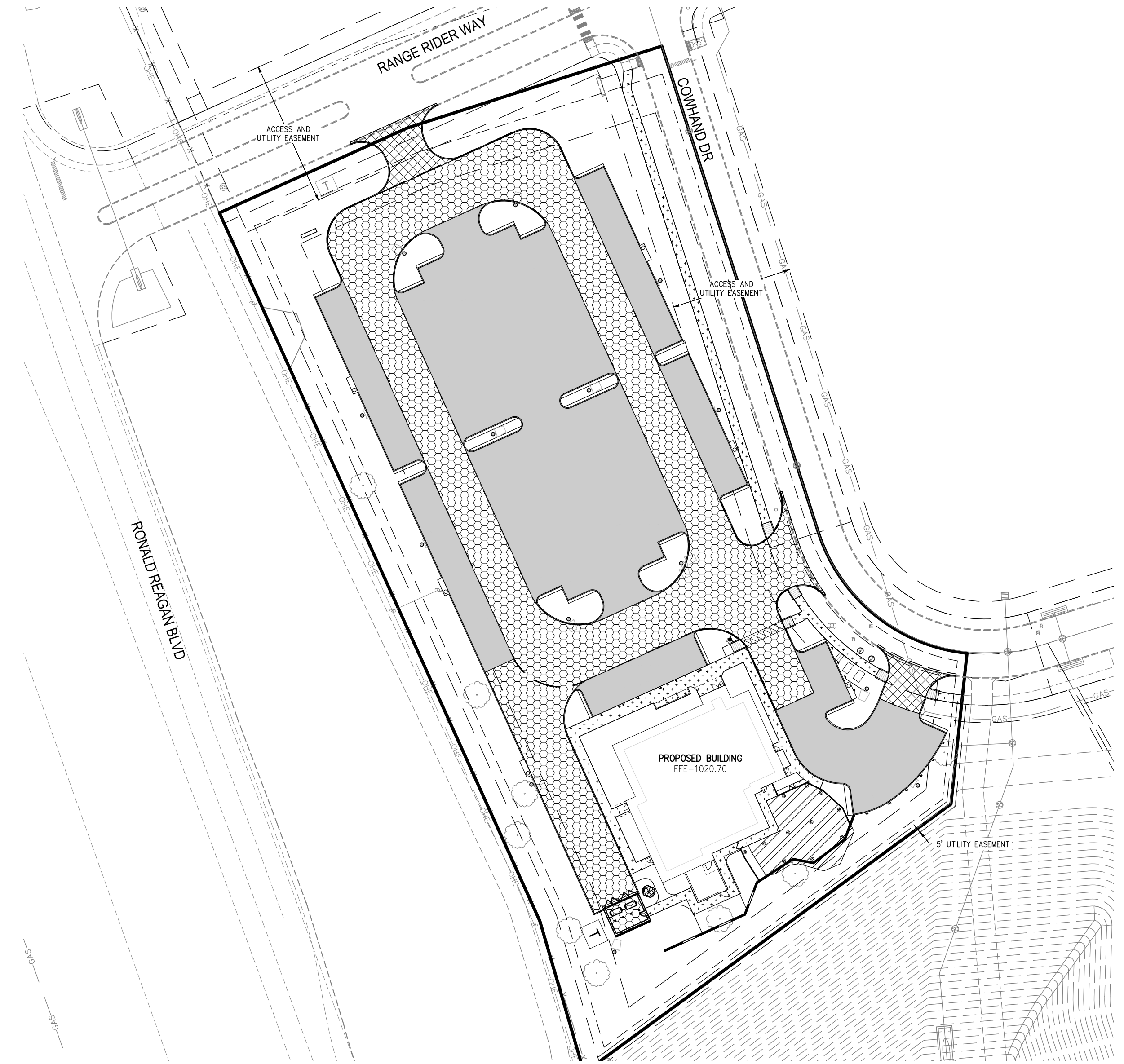
DIMENSION CONTROL PLAN

CHUY'S TEX-MEX
RONALD REGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628



GRAPHIC SCALE
30 0 15 30
1 INCH = 30 FEET

PAVING NOTES

1. REFER TO GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON, PROJECT NO. 96245144 DATED NOVEMBER 4, 2024 FOR SITE WORK.
2. THE SUB-GRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND UNIFORMLY COMPACTED TO A MINIMUM OF 92-96% OF STANDARD PROCTOR DENSITY (A.S.T.M. D 698), ABOVE +4 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT DETERMINE BY THE TEST.
3. REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT SHOULD CONSIST OF PORTLAND CEMENT CONCRETE HAVING A 28-DAY COMPRESSIVE STRENGTH AS STATED ABOVE. THE MIX SHOULD BE DESIGNED IN ACCORDANCE WITH THE A.C.I. CODE 318 USING 2 TO 4 PERCENT AIR ENTRAINMENT.
4. ALL REINFORCEMENT SHALL BE MINIMUM GRADE 60 IN ACCORDANCE WITH A.S.T.M. A-615. PLACE ALL REINFORCING BARS ON PLASTIC CHAIRS TO POSITION THE STEEL AT APPROXIMATELY MID POINT IN THE SLAB. OTHER TYPES OF SUPPORT (ROCKS, BRICKS, ETC.) ARE NOT ALLOWED.
5. SAWED CONTROL JOINTS SHALL BE PLACED AT 15' MAX. SPACING OR AS SHOWN ON THE PLAN. CONTROL JOINTS SHALL BE SAWED WITHIN 3 HOURS AFTER PLACING CONCRETE. JOINTS SHALL BE PROPERLY CLEANED AND SEALED AS SOON AS POSSIBLE AFTER JOINTS ARE CUT.
6. EXPANSION JOINT SPACING TO BE A MAXIMUM OF 60 FEET. CONTROL JOINTS FORMED BY SAWING ARE RECOMMENDED EVERY 12 TO 15 FEET IN BOTH LONGITUDINAL AND TRANSVERSE DIRECTION.
7. ALL PAVEMENTS, SIDEWALKS AND AREA PAVEMENTS SHALL HAVE A MEDIUM BROOM FINISH.
8. THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.
9. ANY EXISTING SITE IMPROVEMENTS OR UTILITIES REMOVED, DAMAGED OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND AS APPROVED BY THE OWNER OF SUCH UTILITY. ANY SUCH REPAIR OR REPLACEMENT SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE.
10. SIDEWALK AROUND THE BUILDING SHALL NOT BE STRUCTURALLY CONNECTED TO THE BUILDING FOUNDATION UNLESS IT IS NOTED ON THE STRUCTURAL PLANS.
11. LIME TREATED SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES AND MIXED WITH 6 TO 8 PERCENT HYDRATED LIME (BY UNIT SOIL WEIGHT) IN CONFORMANCE WITH TXDOT STANDARD SPECIFICATION ITEM 260.
12. THIRD PARTY INSPECTION IS REQUIRED FOR ALL FIRE LANES. PRIOR TO FINAL ACCEPTANCE, A LETTER SHALL BE PROVIDED BY THE DESIGN ENGINEER OR THE TESTING LABORATORY THAT CERTIFIES THE FIRE LANE HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LEANDER DESIGN STANDARDS AND THE CONSTRUCTION PLANS. THE LETTER SHALL BE SPECIFIC TO THE DEPTH, STRENGTH AND REBAR REPLACEMENT.
13. REFERENCE SHEET C3.1 SITE PLAN FOR THE LOCATION OF HANDICAP SPACES AND STRIPING.
14. REFERENCE SHEET C4.1 DIMENSIONAL CONTROL FOR THE SIDEWALK WIDTH.
15. WHEN USED, WHEELS STOPS SHALL BE INSTALLED SO THAT ALL SURFACE PARKING SPACES ARE A MINIMUM OF 18 FEET DEEP MEASURED FROM THE FACE OF THE WHEEL STOP. ANY VERTICAL OBSTRUCTION IN FRONT OF A SURFACE PARKING SPACE SHALL BE LOCATED 20 FEET FROM THE BACK OF THE PARKING SPACE.
16. FULL PANEL REPLACEMENT IS REQUIRED FOR ALL DEMOLISHED PAVEMENT REQUIRED FOR UTILITY INSTALLATION.
17. CONCRETE PAVEMENT THICKNESS PROVIDED BELOW CAN BE DECREASED AN EXTRA HALF INCH WITH 1-2 INCHES OF ADDITIONAL SUBGRADE
18. REFER TO ARCHITECTURAL PLANS FOR PATIO MATERIAL AND FINISH.

LEGEND

	PARKING AREA	5" THICK CONCRETE PAVEMENT W/ 8" LIME TREATED COMPACTED SUB-GRADE	3600 P.S.I. MIN. 6 SACK MIX #3 REBAR AT 18" O.C.E.W.
	DRIVE ENTRANCE	7" THICK CONCRETE PAVEMENT W/ 8" LIME TREATED COMPACTED SUB-GRADE	3600 P.S.I. MIN. 6.5 SACK MIX #3 REBAR AT 18" O.C.E.W.
	FIRE LANE	7" THICK CONCRETE PAVEMENT W/ 8" LIME TREATED COMPACTED SUB-GRADE	4000 P.S.I. MIN. 6.5 SACK MIX #4 REBAR AT 18" O.C.E.W.
	SIDEWALK	4" THICK CONCRETE PAVEMENT	3000 P.S.I. MIN. 5.5 SACK MIX #3 REBAR AT 24" O.C.E.W.
	PATIO	4" THICK CONCRETE PAVEMENT	3000 P.S.I. MIN. 5.5 SACK MIX #3 REBAR AT 24" O.C.E.W. REFER TO ARCH. PLANS FOR FINISH

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PAVING PLAN

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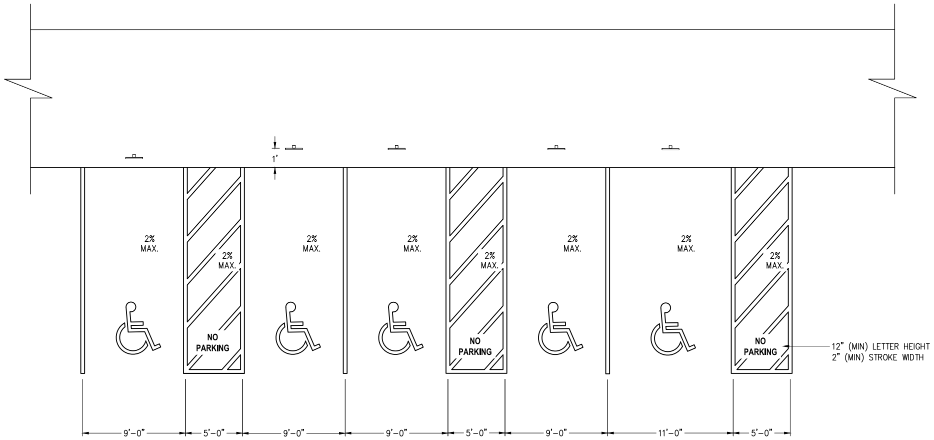
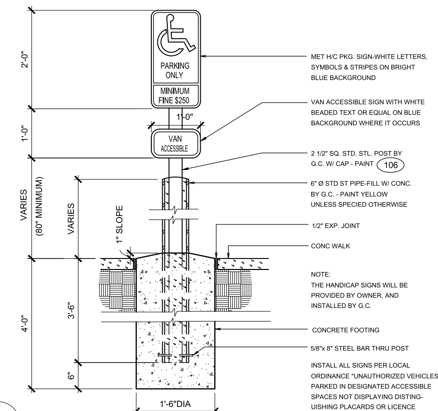
[V-BASE.dwg] [C-BASE.dwg] [24x36TBs.dwg]
Drawing name: L:\Chuy's\230-752 – Leander, TX (Ronald Regan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C7.1 PAVING PLAN.dwg Jan 13, 2026 – 10:01pm

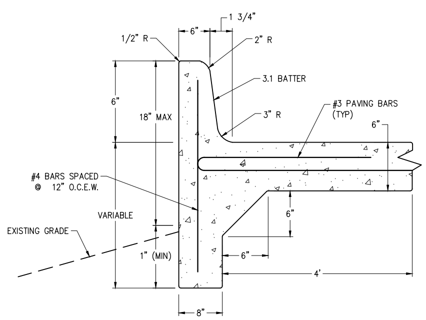


1 HANDICAPPED ACCESSIBLE CURB RAMP DETAIL (FRONT APPROACH)

N.T.S.

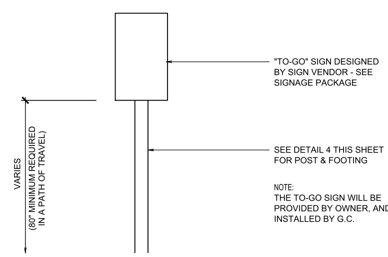


2 ACCESSIBLE SIGN



3 6" INTEGRAL CURB W/TOE DOWN

N.T.S.



4 TO GO SIGN

[V-BASE.dwg] [C-BASE.dwg] [24x36TBs.dwg]
Drawing name: L:\Chuy's\230-752 - Leander, TX (Ronald Regan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C7.1 PAVING PLAN.dwg Jan 13, 2026 – 10:01pm

THE DIMENSION GROUP

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5600 S. QUEBEC STREET, SUITE 325C, GREENWOOD VILLAGE, COLORADO 80111
TEL: 719.536.3180 www.DimensionGroup.com

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DIMENSION GROUP
CODY R. RISINGER
123160 Date 1/13/2026

TBPE FIRM REGISTRATION #F-6396

STATE OF TEXAS
CODY R. RISINGER
123160
LICENSED PROFESSIONAL ENGINEER
1/13/2026

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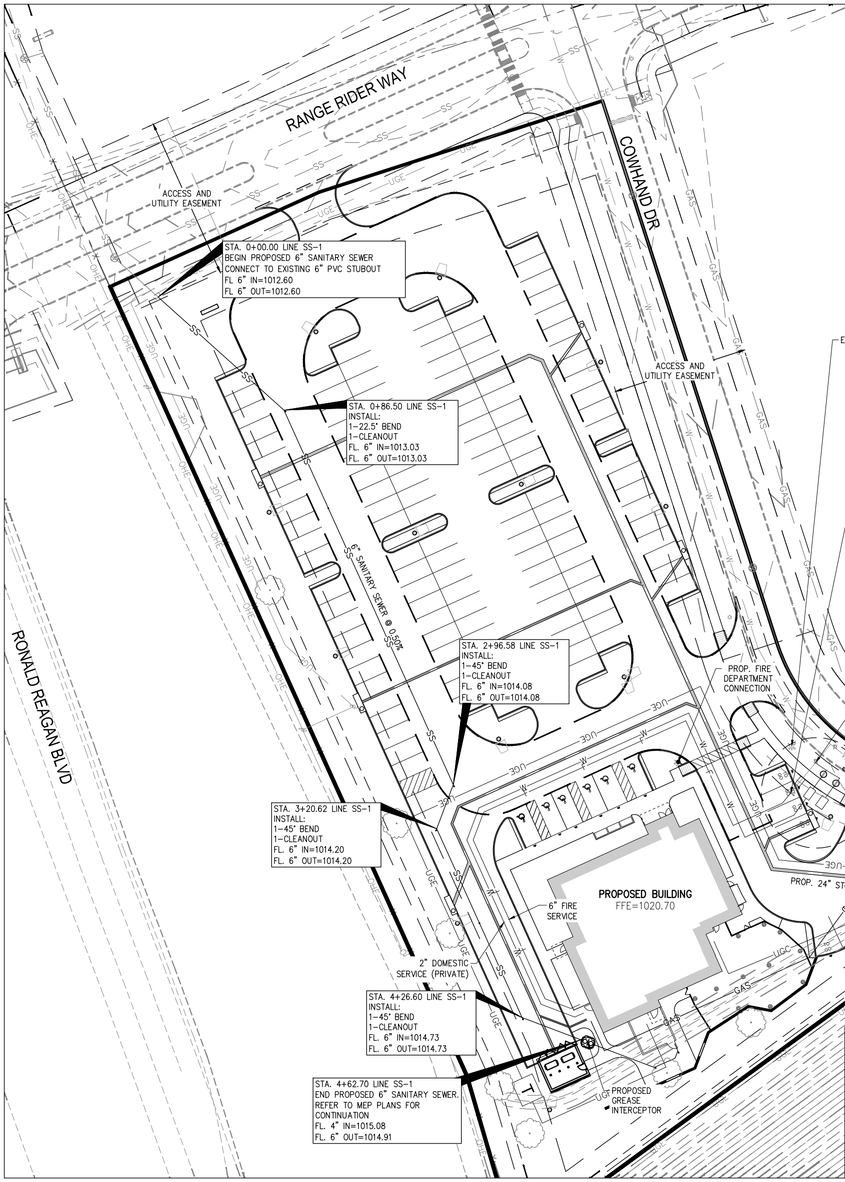
project no.	230-752
date	1/13/2026 – 10:01 pm
dwg.	C7.1 PAVING PLAN.dwg
drawn by	
designed by	
approved by	

PRIVATE PAVING DETAILS

CHUY'S TEX-MEX
RONALD REGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628

SHEET
19 OF 31



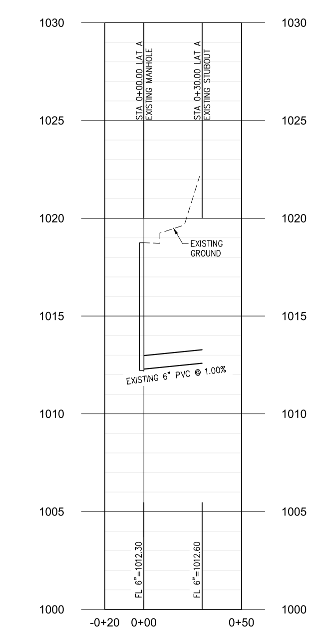
UTILITY NOTES:

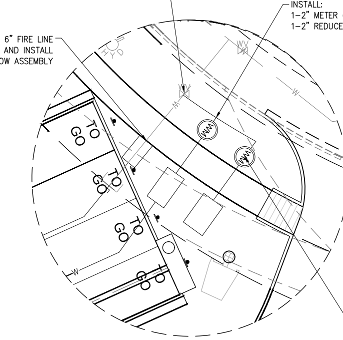
1. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR HIS MEANS AND METHODS OF CONSTRUCTION, JOB SITE CONDITIONS AND JOB SITE SAFETY, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL SAVE, PROTECT, INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THE ENGINEER FROM ANY CLAIM OF LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL NAME THE OWNER, THE ARCHITECT AND THE ENGINEER AS "ADDITIONAL INSURED" ON HIS INSURANCE POLICIES.
2. EXISTING ABOVE GROUND UTILITIES HAVE BEEN SHOWN BASED ON INFORMATION SHOWN ON A SURVEY OF THE PROPERTY BY OTHERS. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA AND MAY NOT BE COMPLETE OR EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES AND ESTABLISHING THEIR EXACT LOCATION AND DEPTH PRIOR TO SETTING ANY FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED TO CONTACT THE CITY AND ALL FRANCHISE UTILITY COMPANIES, EASEMENT HOLDERS, ETC. AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION IN THE VICINITY OF ANY UNDERGROUND UTILITY.
3. ALL DRY UTILITY INFORMATION SHOWN ON THESE PLANS (GAS, ELECTRIC, CABLE, PHONE, ETC.) IS SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL COORDINATE WITH THE INDIVIDUAL UTILITY COMPANIES FOR FINAL LOCATION OF TRANSFORMERS, SWITCH BOXES, PEDESTALS, AND CONDUIT PRIOR TO INSTALLATION.
4. WHEN WATER AND SEWER LINES ARE INSTALLED IN PROXIMITY TO ONE ANOTHER, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE RULES AND REGULATIONS OF THE JURISDICTIONAL AUTHORITY. SPECIAL ATTENTION IS CALLED TO REQUIREMENTS FOR BOTH LATERAL AND VERTICAL SEPARATION BETWEEN WATER AND SEWER FACILITIES.
5. THIS PROJECT TO BE BUILT IN ACCORDANCE WITH CITY STANDARDS, SPECIFICATIONS AND DETAILS FOR WATER AND SEWER CONSTRUCTION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL STATE, COUNTY AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
7. THE CONTRACTOR SHALL PROVIDE DUST PROTECTION DURING CONSTRUCTION. ALL TRASH AND DEBRIS SHALL BE PICKED UP AT ALL TIMES.
8. TRENCH SAFETY: IF ANY TRENCH ON THIS JOB SITE, INCLUDING OPEN EXCAVATIONS WHOSE DIMENSIONS CAUSE THEM TO BE CONSIDERED TRENCHES BY OSHA, REGARDLESS OF WHETHER FOR THE INSTALLATION OF UTILITIES, FOUNDATIONS OR ANY OTHER SITE ELEMENT, IS EQUAL TO OR GREATER THAN 5.00' DEPTH, THEN THE CONTRACTOR SHALL NOT PERFORM ANY TRENCHING ON THIS SITE UNTIL HE HAS FIRST OBTAINED DETAILED PLANS AND SPECIFICATIONS FOR TRENCH SAFETY SYSTEMS CONFORMING TO OSHA REQUIREMENTS. SUCH PLANS AND SPECIFICATIONS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER EMPLOYED BY OR CONTRACTED BY THE CONTRACTOR AND SHALL BE CONSIDERED A PART OF THE CONTRACTOR'S MEANS AND METHOD'S OF CONSTRUCTION. IF THIS PROJECT IS OFFERED FOR BID, THE BIDS MUST CONTAIN A SEPARATE UNIT PRICE PAY ITEM FOR TRENCH SAFETY.
9. POTABLE WATER LINES SHALL BE PVC IN ACCORDANCE WITH AWWA C-900.
10. SANITARY SEWER LINES SHALL BE SDR 26 IN ACCORDANCE WITH ASTM D3034.
11. FIRE HYDRANT MUST BE ADEQUATELY PROTECTED BY EITHER CURB STOPS OR CONCRETE POSTS. FIRE HYDRANT MUST BE INSTALLED AT A MINIMUM OF TWO(2) FEET BEHIND A CURB, TO A MAXIMUM OF SIX(6) FEET BEHIND A CURB.
12. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOT NOTED ON THESE PLANS USE CITY OF LEANDER STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
13. 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.

N

GRAPHIC SCALE
30 0 15 30
1 INCH = 30 FEET

EXISTING SANITARY SEWER LINE PROFILE
HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 3'





WATER DEMAND: 26 LUE TOTAL
AVERAGE DAY DEMAND=268.88 GPD/LUE=10.34
MAX DAY DEMAND=635.90 GPD/LUE=24.46
PEAK HOUR DEMAND=1,194.53 GPD/LUE=45.94

WASTEWATER DEMAND: 26 LUE TOTAL
WATER AND WASTEWATER LUE ARE THE SAME
BASED ON AUSTIN WATER DESIGN CRITERIA
ADDF=200 GPD/LUE=7.69
PDWF=32.18
PWWF=PDWF+(750/2.90 ACRES)=290.80

FIRE FLOW DEMAND=750 GPM

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#	DATE	REVISION DESCRIPTION	BY

project no. 230-752
date 1/13/2026 – 10:01 pm
dwg. C5.1 Utility Plan.dwg
drawn by
designed by
approved by

UTILITY PLAN

CHUY'S TEX-MEX
RONALD REGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628

[24x36TBs.dwg] [V-BASE.dwg] [C-BASE.dwg]
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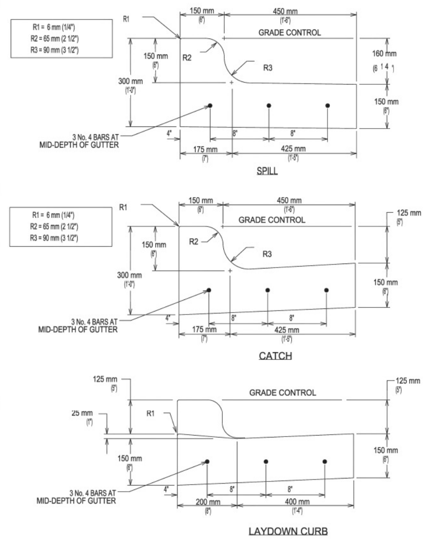


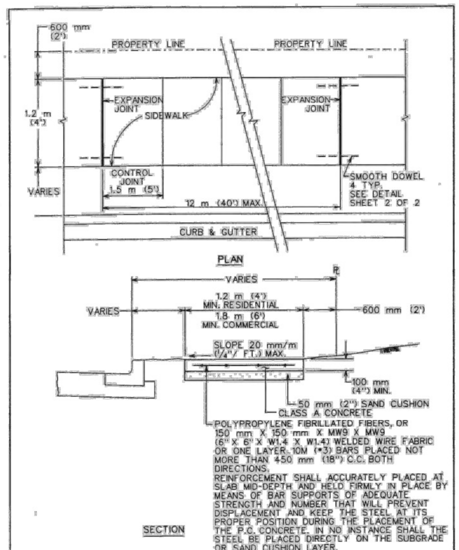
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

REINFORCED CURB AND GUTTER SECTION

RECORD COPY SIGNED BY SAM ANGOORI 01/04/10 ADOPTED

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

STANDARD NO. 430S-2



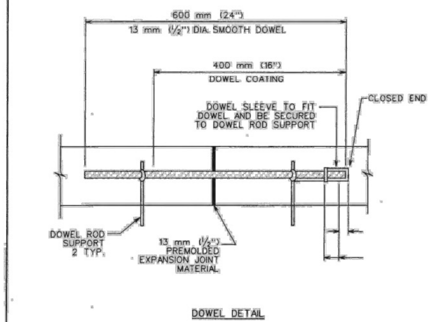
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

SIDEWALK

3/26/08 ADOPTED

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

STANDARD NO. 432S-1 1 OF 3



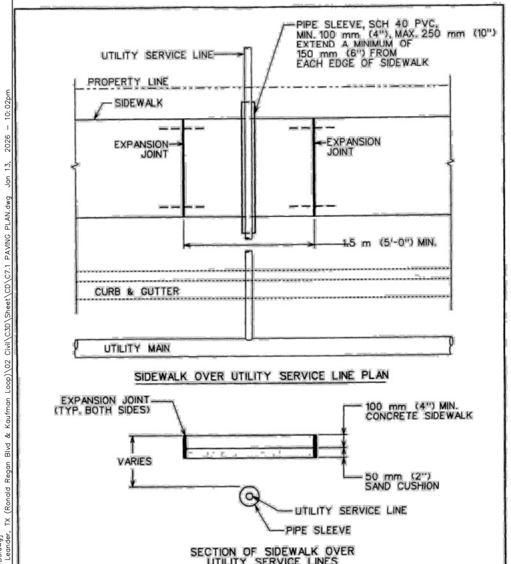
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

SIDEWALK

3/26/08 ADOPTED

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

STANDARD NO. 432S-1 2 OF 3



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

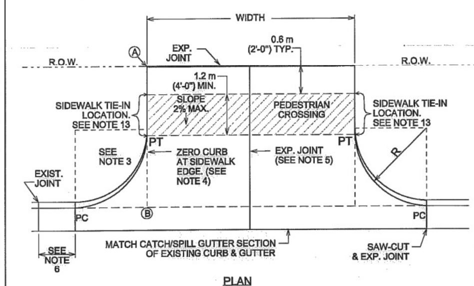
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

SIDEWALK

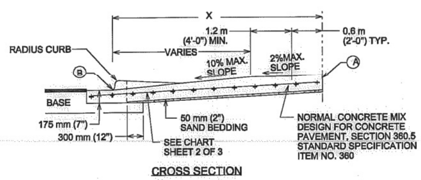
3/26/08 ADOPTED

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

STANDARD NO. 432S-1 3 OF 3



NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT (A) ABOVE POINT (B) IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (1/4" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

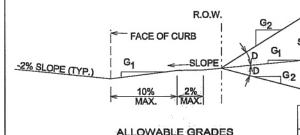
TYPE II DRIVEWAY

2/24/10 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



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

NOTES:

1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL. SECTION 5 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET): WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2 IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

TYPE II DRIVEWAY

2/24/10 ADOPTED

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

STANDARD NO. 433S-2 2 OF 2

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CODY R. RISINGER 123160 Date 1/13/2026

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STATE OF TEXAS
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SHEET 21 OF 31

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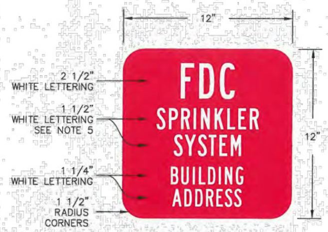
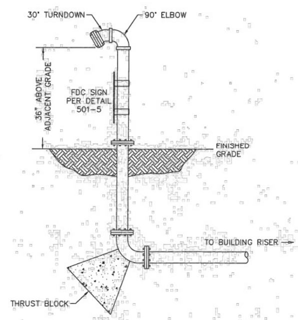


NOTES:

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

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

STATE OF TEXAS MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER
2017-04-28
FIRE MARSHAL
City Of Leander, Texas
DETAIL #501-5
REMOTE FDC SIGN



REMOTE FIRE DEPARTMENT CONNECTIONS:

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

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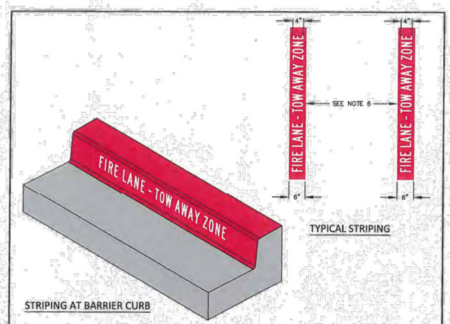
STATE OF TEXAS MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER
2017-04-28
FIRE MARSHAL
City Of Leander, Texas
DETAIL #501-6
REMOTE FIRE DEPARTMENT CONNECTION

NOTES:

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

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

STATE OF TEXAS MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER
2017-04-28
FIRE MARSHAL
City Of Leander, Texas
DETAIL #501-1
FIRE LANE SIGN ASSEMBLY

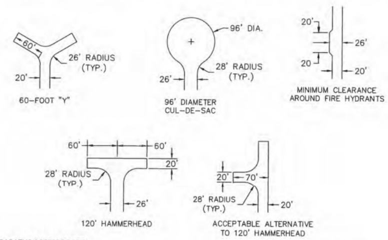


NOTES:

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

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

STATE OF TEXAS MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER
2017-04-28
FIRE MARSHAL
City Of Leander, Texas
DETAIL #501-2
FIRE LANE STRIPING



FIRE APPARATUS ACCESS ROADS:

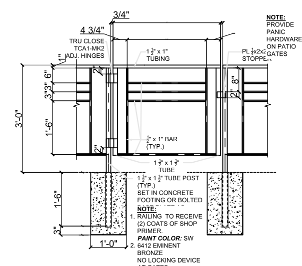
1. ALL FIRE APPARATUS ACCESS ROADS AND TEMPORARY TURNAROUNDS SHALL COMPLY WITH THE CURRENT INTERNATIONAL FIRE CODE, AS ADOPTED BY THE CITY OF LEANDER, AND CITY OF LEANDER CODE OF ORDINANCES.
2. ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY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

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

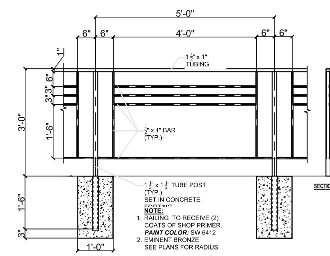
5. GATES SECURING FIRE APPARATUS ACCESS ROADS SHALL BE NOT LESS THAN TWENTY FEET (20') IN WIDTH WHERE A SINGLE GATE IS PROVIDED. WHERE A FIRE APPARATUS ROAD CONSISTS OF A DIVIDED ROADWAY, THE GATE WIDTH SHALL BE NOT LESS THAN TWELVE FEET (12').
6. ALL GATE LOCKS SHALL COMPLY WITH CITY OF LEANDER CODE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

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

STATE OF TEXAS MICHAEL LAFFERTY 118708 LICENSED PROFESSIONAL ENGINEER
2018-08-15
FIRE MARSHAL
City Of Leander, Texas
DETAIL #501-3
FIRE APPARATUS ACCESS ROADS & TURNAROUNDS



8 PATIO RAIL DETAIL
1" = 1'-0"



9 PATIO RAIL DETAIL
1" = 1'-0"

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THE DIMENSION GROUP
CODY R. RISINGER
123160 Date 1/13/2026

TBPE FIRM REGISTRATION #F-8396

STATE OF TEXAS CODY R. RISINGER 123160 LICENSED PROFESSIONAL ENGINEER
1/13/2026

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#	DATE	REVISION DESCRIPTION	BY

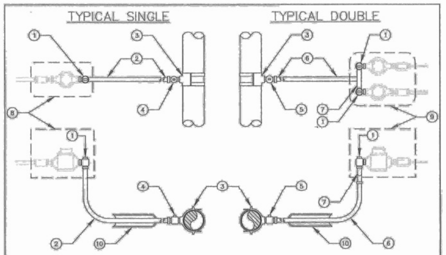
project no. 230-752
date 1/13/2026 — 10:02 pm
dwg. C7.1 PAVING PLAN.dwg
drawn by
designed by
approved by

STANDARD DETAILS

CHUY'S TEX-MEX
RONALD REGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628

SHEET
22 OF 31

[V-BASE.dwg] [C-BASE.dwg] [24x36TBs.dwg]
Drawing name: L:\Chuy's\230-752 – Leander, TX (Ronald Regan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C7.1 PAVING PLAN.dwg Jan 13, 2026 – 10:02pm

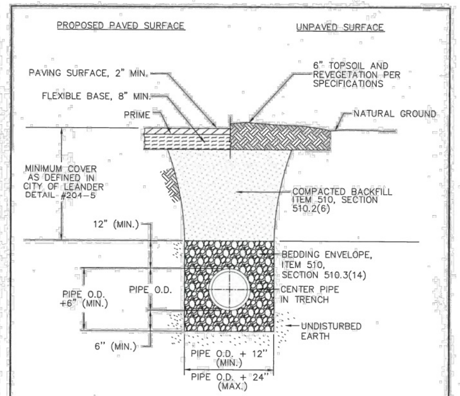


ITEM	SIZE & DESCRIPTION	SPEC. OR EQUAL
1	1" X 1" ANGLE METER STOP, LOCKING	AS APPROVED
2	1" SDR9 POLYETHYLENE TUBING	CLASS 250
3	EPOXY COATED DUCTILE IRON TAPPING SADDLE	AS APPROVED
4	1" CORPORATION STOP	AS APPROVED
5	1 1/2" CORPORATION STOP	AS APPROVED
6	1 1/2" SDR9 POLYETHYLENE TUBING	CLASS 250
7	BRASS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

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

STATE OF TEXAS – WAYNE S. WATTS 86134 – LICENSED PROFESSIONAL ENGINEER
10/29/15

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

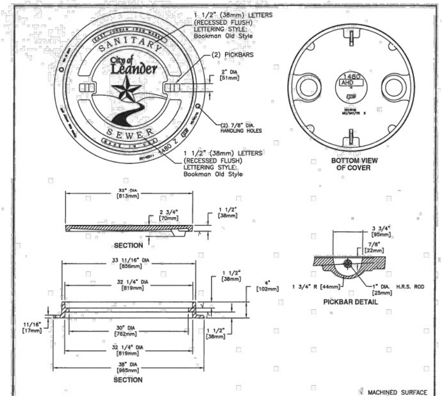


NOTES:
1. SEE CITY OF LEANDER DETAIL #104-2 FOR TYPICAL PIPE TRENCH AND EMBEDMENT IN EXISTING PAVED SURFACES.

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

STATE OF TEXAS – MICHAEL LAFFERTY 118708 – LICENSED PROFESSIONAL ENGINEER
2019-05-23

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

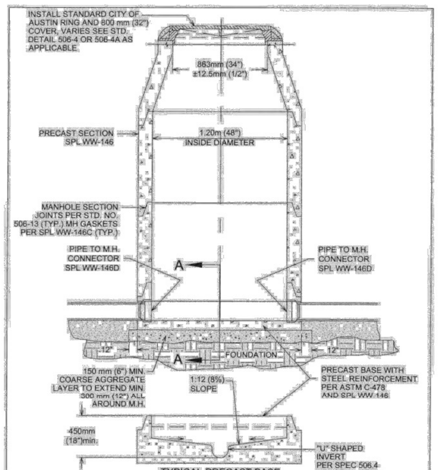


MANHOLE ASSEMBLY	EST. WT. COVER: 200 LBS 91kg FRAME: 155 LBS 70kg UNIT: 355 LBS 161kg
EAST JORDAN IRON WORKS PRODUCT NO. 00148107 OR NEENAH FOUNDRY DF-1274 LEANDER SANITARY	OPEN AREA N/A
	MAT'L SPEC. COVER – GRAY IRON ASTM A48 CL35B FRAME – GRAY IRON ASTM A48 CL35B

LOAD RATING
HEAVY DUTY (H20)

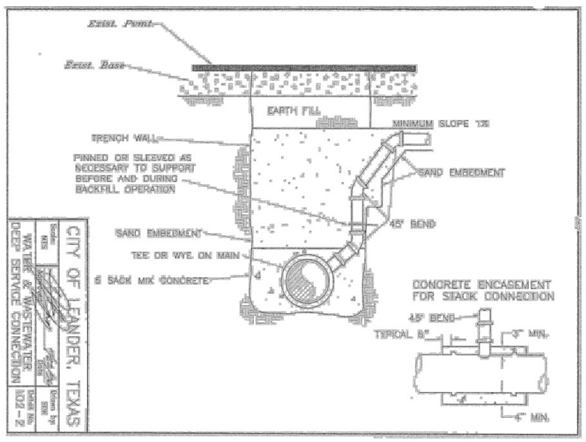
STATE OF TEXAS – WAYNE S. WATTS 86134 – LICENSED PROFESSIONAL ENGINEER
02/22/16

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



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

CITY OF AUSTIN AUSTIN WATER UTILITY	WASTEWATER MANHOLE ON PRECAST BASE	
Kathi Flowers 3/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-10



CITY OF LEANDER, TEXAS
WATER & WASTEWATER
DEEP SERVICE CONNECTION
Detail No. 102-2

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CODY R. RISINGER
123160 Date 1/13/2026

TBPE FIRM REGISTRATION
#F-8396

STATE OF TEXAS – CODY R. RISINGER 123160 – LICENSED PROFESSIONAL ENGINEER
1/13/2026

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#	DATE	REVISION DESCRIPTION	BY

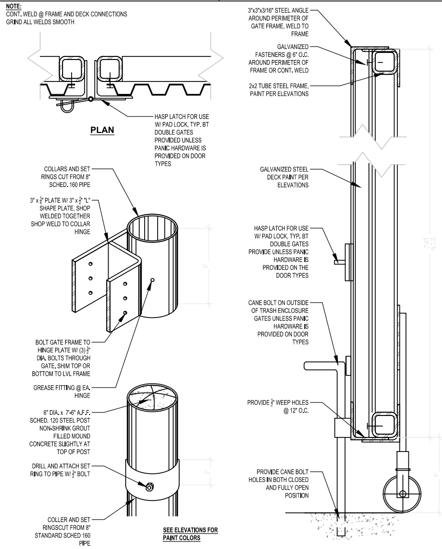
drawn by
designed by
approved by
project no. 230-752
date 1/13/2026 – 10:02 pm
dwg. C5.1 Utility Plan.dwg

STANDARD DETAILS

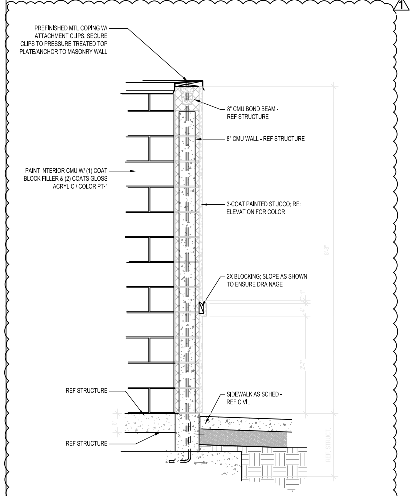
CHUY'S TEX-MEX
RONALD REGAN & KAUFMAN LOOP LOT 3
2873 COWHAND DR
LEANDER, TEXAS 78628

[24x36TBs.dwg] [V-BASE.dwg] [C-BASE.dwg]
Drawing name: L:\Chuy's\230-752 – Leander, TX (Ronald Regan Blvd & Kaufman Loop)\02 Civil\C3D\Sheet\CD\C5.1 Utility Plan.dwg Jan 13, 2026 – 10:02pm

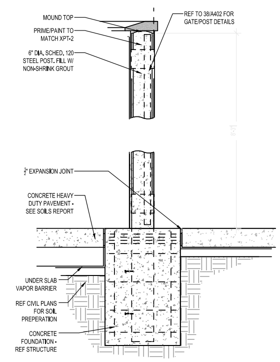
.\Chuys Logo Pylon.jpg



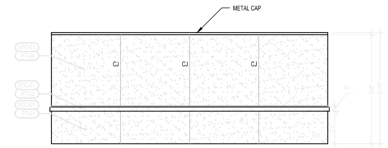
2 GATE DETAILS
SCALE: 3" = 1'-0"



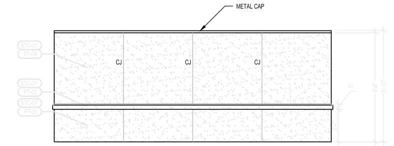
3 SERVICE YARD / DUMPSTER WALL
SCALE: 3/4" = 1'-0"



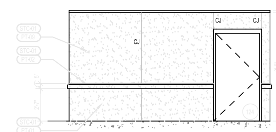
4 GATE POST SECTION
SCALE: 3/4" = 1'-0"



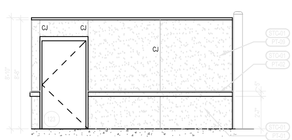
11 ELEVATION @ SERVICE YARD
SCALE: 1/4" = 1'-0"



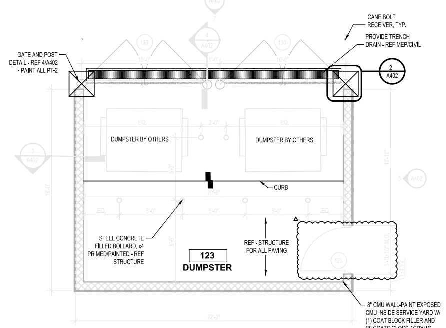
10 ELEVATION @ SERVICE YARD
SCALE: 1/4" = 1'-0"



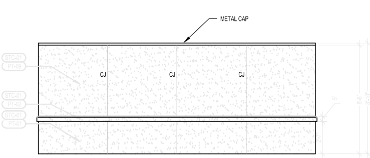
9 ELEVATION @ SERVICE YARD DOOR
SCALE: 1/4" = 1'-0"



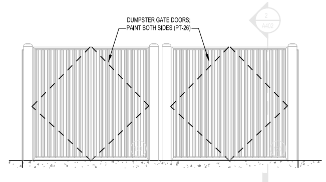
5 ELEVATION @ DUMPSTER
SCALE: 1/4" = 1'-0"



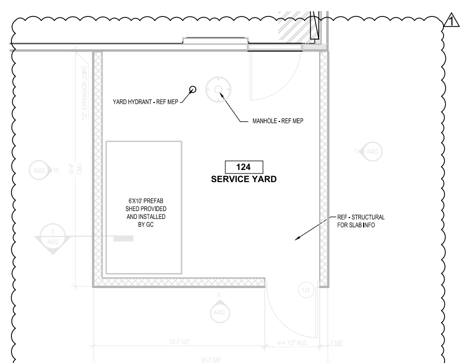
8 ENLARGED DUMPSTER PLAN
SCALE: 1/4" = 1'-0"



6 ELEVATION @ DUMPSTER
SCALE: 1/4" = 1'-0"



7 ELEVATION @ DUMPSTER
SCALE: 1/4" = 1'-0"



1 ENLARGED SERVICE YARD PLAN
SCALE: 1/4" = 1'-0"

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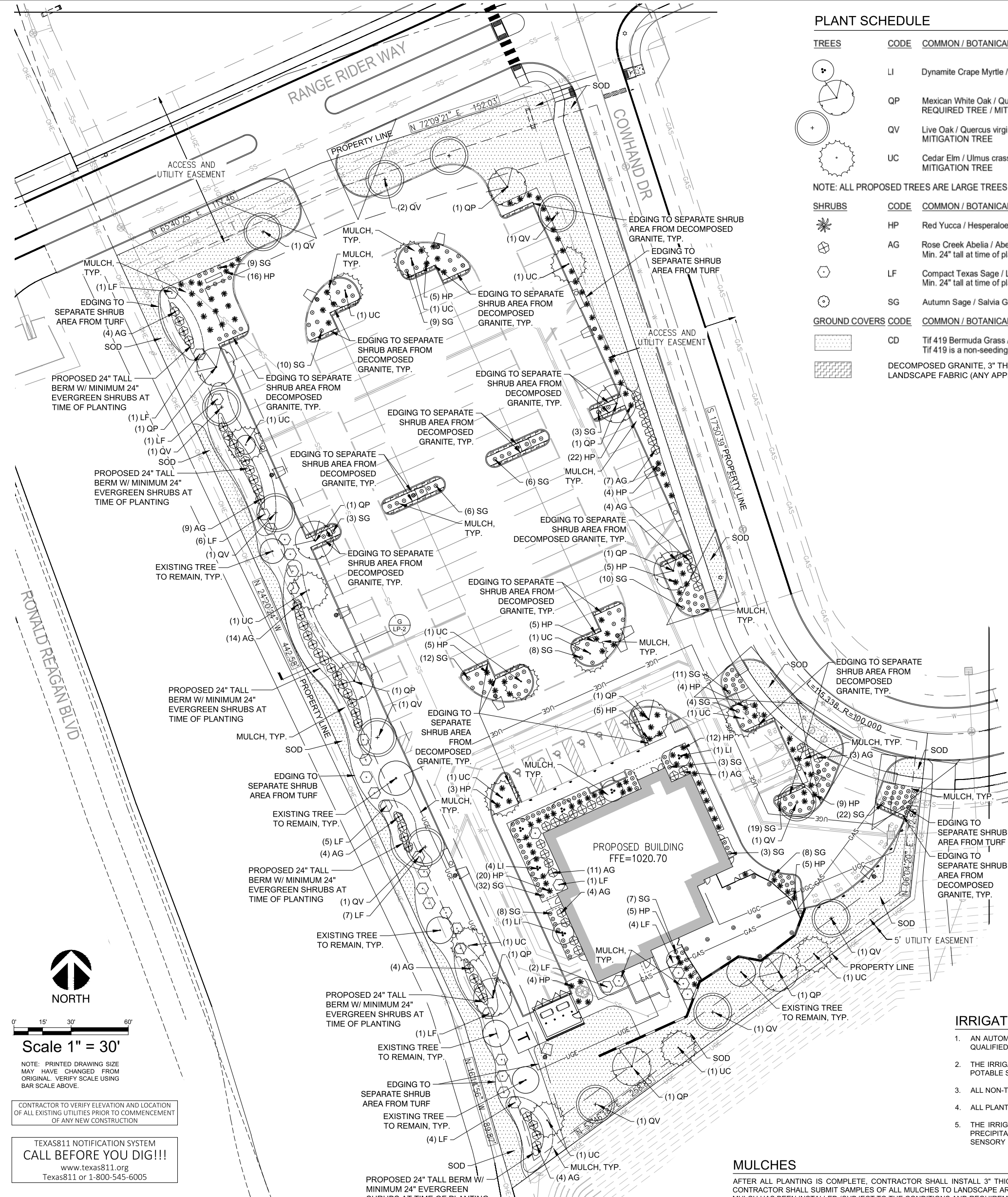
CHUY'S TEX MEX - LEANDER

ENLARGED SERVICE YARD & DUMPSTER ENCLOSURE PLAN & DETAILS



CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

NOTE:

THE IRRIGATION PERMIT REQUIRES A SEPARATE APPLICATION AS THE IRRIGATION SYSTEM IS NOT REVIEWED, APPROVED, OR INCLUDED WITH THE SITE OR BUILDING PERMITS.

PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	LI	Dynamite Crape Myrtle / Lagerstroemia indica 'Whitt II'	CONT.	2" Cal	6
	QP	Mexican White Oak / Quercus polymorpha REQUIRED TREE / MITIGATION TREE	CONT.	4" Cal	10
	QV	Live Oak / Quercus virginiana MITIGATION TREE	CONT.	4" Cal	12
	UC	Cedar Elm / Ulmus crassifolia MITIGATION TREE	CONT.	4" Cal	13

NOTE: ALL PROPOSED TREES ARE LARGE TREES / SHADE TREES AS DEFINED BY THE GROW GREEN GUIDE

SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	HP	Red Yucca / Hesperaloe parviflora	5 gal	131
	AG	Rose Creek Abelia / Abelia grandiflora 'Rose Creek' Min. 24" tall at time of planting	5 gal	70
	LF	Compact Texas Sage / Leucophyllum frutescens 'Compacta' Min. 24" tall at time of planting	5 gal	34
	SG	Autumn Sage / Salvia Greggii "Furman's Red"	5 gal	199

GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	CD	Tif 419 Bermuda Grass / Cynodon dactylon `Tif 419` Tif 419 is a non-seeding Hybrid Grass	sod	20,865 sf
		DECOMPOSED GRANITE, 3" THICK LAYER COMPACTED OVER LANDSCAPE FABRIC (ANY APPROVED)		

LANDSCAPE CALCULATIONS

ZONING: PUD: GENERAL COMMERICAL

REQUIRED LANDSCAPE AREA:
TOTAL LOT AREA: 126,519 SF
LANDSCAPE AREA REQUIRED: 18,978 SF (15%)
LANDSCAPE AREA PROVIDED: 43,076 SF (34%)

REQUIRED PLANTINGS
TREES REQUIRED: 128" CAL. / 64 TREES (2 - 2" CAL SHADE TREES / 600 SF OF REQ'D LANDSCAPE AREA)
TREES PROVIDED: 128" CAL. (88" CAL. EXISTING TREE CREDITS + 40" CAL. PROPOSED)
SHRUBS REQUIRED: 127 (4 - 5 GAL SHRUBS / 600 SF OF REQ'D LANDSCAPE AREA)
SHRUBS PROVIDED: 434 SHRUBS

MAXIMUM TURF AREA: 21,538 SF (50% OF LANDSCAPE AREA PROVIDED)
TURF AREA PROVIDED: 20,865 SF (48.4%)

FRONT YARD LANDSCAPE REQUIRED: 18,978 SF (50% OF REQ'D LANDSCAPE AREA BETWEEN FRONT PROPERTY LINE & BUILDING)
FRONT YARD LANDSCAPE AREA PROVIDED: 22,804 SF (52.9%)

MINIMUM 75% PROPOSED TREES TO BE SHADE TREES
PROPOSED TREES: 41
PROPOSED SHADE TREES: 35 (85%)

MAJOR CORRIDOR STREETSCAPE - RONALD REAGAN BLVD
PROPOSED 2' TALL BERM WITH MINIMUM 24" TALL PLANTINGS PROPOSED

COMPATIBILITY BUFFER - N/A - NO ADJACENT INCOMPATIBLE ZONING

MIGITATION

TREE MITIGATION REQUIREMENT LOT 3:	TOTAL INCHES	INCHES REMOVED	MITIGATION	INCHES RETAINED
SIGNIFICANT TREES 8"-18" SUBDIVISION	29 TREES: 412	23 TREES: 324	118	88
SIGNIFICANT TREES 18"-26" SUBDIVISION	0 TREES: 0	0	0	0
HERITAGE TREES (2:1 REQUIRED) SUBDIVISION	0 TREES: 0	0	0	0
TOTAL INCHES OF TREES	29 TREES: 412	23 TREES: 324	118	88

MITIGATION INCHES = 118 CAL INCHES REQUIRED / 120 CAL INCHES PROVIDED

- 100 CAL INCHES = 25 EA - 4 CAL INCH TREES PROVIDED TO MEET MITIGATION REQUIREMENTS
- 20 CAL INCHES = 10 EA - 4 CAL INCH TREES (20 CAL INCHES TO MEET REQUIRED TREES AND REMAINING 20 CAL INCHES TO MEET MITIGATION REQUIREMENTS

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

NOTES:

- A minimum pervious area 3 feet in radius and not less than 50% of the calculated drip line area is provided around the trunks of all existing and proposed trees.
- No landscaping over 3 feet high is located within 40 feet of the intersection of any street. (Measured from the edge of the pavement as if the curbs or pavement edges are not rounded off an intersect at a right angle).
- All mechanical equipment must be screened from the ROW by at least 60%
- The developer and subsequent owners of the landscaped property, or the manager or agent of the owner, shall be responsible for the maintenance of all landscape areas. Said areas shall be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free of refuse and debris. All planted areas shall be provided with an automatic irrigation system and watered as necessary to ensure continuous healthy growth and development. Maintenance shall include the replacement of all dead plant material if that material was used to meet the requirements of the Landscape Ordinance. (In the event that an automatic irrigation system is not proposed, please modify the above note accordingly.)
- Tree caliper is the trunk diameter of a tree at twelve (12") inches above natural grade per the Composite Zoning Ordinance.
- Specifications are provided showing a minimum 6-inch topsoil depth will be provided in all landscaped areas and mulch will be provided around plantings. Provide the following note: All new landscapes (non-residential and residential) are required to have a minimum of six inches (6") of soil depth in areas planted with turfgrass. This six-inch (6") minimum soil depth will consist of 75 percent soil blended with 25 percent compost. The soil/compost blend shall be incorporated into the top two inches of the native soil. The six-inch (6") depth requirement does not apply to the area between the drip line and trunk of existing trees, shrub beds or wildscape areas. Areas with existing native vegetation that remain undisturbed shall be exempt from the soil depth provision; provided that native soil and vegetation in such area is fenced during construction and protected from disturbance and compaction during the construction process.
- All disturbed areas and ROW will be re-vegetated by the developer.
- All invasive species shall be removed from the property.
- No more than 50% of the same species may be planted to meet the tree planting requirements.
- 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.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

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MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

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REGISTERED LANDSCAPE ARCHITECT
STEPHEN W. SALES
3470
STATE OF TEXAS
01/13/2026

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#	DATE	REVISION DESCRIPTION	BY

project no. 230-752
date 2025-08-08
dwg.
drawn by JK
designed by JK
approved by SS

LANDSCAPE PLANTING PLAN

CHUY'S
RONALD REGAN & KAUFMAN LOOP
LEANDER, TEXAS 78628

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
  1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
  3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

B. SCOPE OF WORK
  1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
  1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
  2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
  3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
  4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
  8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

G. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMEREQ, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.

H. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

I. PALM MAINTENANCE SPIKES: AS MANUFACTURED BY THE LUTZ CORP, (800) 203-7740, OR APPROVED EQUAL.

J. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

K. TREE STAKING AND GUYING
  1. STAKES: 6' LONG GREEN METAL T-POSTS.
  2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
  3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
  1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  2. SOIL TESTING:
    a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
    b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
    c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
  4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
    i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
    ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
    iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
    b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
    i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
    ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
    iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
    iv. IRON SULPHATE - 2 LBS. PER CU. YD.
  5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
    a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
    b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
    c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
    d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
    e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
    f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
  6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
  1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
  2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
  3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
  4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
  1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
  3. TRENCHING NEAR EXISTING TREES:
    a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
    b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
    c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
    d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING
  1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
  2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
  3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
  4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
  5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
  6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    a. 1"-2" TREES — TWO STAKES PER TREE
    b. 2-1/2"-4" TREES — THREE STAKES PER TREE
    c. TREES OVER 4" CALIPER — GUY AS NEEDED
    d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
    e. #15 CONT. - 24" BOX TREES — TWO STAKES PER TREE
    f. 36"-48" BOX TREES — THREE STAKES PER TREE
    g. OVER 48" BOX TREES — GUY AS NEEDED
    h. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
  7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
  1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
  2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
  3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SODDING
  1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
  2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
  3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
  4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
  5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. HYDROMULCHING
  1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    a. WINTER MIX (OCTOBER 1 - MARCH 31)
      50# CELLULOSE FIBER MULCH
      2# UNHULLED BERMUDA SEED
      2# ANNUAL RYE SEED
      15# 15-15-15 WATER SOLUBLE FERTILIZER
    b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
      50# CELLULOSE FIBER MULCH
      2# HULLED BERMUDA SEED
      15# 15-15-15 WATER SOLUBLE FERTILIZER
  2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    a. GENERAL
      50# CELLULOSE FIBER MULCH
      15# 15-15-15 WATER SOLUBLE FERTILIZER
      SEED RATE PER LEGEND

H. DRILL SEEDING
  1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
  2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      50# CELLULOSE FIBER MULCH
      15# 15-15-15 WATER SOLUBLE FERTILIZER
      4# ORGANIC BINDER

I. MULCH
  1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
  2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

J. CLEAN UP
  1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

K. INSPECTION AND ACCEPTANCE
  1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
  2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
  3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

L. LANDSCAPE MAINTENANCE
  1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
  2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
  3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

M. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
  1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
  2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

N. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

CAUTION NOTICE TO CONTRACTORS

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NOTE:

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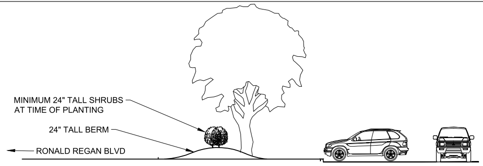
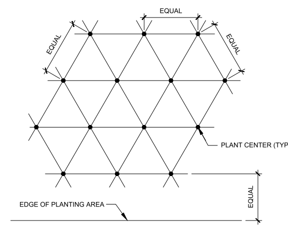


G — RONALD REAGAN BLVD SCREENING CROSS SECTION
SCALE: 1" = 10' - 0"



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

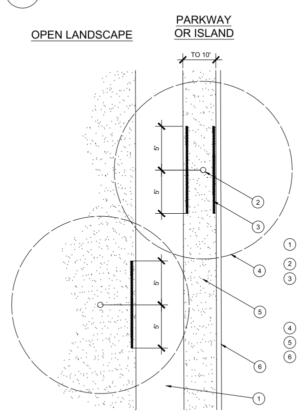
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA:
TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

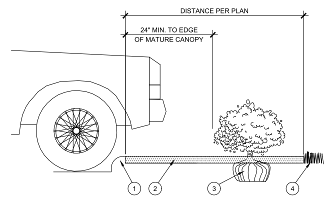
C — PLANT SPACING
SCALE: NTS



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

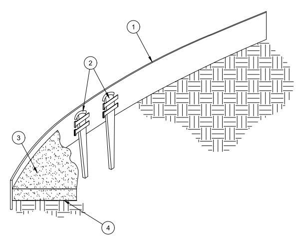
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

F — ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

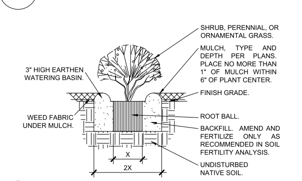
B — PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



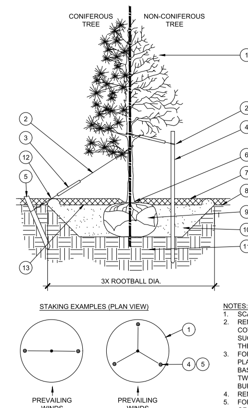
1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

E — STEEL EDGING
SCALE: NOT TO SCALE



D — SHRUB/GROUNDCOVER PLANTING
SCALE: NTS



1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A — TREE PLANTING
SCALE: NOT TO SCALE

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REGISTERED LANDSCAPE ARCHITECT — STEPHEN W. SALES — 3470 — STATE OF TEXAS
01/13/2026

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#	DATE	REVISION DESCRIPTION	BY

project no.	230–752	drawn by JK
date	2025–08–08	designed by JK
dwg.		approved by SS

PLANTING DETAILS AND SPECIFICATIONS

CHUY'S
RONALD REGAN & KAUFMAN LOOP
LEANDER, TEXAS 78628

NORTH

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

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MAJOR CORRIDOR PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	QP	Mexican White Oak / Quercus polymorpha REQUIRED TREE / MITIGATION TREE	CONT.	4" Cal	10
	QV	Live Oak / Quercus virginiana MITIGATION TREE	CONT.	4" Cal	12
	UC	Cedar Elm / Ulmus crassifolia MITIGATION TREE	CONT.	4" Cal	13

NOTE: ALL PROPOSED TREES ARE LARGE TREES / SHADE TREES AS DEFINED BY THE GROW GREEN GUIDE

SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	HP	Red Yucca / Hesperaloe parviflora	5 gal	131
	AG	Rose Creek Abelia / Abelia grandiflora 'Rose Creek' Min. 24" tall at time of planting	5 gal	70
	LF	Compact Texas Sage / Leucophyllum frutescens 'Compacta' Min. 24" tall at time of planting	5 gal	34
	SG	Autumn Sage / Salvia Greggii "Furman's Red"	5 gal	199

GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	CD	Tif 419 Bermuda Grass / Cynodon dactylon `Tif 419` Tif 419 is a non-seeding Hybrid Grass	sod	20,865 sf
		DECOMPOSED GRANITE, 3" THICK LAYER COMPACTED OVER LANDSCAPE FABRIC (ANY APPROVED)		

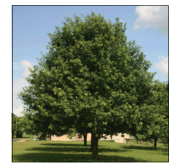
SEE SHEET LP-1 FOR LANDSCAPE CALCULATIONS

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

TREES


Dynamite Crape Myrtle


Mexican White Oak


Live Oak


Cedar Elm

SHRUBS


Red Yucca


Rose Creek Abelia

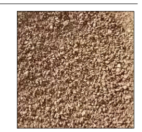

Compact Texas Sage


Autumn Sage

GROUNDCOVER


Tif419 Bermuda Grass


Hardwood Mulch


Decomposed Granite

A — RONALD REAGAN BLVD SCREENING CROSS SECTION
SCALE: 1" = 10' - 0"

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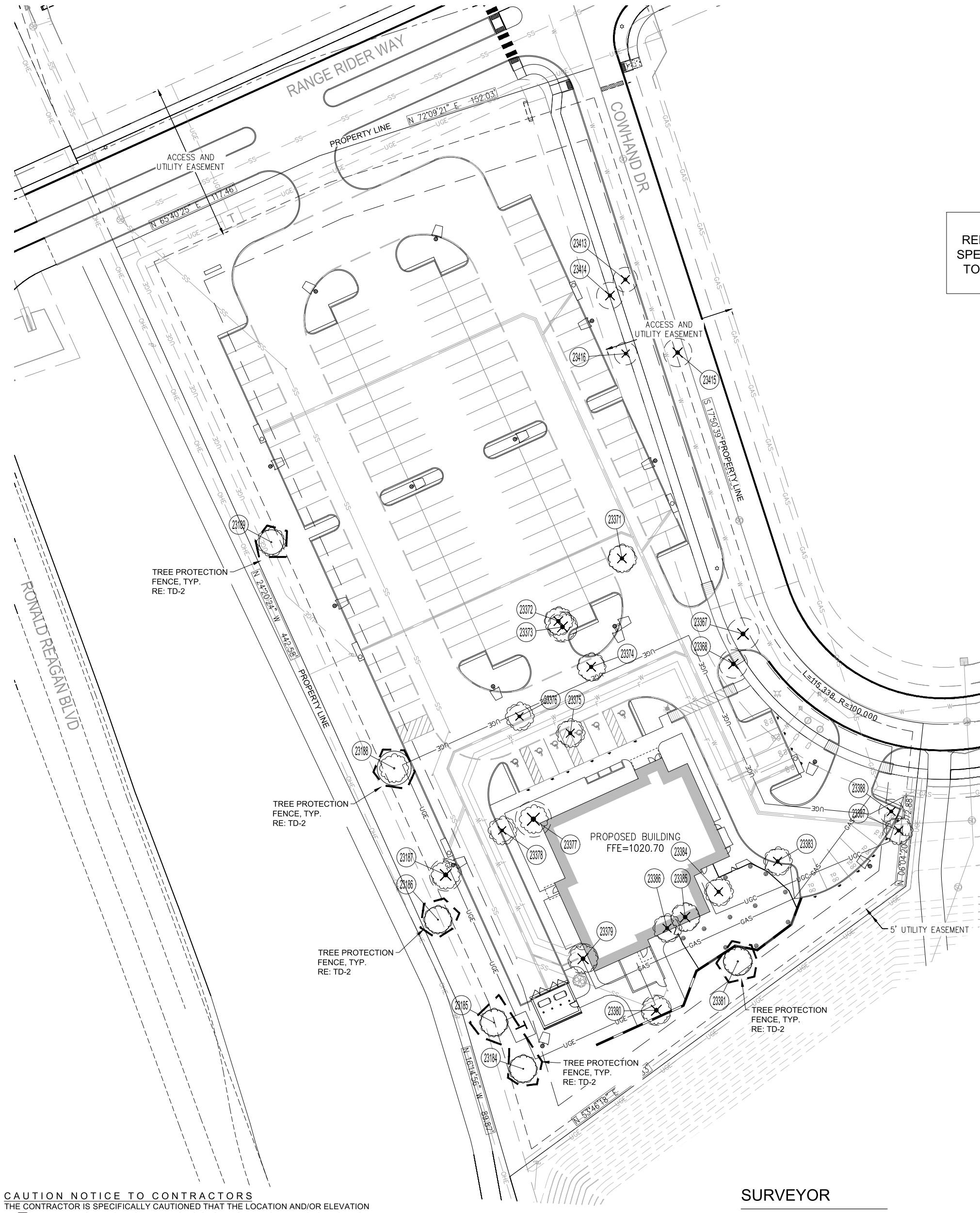
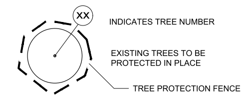
project no.	230-752
date	2025-08-08
dwg.	
drawn by	JK
designed by	JK
approved by	SS

MAJOR CORRIDOR STREETSCAPE PLAN

CHUY'S
RONALD REAGAN & KAUFMAN LOOP
LEANDER, TEXAS 78628



LEGEND



NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

TREE TABLE

POINT	DESCRIPTION	CALIPER INCH	REMOVED	PROTECTED	HERTIAGE	REMOVAL REASON
23184	OAK	14		14		
23185	OAK	14		14		
23186	OAK	14		14		
23187	OAK	17	17			
23188	OAK	18		18		
23189	OAK	13		13		
23367	OAK	17	17			EASEMENT
23368	OAK	15	15			EASEMENT
23371	OAK	14	14			
23372	OAK	14	14			
23373	OAK	16	16			
23374	OAK	14	14			
23375	OAK	13	13			
23376	OAK	12	12			
23377	OAK	14	14			
23378	OAK	12	12			
23379	OAK	16	16			
23380	OAK	16	16			
23381	OAK	15		15		
23383	OAK	13	13			
23384	OAK	13	13			
23385	OAK	15	15			
23386	OAK	13	13			
23387	OAK	13	13			GRADING
23388	OAK	13	13			GRADING
23413	OAK	13	13			EASEMENT
23414	OAK	14	14			EASEMENT
23415	OAK	15	15			EASEMENT
23416	OAK	12	12			EASEMENT

MIGITATION

TREE MITIGATION REQUIREMENT LOT 3:	TOTAL INCHES	INCHES REMOVED	MITIGATION	INCHES RETAINED
SIGNIFICANT TREES 8"-18" SUBDIVISION	29 TREES: 412	23 TREES: 324	118	88
SIGNIFICANT TREES 18"-26" SUBDIVISION	0 TREES: 0	0	0	0
HERITAGE TREES (2:1 REQUIRED) SUBDIVISION	0 TREES: 0	0	0	0
TOTAL INCHES OF TREES	29 TREES: 412	23 TREES: 324	118	88

TREE PROTECTION GENERAL NOTES

(A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
- (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
- (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
- (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.

(B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.

(C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.

(D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.

(E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.

(F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE COUNTY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.

(G) THE COUNTY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.

(H) IF, IN THE OPINION OF THE COUNTY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

NOTE:

A. 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 CONTRACTORS RESPONSIBILITY TO VERY WITH CITY STAFF SHOULD ANY INCONSISTENCY EXIST WITHIN AN APPROVED PLAN SET. NO IN-FIELD CHANGES ARE MADE TO THE APPROVED PLANS, NO EXCEPTIONS.

CAUTION NOTICE TO CONTRACTORS

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SURVEYOR

SITE SURVEY & TREE LOCATIONS:

Calson, Brigance & Doering, Inc.
License #: 10024900
Contact information:
512-280-5160

THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
5600 S. QUEBEC STREET, SUITE 325C, GREENWOOD VILLAGE, COLORADO 80111
TEL: 719.536.3180 www.DimensionGroup.com

REGISTERED LANDSCAPE ARCHITECT STEPHEN W. SALES 3470 STATE OF TEXAS
01/13/2026

National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING · IRRIGATION DESIGN

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#	DATE	REVISION DESCRIPTION	BY

drawn by JK
designed by JK
approved by SS
project no. 230-752
date 2025-08-08
dwg.

TREE DISPOSITION PLAN

CHUY'S
RONALD REGAN & KAUFMAN LOOP
LEANDER, TEXAS 78628

TREE PROTECTION SPECIFICATIONS

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
   a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
   b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
   c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
   d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
   e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
   f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

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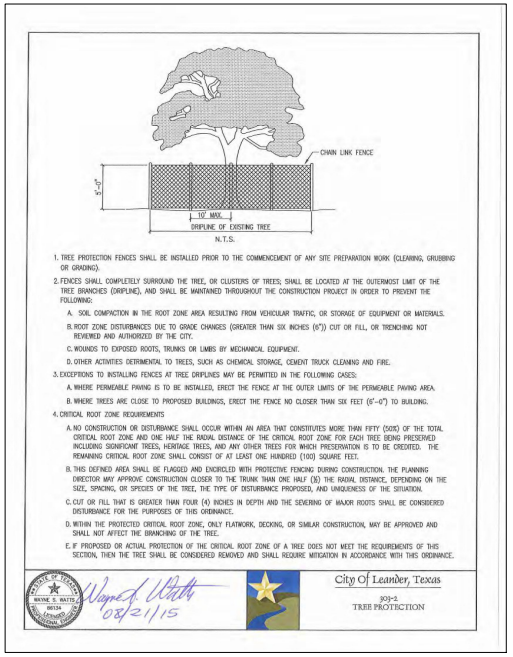

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THE DIMENSION GROUP
ARCHITECTURE · CIVIL ENGINEERING · MEP ENGINEERING
5600 S. QUEBEC ST. SUITE 110C, GREENWOOD VILLAGE, COLORADO 80111
TEL. 719.836.9180 www.thedimensiongroup.com

STEPHEN W. RAITS
REGISTERED LANDSCAPE ARCHITECT
2470
STATE OF TEXAS
01/13/2026

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#	DATE	REVISION DESCRIPTION	BY

project no.	230-752
date	2025-08-08
dwg.	
drawn by	JK
designed by	JK
approved by	SS

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EVERGREEN DESIGN GROUP
303.670.0630
www.evergreendesigngroup.com

TREE DISPOSITION SPECIFICATIONS AND DETAILS

CHUY'S
RONALD REGAN & KAUFMAN LOOP
LEANDER, TEXAS 78628

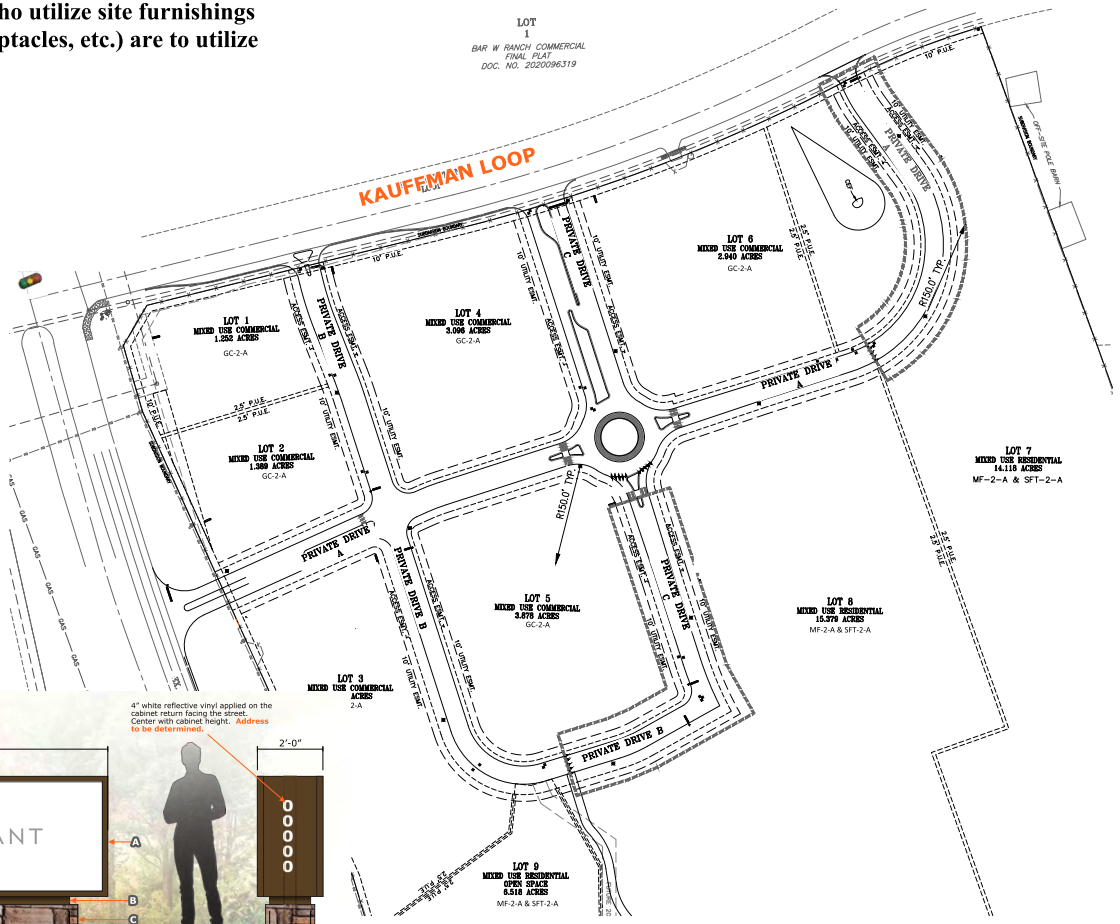
SHEET
29 OF 31

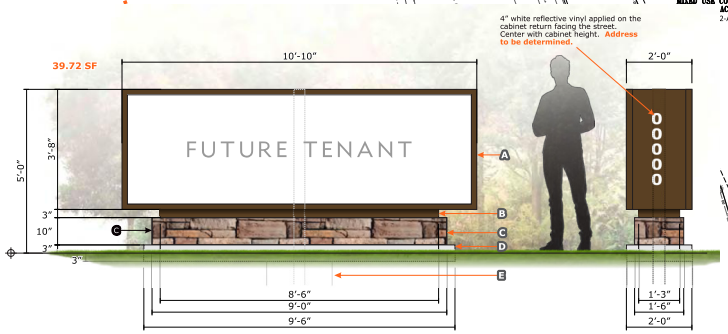
Bar W East - Master Architectural Plan for Commercial Users

PLAN SITE PLAN

1″ = 185′-0″

1. All Commercial land users who utilize site furnishings (benches, bike racks, trash receptacles, etc.) are to utilize bronze colored furnishings.





2. All Commercial land users who construct a monument sign are to utilize a design with masonry facade and bronze side panels

3. All Commercial land users who construct site lighting are to utilize bronze site lighting poles and fixtures

Job Name:

BARSHOP&OLES COMPANY

VILLAGE AT BAR W RANCH

Client: Barshop & Olkes
Location: Leander, TX

Revisions (M/D/Y)-(initials): desc.

Bar W East

Master Architectural Plan for Commercial Users

30 OF 31

EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONTROL AND CONSTRUCTION JOINTS AS REQUIRED BY PRODUCT MANUFACTURER'S BOTH VERTICAL AND HORIZONTAL. PREFERRED LOCATIONS ARE TO ALIGN WITH WINDOWS, DOORS, AND CHANGES IN MATERIALS.
2. REFER TO SHEET A604 - FINISH SCEHDULES, FOR FINISHES AND MATERIALS

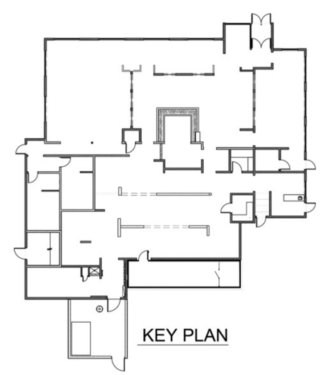
1 NORTHWEST ELEVATION (KAUFFMAN LOOP)
SCALE: 1/4" = 1'-0"

DESIGN FEATURES

1. VERIED ROOF HEIGHTS
2. OFFSET ENTRY TOWER
3. FAUX HURRICANE SHUTTERS
4. EMBELLISHED CORNICE DESIGN
5. AWNINGS AT ENTRIES
6. SLOPED ROOF WITH CORRUGATED METAL
7. EXTERIOR PATIO / DINING
8. DECORATIVE TILE AT ENTRY TOWER
9. SITE LIGHT POLES TO BE DARK BRONZE FINISH

MATERIAL LEGEND

MATERIAL - FCB-02 - CEMENTITIOUS ASSEMBLY PAINT - PT-5 - SHERWIN WILLIAMS DYNAMIC BLUE SW 6958	MATERIAL - STC-01 - STUCCO PAINT - PT-2 - SHERWIN WILLIAMS LUSTY RED SW 6863
MATERIAL - STC-01 - STUCCO PAINT - PT-9 - SHERWIN WILLIAMS JAZZ AGE CORAL SW 0058	MATERIAL - BRK-01 - ACME BRICK THIN BRICK - ALBASTER PAINT - PT-1 - SHERWIN WILLIAMS BLUEBLOOD SW 6966
MATERIAL - STC-01 - STUCCO PAINT - PT-4 - SHERWIN WILLIAMS NAVEL SW 6887	MATERIAL - FCB-02 - CEMENTITIOUS ASSEMBLY PAINT - PT-6 - SHERWIN WILLIAMS OVERT GREEN SW 6718
MATERIAL - CP-01 - TIERRA Y FUEGO CONCRETE PAVER TILE	MATERIAL - CP-01 - TIERRA Y FUEGO CONCRETE PAVER TILE
MATERIAL - BRK-02 - ACME BRICK THIN BRICK - KENILWORTH	MATERIAL - MT-02 - MCELROY METAL METAL ROOFING COLOR: CITYSCAPE



KEY PLAN

THE DIMENSION GROUP
ARCHITECTURE CIVIL ENGINEERING MEP ENGINEERING
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214-343-9400 www.dimensiongroup.com

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PROJECT NAME
CHUY'S TEX MEX - LEANDER
450 KAUFFMAN LOOP
LEANDER, TX 78628

REVISION RECORD

No.	DATE	REVISION DESCRIPTION
1	12.04.25	CITY COMMENTS

DRAWN: APPROVED:

PROJECT NUMBER
230-752

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

PRINTED BY: AGEE
DRAWING NAME: A201 - EXTERIOR ELEVATIONS - COLOR.DWG PRINT DATE: Dec 04, 2025 - 4:25pm

ATTACHMENT "G"
OPERATION AND MAINTENANCE PLAN
BAR W RANCH EAST MIXED USE

PROJECT DESCRIPTION

Bar W Ranch East Mixed Use is a 51.474-acre tract of land located in the city limits of Leaner and Williamson County. It is a development of six commercial lots, two mixed use residential lots and one open space lot. This project will utilize one partial sedimentation-filtration pond for the entire site. The property is in the South Fork San Gabriel Watershed and is in a portion the Edward's Aquifer Recharge Zone and Contributing Zone.

PEST MANAGEMENT

The following Integrated Pest Management plan for Bar W Ranch East Mixed Use will assume that primary pests of concern will be Aphids, Beetles, Beneficial Insects, Caterpillars, Fertilizing Recommendations, Fire Ants, Fleas, Galls, Hiring a Landscaping Professional, Landscaping, Lawn Care, Lawn Problems, Mosquitos, Poison Ivy, Pruning, Spider Mites, Product Ratings, Scale, Snails, Stink Bugs, and Weeks. The anticipated pest problems have been derived from the type of pests that typically inhabit subdivisions and developments within local proximity to the project.

Non-toxic and less persistent control products should be employed in controlling pests before more persistent products are considered. More persistent control products should only be used after all other tactics have been employed. It is advisable to utilize a pest control professional, familiar with the IPM approaches, before resorting to highly toxic and persistent chemicals. Regularly scheduled pesticide applications are not considered to be part of the Integrated Pest management.

Sand Filter System

Regular, routine maintenance is essential to effective, long-lasting performance of sand filters. Neglect or failure to service the filters on a regular basis will lead to poor performance and eventual costly repairs. It is recommended that sand filter BMPs be inspected on a quarterly basis and after large storms for the first year of operation. This intensive monitoring is intended to ensure proper operation and provide maintenance personnel with a feel for the operational characteristics of the filter. Subsequent inspections can be limited to semi-annually or more often if deemed necessary (Young et al., 1996).

Certain construction and maintenance practices are essential to efficient operation of the filter. The biggest threat to any filtering system is exposure to heavy sediment loads that clog the filter media. Construction within the watershed should be complete prior to minimize sediment loads. Runoff from any unstabilized construction areas should be treated via a separate sediment system that bypasses the filter media.

Another important consideration in constructing the filter bed is to ensure that the top of the media is completely level. The filter design is based on the use of the entire filter media surface area; a sloped filter surface would result in disproportionate use of the filter media.

Other recommended maintenance guidelines include:

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

· ***Sediment Removal.*** Remove sediment from the inlet structure and sedimentation chamber when sediment buildup reaches a depth of 6 inches or when the proper functioning of inlet and outlet structures is impaired. Sediment should be cleared from the inlet structure at least every year and from the sedimentation basin at least every 5 years.

· ***Media Replacement.*** Maintenance of the filter media is necessary when the draw-down time exceeds 48 hours. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. Any discolored sand should also be removed and replaced. In filters that have been regularly maintained, this should be limited to the top 2 to 3 inches.

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

· ***Filter Underdrain.*** Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time.

· ***Mowing.*** Grass areas in and around sand filters must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. Vegetation on the pond embankments should be mowed as appropriate to prevent the establishment of woody vegetation.

ATTACHMENT "G" (cont.)
OPERATION AND MAINTENANCE PLAN
BAR W RANCH EAST MIXED USE

DEVELOPER CONTACT INFORMATION

Bar W East Commercial, LTD.
901 S. Mopac Expressway, Suite 550
Austin, TX 78746

Dan Wheat
Developer / Owner Signature

10/21/24
Date

Vice President, B&O Bar W East G.P. LLC., General Partner of Bar W East Commercial, LTD.

ATTACHMENT "G" (cont.)
INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN
BAR W RANCH EAST MIXED USE

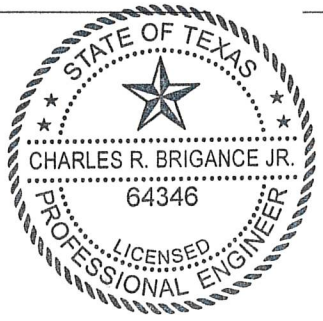
MAINTENANCE SCHEDULE	
ITEM:	**SCHEDULE OF WORK:**
MOWING	TWICE A YEAR OR WHEN VEGETATION REACHES 18 INCHES HIGH
INSPECTIONS	ONCE EVERY SIX MONTHS
DEBRIS AND LITTER REMOVAL	REMOVE EVERYTIME MOWING OCCURS
EROSION CONTROL	SCHEDULE WORK UPON DISCOVERY
NUISANCE CONTROL	SCHEDULE WORK UPON DISCOVERY
STRUCTURAL REPAIRS	SCHEDULE WORK UPON DISCOVERY
SEDIMENT REMOVAL	UPON 20% OF VOLUME BUILD UP OR EVERY 20 YEARS.
HARVESTING	SCHEDULE WORK UPON DISCOVERY

Inspections shall be documented in a report and the Owner is responsible for keeping this report at their office and will be available to TCEQ upon request.

The Inspection, Maintenance, Repair and Retrofit Plan follows the RG-348 Guidance.

Engineer Signature/Seal

4/7/2025
Date



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

ATTACHMENT "G" (cont.)
INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN
BAR W RANCH EAST MIXED USE

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901 S. Mopac Expressway, Suite 550
Austin, TX 78746

Developer / Owner Signature

12-3-2024
Date

PERMANENT STORMWATER SECTION

ATTACHMENT "I"

This project is served by a water quality wet basin located downstream of the site built with the Bar W Ranch East Mixed Use project. The proposed facilities controlling the resulting run-off have been designed with measures to minimize stream bank erosion at the point of discharge to the adjacent stream. The outfall from the water quality facility is equipped with large dump rock which will slow down the stormwater discharge velocities, thus stopping the undermining of soil and sediment transport in the stream.

VII

AGENT AUTHORIZATION FORM

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

I Bobbie Keithley,
Print Name

Vice President, B*O Bar W East GP, LLC, General Partner,
Title - Owner/President/Other

of Bar W East Commercial, LTD.,
Corporation/Partnership/Entity Name

have authorized Lee A. Whited, P.E.
Print Name of Agent/Engineer

of Carlson, Brigance & Doering, Inc.
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Robbie Keithley
Applicant's Signature

1/28/26
Date

THE STATE OF TEXAS §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Robbie Keithley 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 28 day of January, 2026.

GEORGIA MORELAND
Notary Public, State of Texas
Comm. Expires 12-04-2029
Notary ID 135542214

NOTARY PUBLIC

Georgia Moreland
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 12/04/2029

VIII

APPLICATION FEE FORM

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Chuys Tex-Mex Bar W East Commercial
Regulated Entity Location: SE corner of Ronald Reagan Blvd. & Kauffman Loop
Name of Customer: Bar W East Commercial, LTD.
Contact Person: Lee A. Whited, P.E. Phone: (512) 280-5160
Customer Reference Number (if issued):CN 606357127
Regulated Entity Reference Number (if issued):RN 112154331
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	2.905 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: Robbie Kirkley Date: 1/28/26

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

IX

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 606357127		**RN 112154331**

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:*

Bar W East Commercial, Ltd.

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0804580343	32084729691		

11. Type of Customer: ☐ Corporation ☐ Individual Partnership: ☐ General ☒ Limited

Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees

☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?

☐ **Yes** ☐ **No**

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

☐ Owner ☒ Operator ☐ Owner & Operator ☐ Other:
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant

15. Mailing Address:							
	901 S. Mopac Expressway, Suite 550						
	City	Austin	**State**	TX	**ZIP**	78746	**ZIP + 4**

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	rkeithley@barshop-oles.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 477-1212		( ) -

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.)*

Chuy's Tex-Mex Bar W East Commercial

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	2873 Cowhand Drive							
	City	Georgetown	**State**	TX	**ZIP**	78628	**ZIP + 4**	7862
24. County	Williamson							

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

25. Description to Physical Location:	2873 Cowhand Drive				
26. Nearest City			**State**	**Nearest ZIP Code**	
Georgetown			TX	78628	
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:	30.62853056		**28. Longitude (W) In Decimal:**	97.82484722	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	37	42.71	97	49	29.45

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)
1521		236115	236116

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

Land development.

34. Mailing Address:	**901 S. Mopac Expressway, Suite 550**							
	City	**Austin**	**State**	**TX**	**ZIP**	**78746**	**ZIP + 4**	
35. E-Mail Address:	**rkeithley@barshop-oles.com**							

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(512) 477-1212		( ) -

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:	Lee A. Whited, P.E.	**41. Title:**	Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 280-5160		**( ) -**	lee@cbdeng.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:	Carlson, Brigance & Doering, Inc.	**Job Title:**	Engineer
Name *(In Print):*	Lee A. Whited, P.E.	**Phone:**	**(** 512 **)** 280- **5160**
Signature:		**Date:**	2-4-26

X

APPROVAL LETTER OF WPAP PREVIOUSLY APPROVED FOR THIS SITE

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 25,2025

Dan Wheat
Bar W East Commercial, LTD
901 South Mopac Expressway, Suite 550
Austin, Texas 78746-5776

Re: Approval of a Water Pollution Abatement Plan (WPAP) and Approval of an Organized Sewage Collection System (SCS) Plan
Bar W Ranch East Mixed Use; Located Southeast of Kauffman Loop and Ronald Regan Blvd.; Leander, Williamson County, Texas
Edwards Aquifer Protection Program ID: 11004349 and 11004350, Regulated Entity No. RN112154331

Dear Dan Wheat:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the applications for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Carlson, Brigance & Doering, Inc. on behalf of the applicant, Bar W East Commercial, LTD, on February 24, 2025. Final review of the applications was completed after additional material was received on April 16, 2025 and April 23, 2025.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213 and Chapter §217. The permanent best management practices (BMPs), engineering design report, technical specifications and final design plans 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 hereby **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.

PROJECT DESCRIPTION

WPAP DESCRIPTION

The proposed mixed use (commercial and residential) project will have an area of approximately 51.48 acres. The project will include 6 lots for commercial development and 3 lots for residential development, drives and associated appurtenances. The impervious cover will be 38.86 acres (75.5 percent). The off-site impervious cover that is included in the 38.86 acres is 0.65 acres.

SCS DESCRIPTION

The proposed sewage collection system will provide disposal service for a mixed use (commercial and residential) development. The system includes gravity lines, a force main and other appurtenances necessary for conveying wastewater to a treatment plant. The proposed SCS includes the lines listed in the table below:

Pipe Diameter (inches)	Linear Feet	Pipe Material	Specifications
12	1,056	PVC SDR 26	ASTM D3034
8	134	PVC SDR 26	ASTM D3034
6	53	PVC DR 18	ASTM D3034
4	347	PVC SDR 26	ASTM D2241
Total Linear Feet	1,590		

TREATMENT FACILITY

The system will be connected to an existing City of Leander Wastewater Line for conveyance to the City of Liberty Hill Wastewater Treatment Plant for treatment and disposal. **The proposed system shall be connected for conveyance prior to use of the development.** The project will conform to all applicable codes, ordinances, and requirements of the City of Leander.

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 new wet basin designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 33,824 pounds of TSS generated from the 38.86 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.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, the surficial unit of the site is the Edwards Limestone (Ked). One sensitive feature (sinkhole F-1) was identified in the GA. The project will meet the required setbacks to the feature as illustrated on the site plan. No regulated activities (such as construction or soil disturbing activities) will take place within the natural buffer. The site assessment conducted on March 31, 2025, by TCEQ staff determined the site to be generally as described by the GA.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and technical specifications contained 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, Water Quality) 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. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the plan holder must submit to the EAPP proof of recordation of notice in the county deed records, with the volume and page number(s) of the county record. A description of the property boundaries shall be included in the deed recordation in the county deed records. TCEQ form, Deed Recordation Affidavit (TCEQ-0625), may be used.

4. 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.

5. 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.

6. 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.

7. 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 or gravel. 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.

During Construction:

8. This approval does not authorize the installation of temporary or permanent aboveground storage tanks on this project that will have a total storage capacity of 500 gallons or more of static hydrocarbons or hazardous substances without prior approval of an Aboveground Storage Tank facility application.

9. If any sensitive feature is encountered during construction, replacement, or rehabilitation on this project, all regulated activities must be **immediately** suspended near it and notification must be made to TCEQ EAPP staff. Temporary BMPs must be installed and maintained to protect the feature from pollution and contamination. 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.

10. All water wells, including injection, dewatering, and monitoring wells shall be identified in the geologic assessment and must be in compliance with the requirements of the Texas Department of Licensing and Regulation 16 TAC Chapter §76 and all other locally applicable rules, as appropriate.

11. 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.

12. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.

13. 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.

14. 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>

15. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE **must certify** in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.

16. 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.

17. No part of the organized sewage collection system may be used as a sewage holding tank, as defined in 30 TAC §213.3 (excluding lift stations), over the Edwards Aquifer recharge zone.

18. A Texas licensed PE **must certify** in writing that the new sewage collection system (including force mains) has passed all required testing. The certification shall be submitted to the EAPP within 30 days of test completion and prior to the new sewage collection system being put into service.

19. A Texas licensed PE **must certify** subsequent testing required every five years of the existing sewage collection system after being put into use to determine types and locations of structural damage and defects such as offsets, open joints, or cracked or crushed lines that would allow exfiltration to occur. The test results must be retained by the plan holder for five years and made available to the executive director upon request.

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 Bob Castro, P.E., of the Edwards Aquifer Protection Program at 512-239-6992 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/rbc

cc: Patrick Sullivan, P.E. Carlson, Brigance & Doering, Inc.