BLUELINE BAGDAD
CONTRIBUTING ZONE PLAN

Submitted to:

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
12100 Park 35 Circle, Bldg. A, Rm 179
Austin TX 78753

Submitted by / Agent:

Eli Engineering, PLLC
700 Theresa Cove
Cedar Park, TX 78613
Office: (512) 658-8095
Attn: Gary Eli Jones, P.E.

Owner / Applicant:

DREAM VALUE BAGDAD, LLC
12965 CORDELLERA LANE
FRISCO, TX 75035
Voice: 732-648-6944
Attn: Mr. Kiran Vallurupalli

10/27/2023

Registration No. F-17877

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: Bagdad Blueline Site Plan						**2. Regulated Entity No.:**			
3. Customer Name: DREAM VALUE @ BAGDAD LLC						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		3.569 Ac	
9. Application Fee:	$4,000		**10. Permanent BMP(s):**			Batch Detention			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watersheds:**			Block House Creek			

Application Distribution

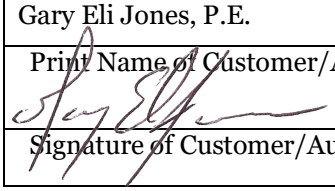
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	___
Region (1 req.)	___	___	___
County(ies)	___	___	___
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 _X_Cedar Park ___Florence ___Georgetown ___Jerrell ___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. Gary Eli Jones, P.E. Print Name of Customer/Authorized Agent
 **10/12/2023** Signature of Customer/Authorized Agent Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

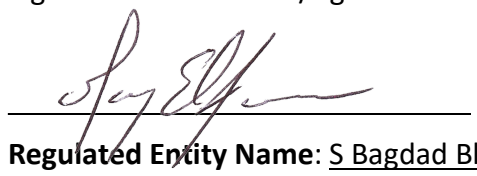
Signature

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

Print Name of Customer/Agent: Gary Eli Jones, P.E.

Date: 10/12/2023

Signature of Customer/Agent:



Regulated Entity Name: S Bagdad Blueline

Project Information

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

   Contact Person: SREEKIRAN VALLURUPALLI
   Entity: Dream Value @ Bagdad, LLC
   Mailing Address: 12965 Cordellera Lane
   City, State: Frisco, TX Zip: 75035
   Telephone: 732-648-6944 Fax: N/A
   Email Address: kiran@dreamvalueventures.com

5. Agent/Representative (If any):

Contact Person: Gary Eli Jones, P.E.
Entity: Eli Engineeing, PLLC
Mailing Address: 700 Theresa Cove
City, State: Cedar Park, TX Zip: 78613
Telephone: 512-658-8095 Fax: N/A
Email Address: gejtexas@gmail.com

6. Project Location:

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

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

SE corner of S Bagdad Road and Blueline Drive.

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

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

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

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

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

11. Existing project site conditions are noted below:

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

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

12. The type of project is:

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

13. Total project area (size of site): 3.36 Acres

Total disturbed area: 2.69 Acres

14. Estimated projected population: 24 quadplex or 96 total residential units

15. The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	38,300	÷ 43,560 =	0.88
Parking	86,749	÷ 43,560 =	1.99
Other paved surfaces	0	÷ 43,560 =	0
Total Impervious Cover	125,049	÷ 43,560 =	2.87

Total Impervious Cover 2.87 **÷ Total Acreage** 3.57 **X 100 =** 80**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

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

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 30'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM Map / 48491C0461F Eff. 12/20/2019.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

    ☐ **Attachment I - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.

    ☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.

    ☒ The site will not be used for multi-family residential developments, schools, or small business sites.

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

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

    ☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.

    ☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

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

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

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

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

    ☒ N/A

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

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

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☐ N/A

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

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

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

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

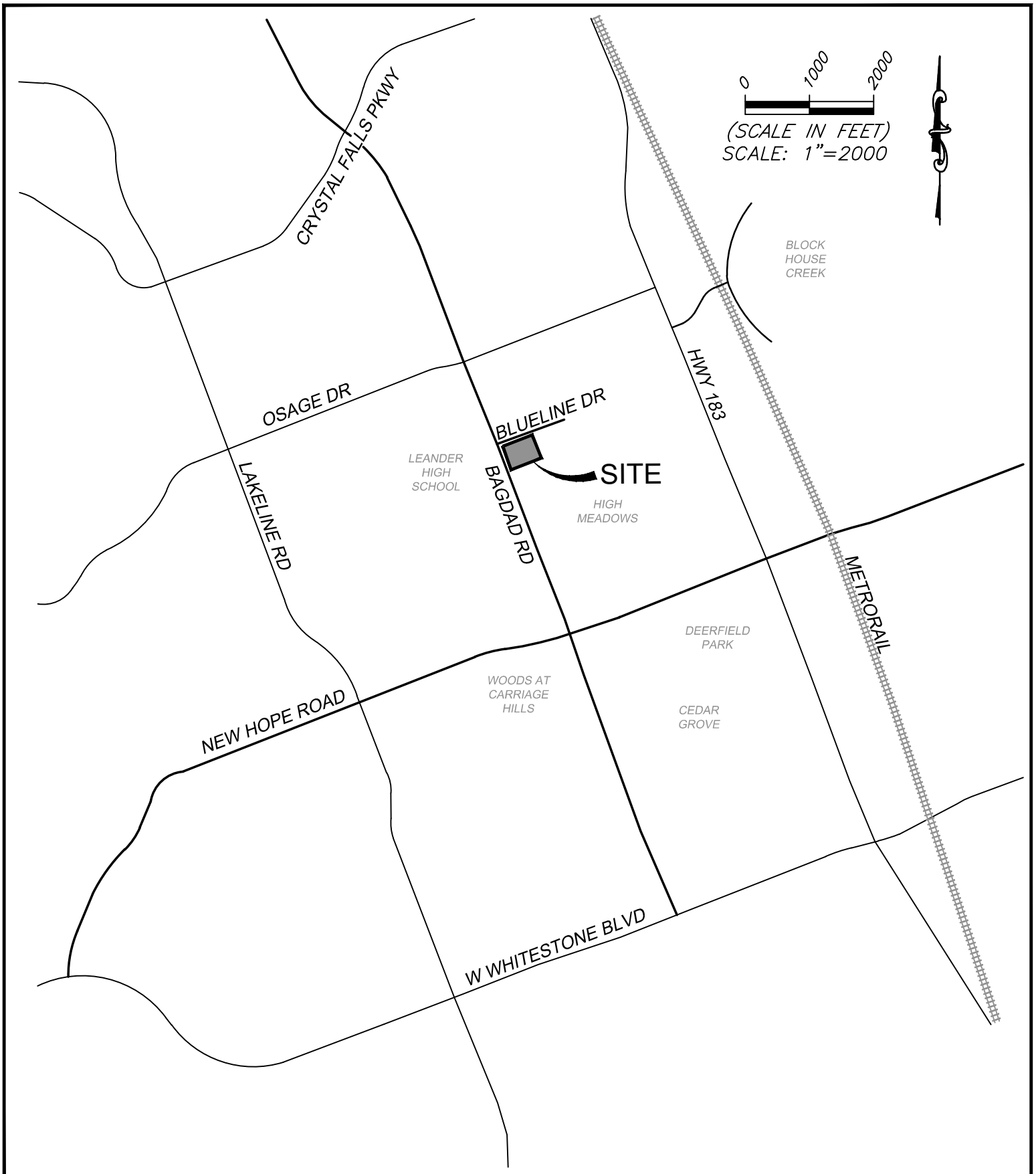
Administrative Information

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

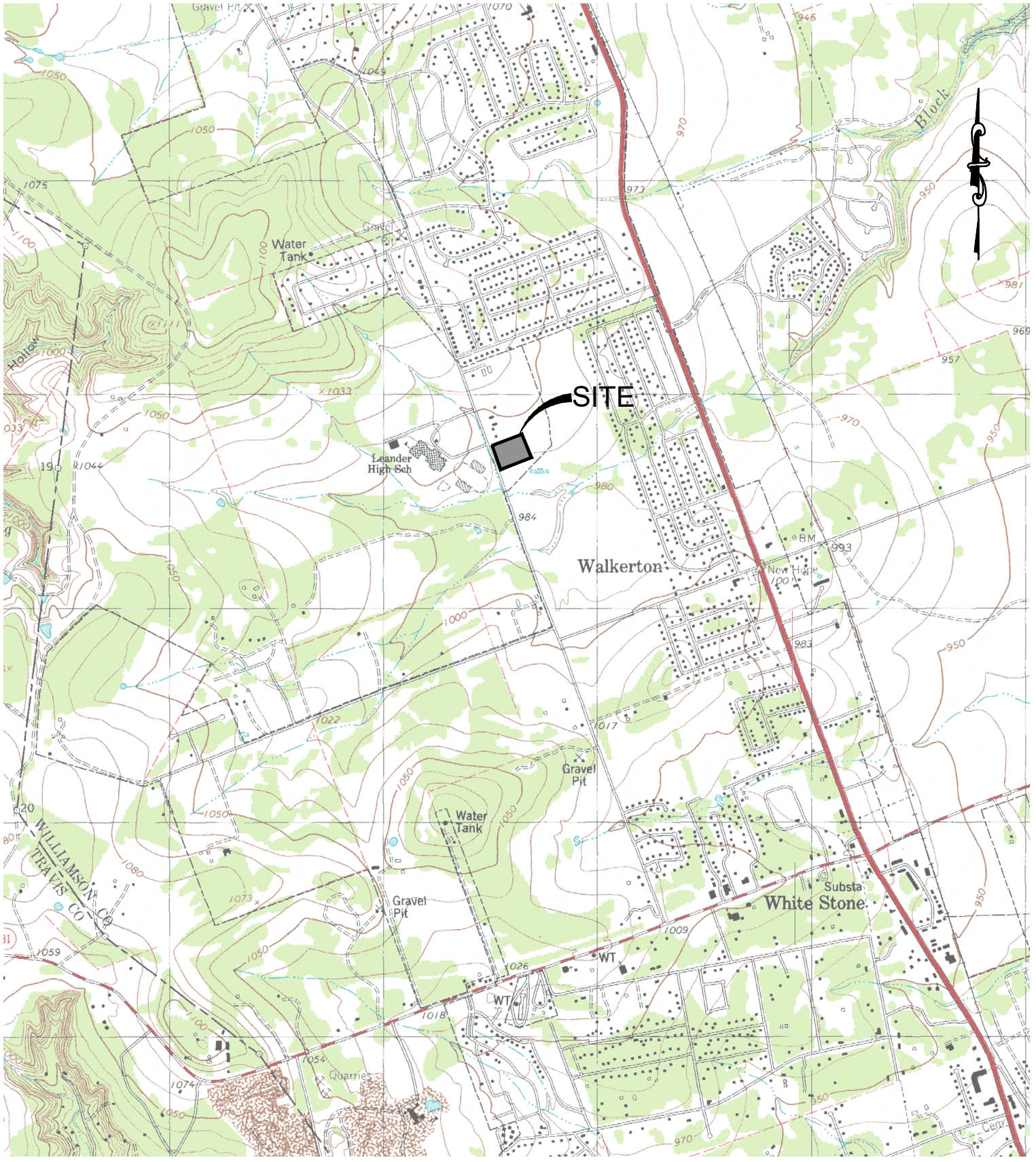
62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

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

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



ATTACHMENT 'A' ROAD MAP	SOUTH BAGDAD BLUELINE	SHEET 1 of 1	ELI ENGINEERING



(SCALE IN FEET)
SCALE: 1"=2000

ATTACHMENT 'B' USGS QUAD MAP	SOUTH BAGDAD BLUELINE	SHEET 1 of 1	ELI ENGINEERING

ELI ENGINEERING
Firm # 17877

January 26, 2024

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Bagdad Blueline
Contributing Zone Plan Permit
Attachment C-Project Narrative

To Whom It May Concern:

Eli Engineering, PLLC is pleased to submit this Project Narrative accompanying the Contributing Zone application for the Bagdad Blueline project. This project, located at the SE intersection of S Bagdad Road and Blueline Drive in the Leander city limits. The property is currently four (4) separate lots with three (3) platting in 1986 and the fourth platted in 2008. All four (4) lots will be replatted into one single lot. The project consists of five (5) buildings comprising a total of 38,300 SF of office/retail uses with associated parking, paving, building, sidewalk, drainage, and utility improvements, all to be completed in one phase.

The site is currently vacant, undeveloped property. The project is located inside of the Edwards Aquifer Contributing Zone, and is part of a common development larger than 5 acres which will require a Contributing Zone Plan (CZP) to be submitted to TCEQ. City of Leander water and wastewater exists along the property frontage. Pedernales Electric Cooperative (PEC) will provide electric service to the property. The entire property drains to the south boundary. There is practically no concentrated flows leaving the property. Drainage from the site will be routed to a batch detention pond in the SE corner of the property. The outlet will be distributed along the south property line and released as sheet flow through 236 LF of 30” diameter HDPE pipe with 2” diameter holes drilled in the pipe at 5-ft intervals. For 100 year flows there will also be 6” pop emitters spaced along the 30-inch pipe to provide additional capacity for the release. The water quality volume will be below grade and a sump pump used to drain the water quality after the requisite 12-hour hold time for batch detention. The total impervious cover for the site is 2.92 ac (82%). A 0.133 ac portion of the property that does not flow to the batch detention pond will be treated via a vegetative buffer for the 0.064 acres of impervious cover in that drainage area. The 56 pounds of pollutants treated by the vegetative buffer is subtracted from the Total Project Lm (2,542 lbs)

required to get a total Lm Desired to be treated of 2486 lbs. There is another 0.30 acres of the total 3.57 acre property that also is not routed to the batch pond. That area has 0.046 acres of impervious cover that is released untreated and compensated for in the area that does drain to the batch detention pond. As a result, the 2486 lbs required to be treated results in a total 14,992 CF of water quality volume required for the site. The proposed pond provides 15,027 CF of storage for water quality in the SE corner pond. Full details of the calculations and proposed pond is included in the Site Plan Construction set.

If you have any questions or need further assistance, please call me at 512-658-8095.

Sincerely,

1/26/2024

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

January 26, 2024

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Bagdad Blueline
Contributing Zone Plan Permit
Attachment D-Factors Affecting Surface Water Quality

To Whom It May Concern:

The proposed 3.57 acre property includes proposed impervious cover of 82% when fully developed. The majority of the site (3.14 acres) is routed to a batch detention pond in the SE corner of the property. The proposed outlet for the pond will be 286 LF of 30" perforated pipe along the south property line. This 30" pipe will also be covered in a washed gravel to further dissipate any velocities that could be generated from the release. Both detention and water quality will be released through this pipe as sheet flow on to the adjacent property. A small portion of the perimeter will be treated by a vegetative buffer and another small portion of the perimeter will flow to the drainage ditch in Bagdad Road untreated and over compensated for in the batch detention pond.

If you have any questions or need further assistance, please call me at 512-658-8095.

Sincerely,

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

January 26, 2024

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Bagdad Blueline
Attachment E-Volume and Character of Stormwater

To Whom It May Concern:

The development of the site will Change the volume and character of the stormwater from the site. The site is currently undeveloped with natural vegetation and predominantly cedar trees. The drainage area map is divided into two drainage areas to account for the total property. The proposed impervious cover on the site will be conveyed to a batch detention pond in the SE corner of the site. summary of existing and proposed flows at each analysis point may be seen below:

EXISTING

Analysis Point 1: Southern Property Line		
2 YR	11.70	CFS
10 YR	21.10	CFS
25 YR	27.42	CFS
100 YR	38.25	CFS

PROPOSED

Analysis Point 1				
	Existing Flows		Proposed Flows	
2 YR	11.70	CFS	11.62	CFS
10 YR	21.10	CFS	18.43	CFS
25 YR	27.50	CFS	24.80	CFS
100 YR	38.40	CFS	37.50	CFS
NOTE: ALL PROPOSED FLOWS LEAVING THE PROPERTY ARE LESS THAN OR EQUAL TO EXISTING CONDITION FLOWS				

If you have any questions or need further assistance, please contact me at 512-658-8095.

1/26/2024

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 27, 2023

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Bagdad Blueline
Contributing Zone Plan Permit
Attachment J-BMPs for Upgradient Stormwater

To Whom It May Concern:

There are no upgradient drainage areas draining onto the property.

If you have any questions or need further assistance, please contact me at 512-658-8095.

10/27/2023

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

January 26, 2024

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Bagdad Blueline
Contributing Zone Plan Permit
Attachment K-BMPs for On-site Stormwater

To Whom It May Concern:

The proposed BMP for new on-site impervious cover is a batch detention pond. This BMP has a TSS removal efficiency of 91%. The water quality volume for this project will be pumped using a grinder pump station with float controls for the operation of the pumps. The logic for the pumps is designed so that the drawdown time of each basin does not exceed 48 hours. Based on the TCEQ Spreadsheet, 80% of the total annual mass loading of total suspended solids generated by regulated activity on the site is 2,542 lbs. The BMP catchment area is 3.14 acres with 2.81 ac of impervious cover routed to the pond. A small 0.133 acre area with 0.064 acres of impervious cover is routed to a vegetative buffer along Bagdad Road. The vegetative buffer removes 56 lbs of pollutants. There is another small area along Bagdad frontage that will be released untreated and compensated in the batch detention pond. The TSS load removal from this catchment by the batch detention system is 2,486 lbs which results in a total volume required of 14,992 CF. The proposed water quality volume in the pond is 15,027 CF.

If you have any questions or need further assistance, please contact me at 512-658-8095.

1/26/2024

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 27, 2023

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Bagdad Blueline
Contributing Zone Plan Permit
Attachment L-BMP's for Surface Streams

To Whom It May Concern:

There are no BMP's or measures needed to prevent pollutants from entering surface streams on this project due to there not being surface streams on or adjacent to the property.

If you have any questions or need further assistance, please contact me at 512-658-8095.

10/27/2023

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 27, 2023

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Bagdad Blueline
Contributing Zone Plan Permit
Attachment M-Construction Plans

To Whom It May Concern:

Construction plans and design calculations for the proposed permanent BMP and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMP and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

If you have any questions or need further assistance, please contact me at 512-658-8095.

10/27/2023

Gary Eli Jones, P.E.
Authorized Agent

BAGDAD BLUELINE
SITE DEVELOPMENT PLANS
SD-23-0112
3004 S. BAGDAD RD.

PROJECT INFORMATION:

PROPERTY OWNER:
DREAM VALUE @ BAGDAD LLC
12965 CORDELLERA LANE
FRISCO, TX 75035
737-648-6944

ENGINEER AND AGENT:
GARY ELI JONES, P.E.
ELI ENGINEERING, INC.
700 THERESA COVE
CEDAR PARK, TX 78613
512-918-0819
GEJTEXAS@GMAIL.COM

SUBMITTAL DATE: 10/17/2023

SURVEYOR:
MATTHEW LEE TAYLOR, RPLS
LONE WOLF LAND SURVEYING, LLC
163 COOL WATER DRIVE
BASTROP, TX 78602
(512) 718-5868

LAND USE SUMMARY:
ZONING: LOCAL COMMERCIAL: LC-2-B
PROPOSED USE: RETAIL, MEDICAL OFFICE, DRIVE THROUGH RESTAURANT (TBD)

TOTAL ACREAGE: 3.57 AC

TOTAL IMPERVIOUS COVER: 2.93 Ac-127,549 SF (82.00%)
BUILDING IMPERVIOUS COVER: 38,360 SF (24.67%)

FUTURE LAND USE CATEGORY: MULTIUSE CORRIDOR

ASSOCIATED PROJECT NUMBER: AMENDED FINAL PLAT: FP-23-_____

LEGAL:
3.569 AC LOT 1, BLOCK D, BAGDAD COMMERCIAL PARK, LOTS 1-3, BLOCK C & BLUELINE PARK SUBDIVISION LOT 4, BLOCK A AMENDED FINAL PLAT RECORDED IN WILLIAMSON COUNTY, TEXAS DOCUMENT #:_____.

SITE REQUIRES SUBMITTAL TO TCEQ FOR EDWARDS AQUIFER CONTRIBUTING ZONE PERMIT. CALCULATIONS PER TCEW ARE INCLUDED IN THIS SITE PLAN AS WELL AS SUBMITTALS TO TCEQ. THE TCEQ APPROVAL LETTER IS REQUIRED TO BE SUBMITTED TO CITY PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PERMIT.

SITE MAP
SCALE= 1":2000'

SHEET INDEX

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

REVISION #	DESCRIPTION	APPROVAL

ROBIN GRIFFIN, AICP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES DATE

EMILY TRUMAN, PE, CFM, CITY ENGINEER DATE

MARK TUMMONS, CPRP, 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)."

THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

NO.	DATE	REVISION	BY
1			GEJ
2			GEJ

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Jan 15, 2024

ELI ENGINEERING
TBPELS FIRM No. 17977
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-350-3005
gejtexas@gmail.com

394 BAGDAD RD, LEANDER, TX 78641
BAGDAD BLUELINE
COVER SHEET

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME:
DATE:
DRAWN: ED
DESIGNED: ED

SHEET
1
OF
29

C:\Users\User\OneDrive\Clients\Gary Jones\City of Leander\Bagdad-Blueline\00.01-CAD\00.04-Sheets\C01-C05.dwg Jan 15, 24 8:29 am

2020.53.SDP

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 TERRADYE PROJECT NO: A231063. PAVEMENT RECOMMENDATIONS ARE AS FOLLOWS:
    a. SEEEN PAVEMENT RECOMMENDATIONS SHEET 4.
13. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CITY OF AUSTIN TRANSPORATION CRITERIA MANUAL, CITY OF LEANDER STANDARD DETAILS AND TEXAS DEPARTMENT OF TRANSPORTATION CRITERIA, SHALL BE SUBMITTED TO THE CITY OF LEANDER FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES. TRAFFIC CONTROL PLANS MUST BE SITE SPECIFIC AND SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
14. ALL LANE CLOSURES SHALL OCCUR ONLY BETWEEN THE HOURS OF 9 AM AND 4 PM UNLESS OTHERWISE NOTED ON THE PLANS. ANY NIGHT TIME LANE CLOSURES REQUIRE APPROVAL OF THE CITY ENGINEER AND SHALL OCCUR BETWEEN THE HOURS OF 8 PM AND 6 AM. LANE CLOSURES OBSERVED BY THE CITY DURING PEAK HOURS OF 6 AM TO 9 AM OR 4 PM TO 8 PM WILL BE SUBJECT TO A FINE AND/OR SUBSEQUENT ISSUANCE OF WORK STOPPAGE.
15. TEMPORARY ROCK CRUSHING IS NOT ALLOWED. ALL SOURCES OF FLEXIBLE BASE MATERIAL ARE REQUIRED TO BE APPROVED BY THE CITY. PRIOR TO BASE PLACEMENT ALL CURRENT TRIAXIAL TEST REPORTS FOR PROPOSED STOCK PILES ARE TO BE SUBMITTED TO THE CITY CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL.
16. AT ROAD INTERSECTIONS THAT HAVE A VALLEY GUTTER, THE CROWN TO THE INTERSECTING ROAD WILL BE CULMINATED AT A DISTANCE OF 40 FEET FROM THE INTERSECTING CURB LINE UNLESS OTHERWISE NOTED.
17. NO PONDING OF WATER SHALL BE ALLOWED TO COLLECT ON OR NEAR THE INTERSECTION OF PRIVATE DRIVEWAYS AND PUBLIC STREETS. RECONSTRUCTION OF THE DRIVEWAY APPROACH SHALL BE AT THE CONTRACTOR'S EXPENSE.
18. ALL DRIVEWAY APPROACHES SHALL HAVE A UNIFORM TWO PERCENT SLOPE WITHIN THE PUBLIC RIGHT OF WAY UNLESS APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT.
19. IMPROVEMENTS THAT INCLUDE RECONSTRUCTION OF AN EXISTING TYPE II DRIVEWAY SHALL BE DONE IN A MANNER WHICH RETAINS OPERATIONS OF NOT LESS THAN HALF OF THE DRVIEWAY TO REMAIN OPEN AT ALL TIMES. FULL CLOSURE OF SUCH DRIVEWAY CAN BE CONSIDERED WITH WRITTEN AUTHORIZATION OBTAINED BY THE CONTRACTOR FROM ALL PROPERTY OWNERS AND ACCESS EASEMENT RIGHT HOLDERS ALLOWING THE FULL CLOSURE OF THE DRIVEWAY.
20. CONTRACTOR MUST CLEAR FIVE (5) FEET BEYOND ALL PUBLIC RIGHT OF WAY TO PREVENT FUTURE VEGETATIVE GROWTH INTO THE SIDEWALK AREAS.
21. SLOPE OF NATURAL GROUND ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL NOT EXCEED 3:1 SLOPE. IF A 3:1 SLOPE IS NOT POSSIBLE, SLOPE PROTECTION OR RETAINING WALL MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE.
22. THERE SHALL BE NO WATER, WASTEWATER OR DRAINAGE APPURTENANCES, INCLUDING BUT NOT LIMITED TO VALVES, FITTINGS, METERS, CLEAN-OUTS, MANHOLES, OR VAULTS IN ANY DRIVEWAY, SIDEWALK, TRAFFIC OR PEDESTRIAN AREA.
23. PUBLIC SIDEWALKS SHALL NOT USE CURB INLETS AS PARTIAL WALKING SURFACE. SIDEWALKS SHALL NOT USE TRAFFIC CONTROL BOXES, METERS, CHECK VALVE VAULTS, COMMUNICATION VAULTS, OR OTHER BURIED OR PARTIALLY BURIED INFRASTRUCTURE AS A VEHICULAR OR PEDESTRIAN SURFACE.
24. ALL WET UTILITIES SHALL BE INSTALLED AND ALL DENSITIES MUST HAVE PASSED INSPECTION(S) PRIOR TO THE INSTALLATION OF DRY UTILITIES.
25. DRY UTILITIES SHALL BE INSTALLED AFTER SUBGRADE IS CUT AND BEFORE THE FIRST COURSE OF BASE. NO TRENCHING COMPACTED BASE. IF NECESSARY DRY UTILITIES INSTALLED AFTER FIRST COURSE BASE SHALL BE BORED ACROSS THE FULL WIDTH OF THE PUBLIC RIGHT-OF-WAY.
26. A MINIMUM OF SEVEN (7) DAYS OF CURE TIME IS REQUIRED FOR HMAC PRIOR TO THE INTRODUCTION OF VEHICULAR TRAFFIC TO ALL STREETS.

TRENCH SAFETY NOTES

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

GRADING NOTES

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

BENCHMARK NOTES

1. [PROVIDE LOCATION DESCRIPTION]

BENCHMARK POINTS		
PT #	NORTHING	EASTING
1	10168145.85	3078862.16
2	10168298.18	3079232.37
3	10167944.17	3079375.36
4	10167793.43	3079005.15

Texas Commission on Environmental Quality
Contributing Zone Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.
2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on-site.
3. No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
5. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.
7. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
8. All excavated material that will be stored on-site must have proper E&S controls.
9. If portions of the site will have a cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
10. The following records should be maintained and made available to the TCEQ upon request:
    - the dates when major grading activities occur;
    - the dates when construction activities temporarily or permanently cease on a portion of the site; and
    - the dates when stabilization measures are initiated.
11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
    A. any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
    B. any change in the nature or character of the regulated activity from that which was originally approved;
    C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or
    D. any development of land previously identified as undeveloped in the approved contributing zone plan.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

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

THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

NO.	DATE	REVISION	BY
1			GEJ
2			GEJ

GARY ELI JONES
79198
REGISTERED
PROFESSIONAL ENGINEER
Jan 15, 2024

ELI ENGINEERING
TBPELS FIRM No. 17977
gejtexas@gmail.com
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-585-3085

386 BAGDAD RD, LEANDER, TX 78641

BAGDAD BLUELINE

NOTES SHEET

DRAWING SCALE: HORIZ.=
VERT.=
SURVEYED:
FILE NAME:
DATE:
DRAWN: ED
DESIGNED: ED

SHEET 3 OF 29

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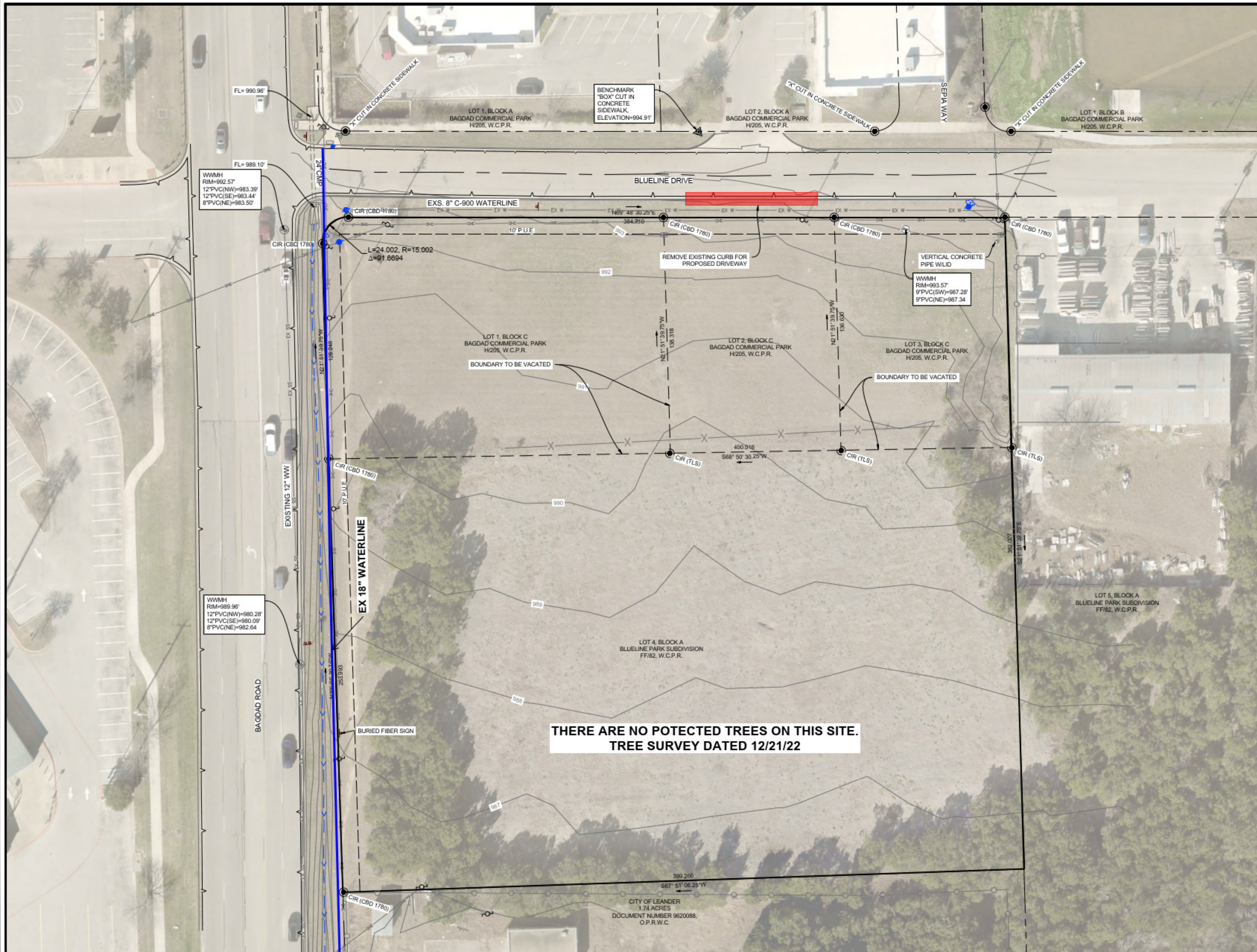
2022-03-BSP



LINEWORK LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- EX ST — EXS. STORM DRAIN LINE
- EX SS — EXS. WASTE WATER LINE
- OHE — EXS. OVERHEAD ELECTRICITY
- EX W — EXS. WATER LINE

SYMBOL LEGEND (EXISTING SERVICES)

= FIRE HYDRANT
= WATER VALVE
= IRRIGATION CONTROL VALVE
= WATER METER
= WATER MANHOLE
= BLOWOFF VALVE
= SANITARY MANHOLE
= STORM MANHOLE
= AREA/GRATE INLET
= FOUND IRON ROD
= BENCHMARK
= BOLLARD
= POWER POLE
= SERVICE POLE
= ELECTRIC BOX
= LIGHT POLE
= SIGN
= CABLE BOX
= TELEPHONE PEDESTAL
= ELECTRIC MANHOLE
= TELEPHONE MANHOLE
= GAS METER
= GAS VALVE

N

30 0 30 60 90
PLAN SCALE: 1"=30'

THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

NO.	DATE	REVISION	BY
1			G.E.J.
2			G.E.J.

GARY ELI JONES 79198 REGISTERED PROFESSIONAL ENGINEER — STATE OF TEXAS
Jan 15, 2024

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700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095

394 BAGDAD RD, LEANDER, TX 78641

BAGDAD BLUELINE

EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME:
DATE:
DRAWN: EEI
DESIGNED: EEI

SHEET 6 OF 29

2022-53-SDP

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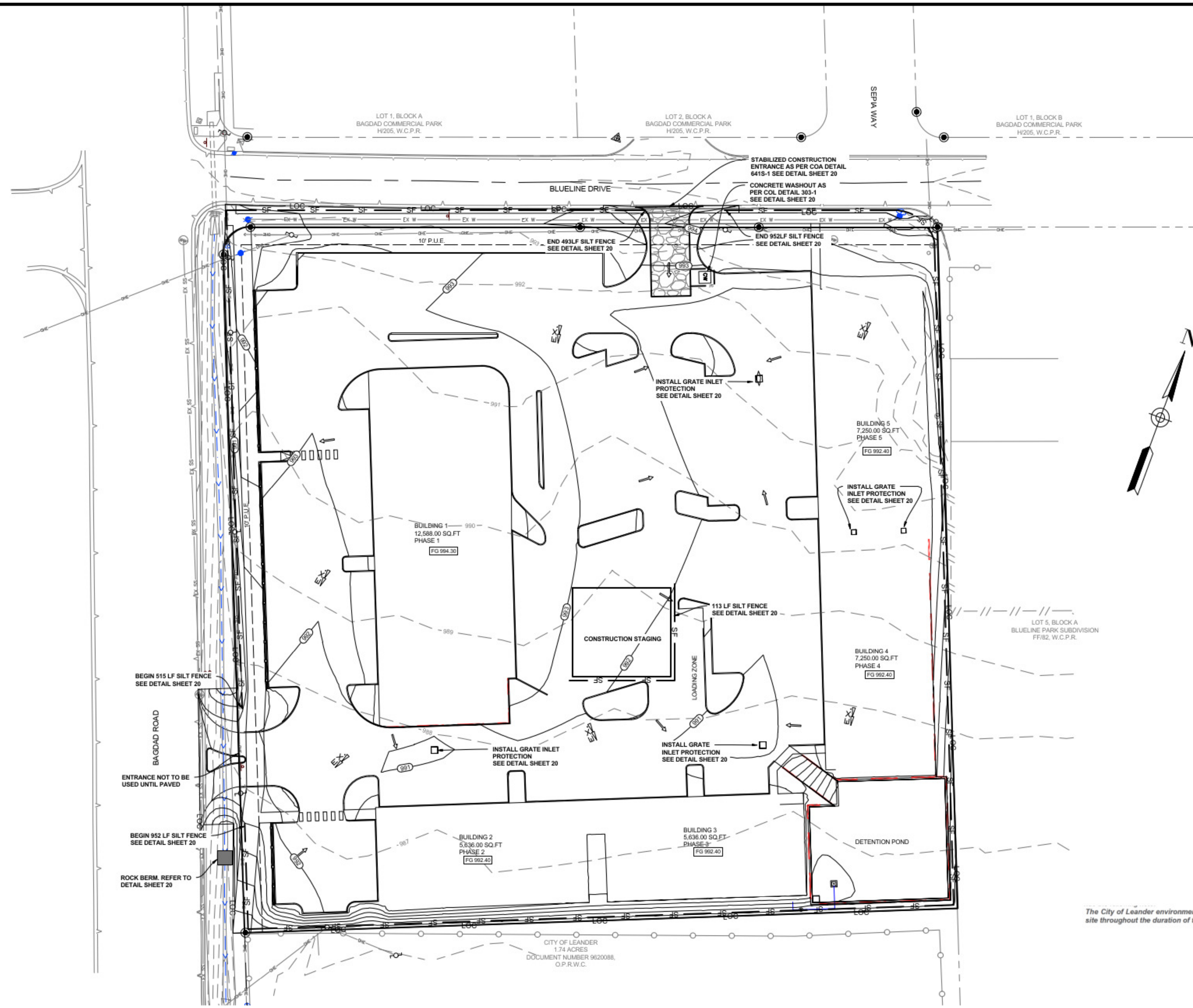

LINEWORK LEGEND

(line)	PROPERTY LINE
LOC	LIMITS OF CONSTRUCTION
461	EXISTING CONTOURS
992	PROPOSED CONTOURS MAJOR
SF — SF	SILT FENCE (COA 642S-1)
(arrow)	PROPOSED DIRECTION OF FLOW
EX.	EXISTING DIRECTION OF FLOW
(square)	PROPOSED AREA/GRATE INLET
CW	PROPOSED CONCRETE WASHOUT
(filled square)	ROCK BERM
(red dashed line)	PROPOSED RETAINING WALL

EROSION CONTROL PHASING:
PHASE 1 - INSTALL ALL EROSION CONTROL EXCEPT FOR GRATE INLET PROTECTION

PHASE 2 - INSTALL GRATE INLET PROTECTION AFTER INLETS INSTALLED. MAINTAIN PROTECTION THROUGHOUT CONSTRUCTION UNTIL SITE IS PAVED AND RESTORED.

PHASE 3 - REMOVE EROSION CONTROL AFTER SITE IS RESTORED AND LANDSCAPE INSTALLED.

REFER TO EROSION CONTROL NOTE 5 FOR RESTORATION OF ALL AREAS DISTURBED DURING CONSTRUCTION.
THE CITY OF LEANDER ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENT CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

ALL ROCK BERMS SHALL BE REMOVED BY THE CONTRACTOR.

The City of Leander environmental inspector has the authority to add or modify erosion/sediment controls on site throughout the duration of the project.

30 0 30 60 90
PLAN SCALE: 1"=30'

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2			G.E.J.

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STATE OF TEXAS
Jan 15, 2024

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BAGDAD BLUELINE

EROSION AND SEDIMENTATION CONTROL PLAN

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME:
DATE:
DRAWN: EEI
DESIGNED: EEI

SHEET 7 OF 29

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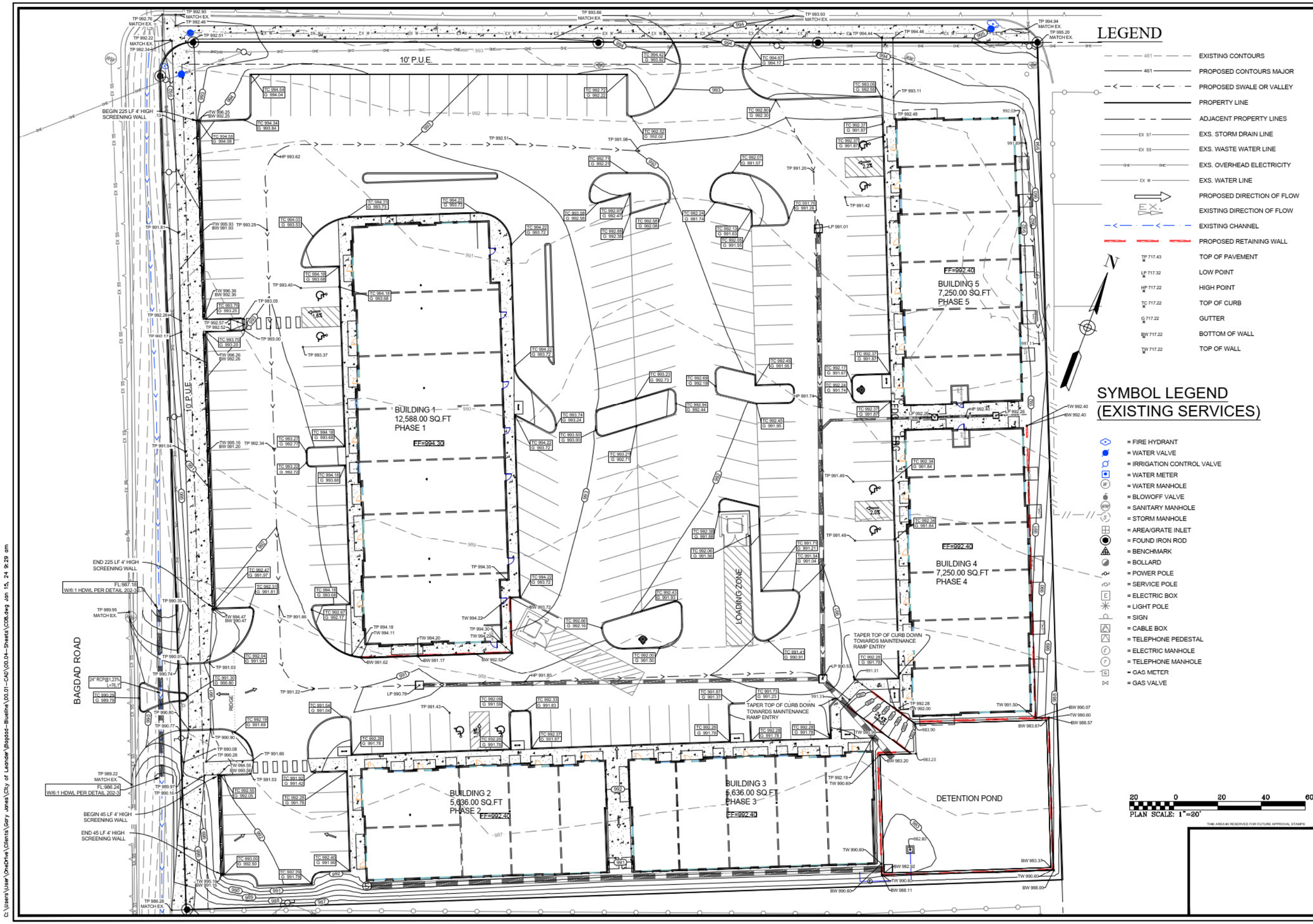

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS MAJOR
- PROPOSED SWALE OR VALLEY
- PROPERTY LINE
- ADJACENT PROPERTY LINES
- EXS. STORM DRAIN LINE
- EXS. WASTE WATER LINE
- EXS. OVERHEAD ELECTRICITY
- EXS. WATER LINE
- PROPOSED DIRECTION OF FLOW
- EXISTING DIRECTION OF FLOW
- EXISTING CHANNEL
- PROPOSED RETAINING WALL
- TOP OF PAVEMENT
- LOW POINT
- HIGH POINT
- TOP OF CURB
- GUTTER
- BOTTOM OF WALL
- TOP OF WALL

SYMBOL LEGEND (EXISTING SERVICES)

- = FIRE HYDRANT
- = WATER VALVE
- = IRRIGATION CONTROL VALVE
- = WATER METER
- = WATER MANHOLE
- = BLOWOFF VALVE
- = SANITARY MANHOLE
- = STORM MANHOLE
- = AREA/GRATE INLET
- = FOUND IRON ROD
- = BENCHMARK
- = BOLLARD
- = POWER POLE
- = SERVICE POLE
- = ELECTRIC BOX
- = LIGHT POLE
- = SIGN
- = CABLE BOX
- = TELEPHONE PEDESTAL
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = GAS METER
- = GAS VALVE

NO.	DATE	REVISION	BY
1		GE.A	
2		GE.A	

GARY ELI JONES
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REGISTERED
PROFESSIONAL ENGINEER
Jan 15, 2024

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394 BAGDAD RD, LEANDER, TX 78641

BAGDAD BLUELINE

GRADING PLAN

HORIZ.=
VERT.=
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FILE NAME:
DATE:
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DESIGNED:

THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

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OF
29

2022-53.DWG

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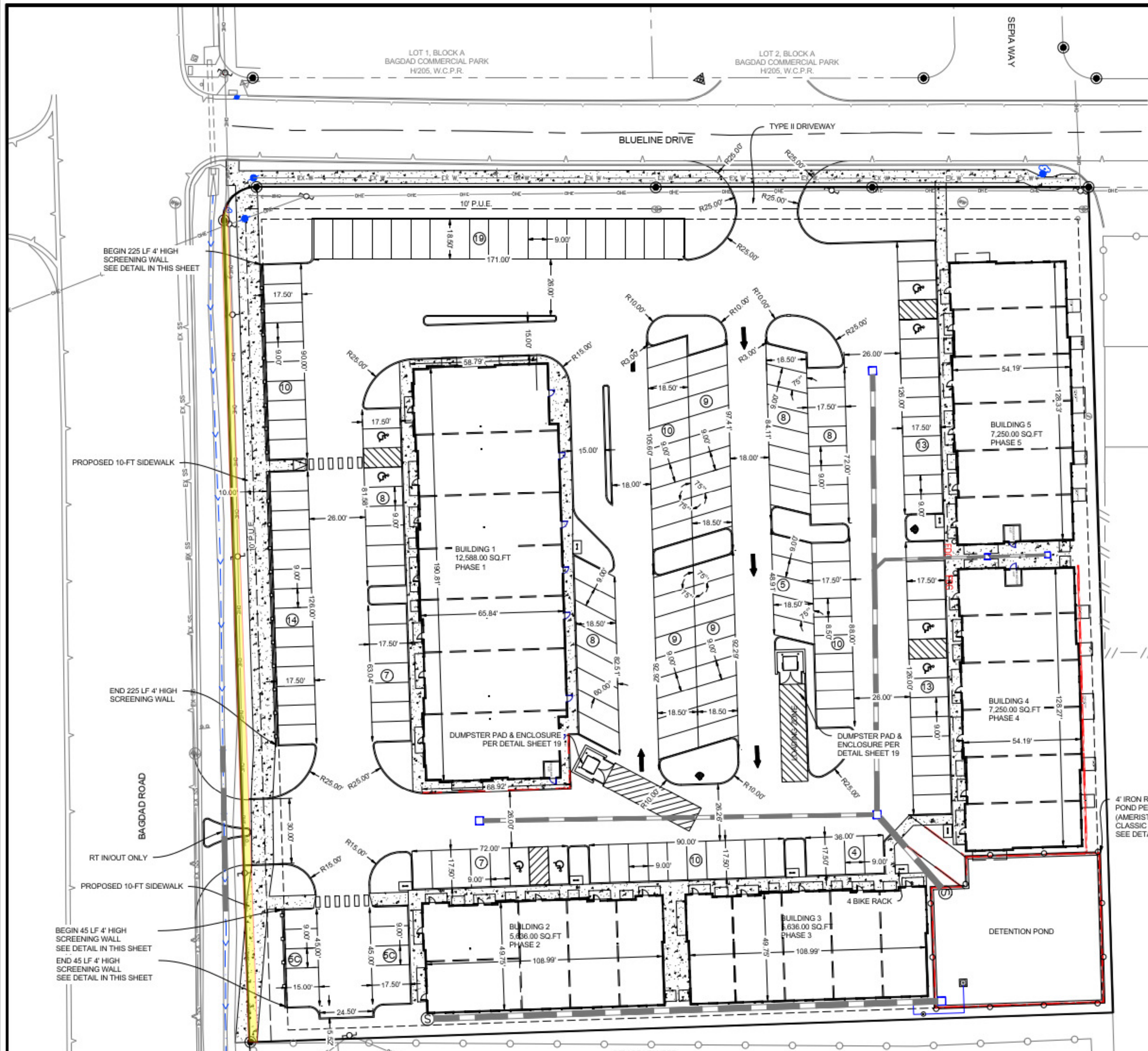

PHASING PLAN:

PHASE	COMPLETION
PHASE 1: ALL SITE IMPROVEMENTS & BUILDING 1	12/31/2024
PHASE 2: BUILDING 2 & PERIMETER SIDEWALK	6/1/2025
PHASE 3: BUILDING 3 & PERIMETER SIDEWALK	12/31/2025
PHASE 4: BUILDING 4 & PERIMETER SIDEWALK	6/1/2026
PHASE 5: BUILDING 5 & PERIMETER SIDEWALK	12/31/2026

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

LINEWORK LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- EXS. STORM DRAIN LINE
- EXS. WASTE WATER LINE
- EXS. OVERHEAD ELECTRICITY
- EXS. WATER LINE
- EXISTING CHANNEL
- RETAINING WALL
- 4 BIKE RACK
- STORMWATER INLET

SYMBOL LEGEND (EXISTING SERVICES)

- = FIRE HYDRANT
- = WATER VALVE
- = IRRIGATION CONTROL VALVE
- = WATER METER
- = WATER MANHOLE
- = BLOWOFF VALVE
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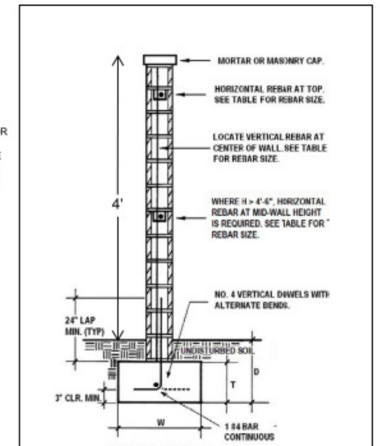
- = SERVICE POLE
- = ELECTRIC BOX
- = LIGHT POLE
- = SIGN
- = CABLE BOX
- = TELEPHONE PEDESTAL
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = GAS METER
- = GAS VALVE
- 5C = COMPACT SPACES

	PARKING COUNT SUMMARY	
	REQUIRED (MIXED USE):	
	38,300 SF @ 1:225 = 170 SPACES	
PROPOSED	REGULAR	173
	COMPACT	10
	HANDICAP	8
TOTAL	191 SPACES	
	28 BYCYCLE SPACES	

USES FOR THIS SITE ARE CURRENTLY UNKNOWN. THIS PERMIT THEREFORE PROPOSES NO USES AT THIS TIME. USES WILL BE PROPOSED AT A LATER DATE IN CONJUNCTION WITH FUTURE PERMITS AND IN COMPLIANCE WITH THE ZONING ORDINANCE OF THE CITY OF LEANDER.

HOURS OF OPERATION TO THE GENERAL PUBLIC ARE LIMITED TO BETWEEN 5:00 A.M. AND 10:00 P.M. SUNDAY THROUGH THURSDAY, AND 5:00 A.M. TO 11:00 P.M. FRIDAY AND SATURDAY.



"T" TYPE FOUNDATION

SCREEN WALL

WALL HEIGHT	"T" TYPE FOUNDATION W	D	T	VERTICAL REBAR	HORIZ REBAR
3' - 6"	14"	12"	6"	#4 REBAR # 48" O.C.	#4 REBAR
4' - 0"	16"	12"	6"	#4 REBAR # 48" O.C.	#4 REBAR
4' - 6"	18"	12"	6"	#4 REBAR # 48" O.C.	#4 REBAR

Concrete:	Min. 2,500 psi strength in 28 days. Mix for concrete footing to be 1 part cement to 2-1/2 parts sand to 3-1/2 parts gravel with a max. of 7-1/2 gallons of water per sack of cement.
Block:	Grade "N" ASTM C 90-03. Nominal width of units shall be a min. 6".
Reinforcement:	Deformed steel bar conforming to ASTM A-615 Grade 40 or Grade 60.
Mortar (Type "S")	Mix to be 1 part cement to 1/2 part lime to 3 parts damp loose sand.
Grout:	Mix to be 1 part cement to 3 parts sand to max. 1/10 part lime. Sufficient water should be added to produce consistency for pouring without segregation of the constituents. May contain 2 parts pea gravel (max. size 3/8").

NOTES:
1. SEE THE E&S PLAN AND THE LANDSCAPE PLAN FOR ALL TREES TO REMAIN OR REMOVE FROM THIS SITE.
2. NO PORTION OF THIS SITE IS IN THE 100 YEAR FLOOD PLAIN PER FEMA MAP NO. 48491C0455F, EFF. 12/20/19.
3. THE LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION AND SEDIMENTATION SHEET(S).
4. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS SPECIFIED OR SHOWN OTHERWISE.
5. UNDER NO CIRCUMSTANCE, REGARDLESS OF WHAT IS SHOWN IN THESE PLANS, IS THE CONTRACTOR RELIEVED OF HIS SOLE RESPONSIBILITY FOR COMPLIANCE WITH ALL ACCESSIBILITY LAWS AND/OR RULES BY THE ADA, TAS/TDLR OR OTHER REGULATORY AGENCY. SEE NOTES SHEET AND COVER SHEET FOR ADDITIONAL INFO.
6. THE BOUNDARY (PROPERTY LINES / ROW) IS SHOWN "AS-IS" ONLY; AS CREATED BY THE SURVEYOR. THE ENGINEER HAS NOT VERIFIED THE BOUNDARY AS SHOWN AND ONLY INDICATES RECORD / DEED OR PLAT INFORMATION ROTATED AS BEST AS POSSIBLE TO THE LOCATED FIELD MONUMENTS AND BOUNDARY LINES SHOWN BY THE SURVEYOR. THE CONTRACTOR HAS THE SOLE RESPONSIBILITY TO CONSTRUCT THESE IMPROVEMENTS OUTSIDE OF EASEMENTS AND SETBACKS AS SHOWN ON THESE PLANS. LIKEWISE, THE CONTRACTOR SHOULD TAKE IN CONSIDERATION PERFORMING A BOUNDARY SURVEY BY A TX RPLS.
7. ALL GUTTER IS "SPILL" TYPE UNLESS SPECIFIED OTHERWISE.
8. ADJACENT ROADWAYS ARE TO BE KEPT CLEAN AND CLEAR AT ALL TIMES FROM CONSTRUCTION DEBRIS.
9. THE OVER-HEAD CLEARANCE ALONG ALL FIRE LANES SHALL BE 14' (MIN.). PRUNE TREES AS NECESSARY. NO TREE, SIGN, OR STRUCTURE MAY OBSTRUCT 14' CLEARANCE ABOVE ANY FIRE LANE.
10. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED APRIL 12, 2022), CONDUCTED BY INDEPENDENCE TITLE GROUP, FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
11. ALL SITE UTILITY LINES SHALL BE LOCATED UNDERGROUND.
12. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICT OR USES AT THE PROPERTY LINE. UNSHIELDED WALL PACK LIGHTING IS NOT PROPOSED.
13. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDINGS.
14. 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.
15. IF 90 GALLON ROLL OUT CONTAINERS ARE STORED OUTSIDE, THEY ARE REQUIRED TO BE ENCLOSED BY A PRIVACY FENCE.
16. USES FOR THE PROPOSED BUILDING(S) MIXED USE LANDSCAPE MUST COMPLY WITH THE ZONING DOCUMENT & ORDINANCE. SEE LANDSCAPE PLAN FOR DETAILS.
17. AL CLAWSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE AFTER CONSTRUCTION.
18. BUILDINGS 1,2 AND 3 WILL HAVE ROOF TOP MOUNTED UNITS SCREENED FROM STREET VIEW PER CODE.
19. THE FOLLOWING USES ARE NOT PROPOSED OR PERMITTED: MINI-WAREHOUSE OR SELF-STORAGE FACILITIES, BOAT AND RV STORAGE, MATERIAL SALVAGE UNLESS ENCLOSED WITHIN A BUILDING, SEXUALLY-ORIENTED BUSINESSES, MOTOR VEHICLE SALVAGE.

PLAN SCALE: 1"=30'

THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

GARY ELI JONES
79198
LICENSED PROFESSIONAL ENGINEER
Jan. 15, 2024

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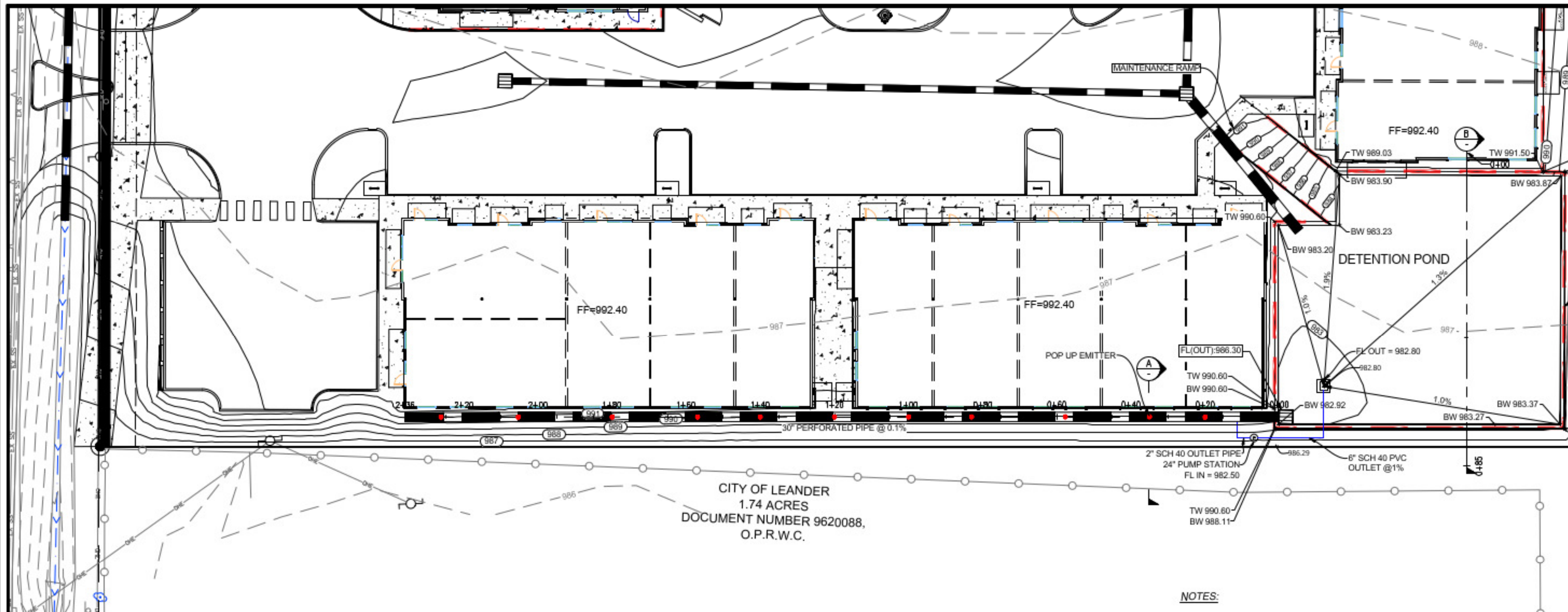
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613

394 BAGDAD RD. LEANDER, TX 78641

BAGDAD BLUELINE
DIMENSIONAL SITE PLAN

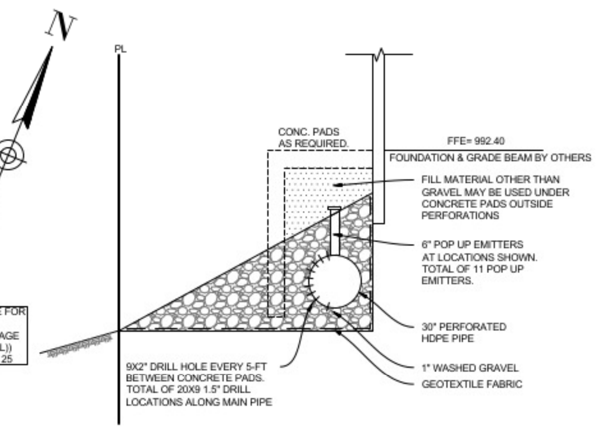
DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME:
DATE:
DRAWN: EEJ
DESIGNED: EEJ

SHEET 9 OF 29



A DETENTION POND PLAN VIEW

1"=20'

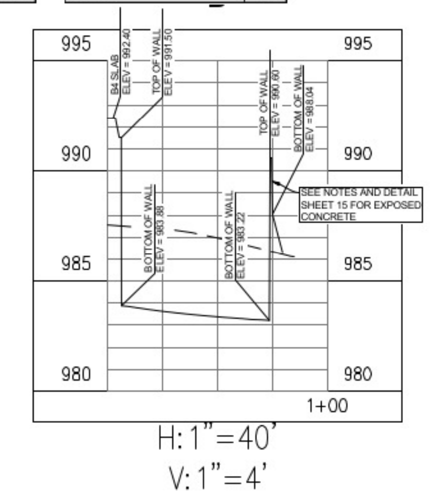


SECTION A-A

SCALE: NTS

POP UP EMITTER Q CALCULATIONS	
100-YR WSEL	989.8
ORIFICE CENTERLINE ELEV	987.8
H	2
ORIFICE SIZE (INCHES)	6
Cd	0.6
Q	1.336
Q100 FROM POND	32.70
EMITTER #	11.00
$Q_{CAPACITY}$	14.70

DRILL HOLE Q CALCULATIONS	
100-YR WSEL	989.8
ORIFICE CENTERLINE ELEV	987.8
H	2
ORIFICE SIZE (INCHES)	2
Cd	0.6
Q	0.148
Q100 FROM POND	32.70
HOLE #	180.00
$Q_{CAPACITY}$	26.73



H: 1"=40'
V: 1"=4'

NOTES:

REFER TO BAGDAD BLUELINE DRAINAGE REPORT FOR FULL DETAILS ON THE HMS ANALYSIS FOR THIS PROJECT. THE INFORMATION BELOW HAS BEEN GENERATED FROM THE RESULTS OF THE HMS MODEL.

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 — Thursday, 01 / 11 / 2024

Pond No. 1 - <New Pond>

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Begining Elevation = 982.80 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	982.80	00	0	0
0.35	983.00	400	70	70
0.85	983.50	3,325	931	1,001
1.85	984.50	4,965	4,145	5,146
2.85	985.50	5,015	4,990	10,136
3.85	986.50	5,070	5,043	15,179
4.85	987.50	5,120	5,095	20,274
5.20	988.00	5,150	1,797	22,071
6.20	989.00	5,200	5,175	27,246
7.20	990.00	5,260	5,230	32,476
7.80	990.60	5,320	3,174	35,650

Culvert / Orifice Structures

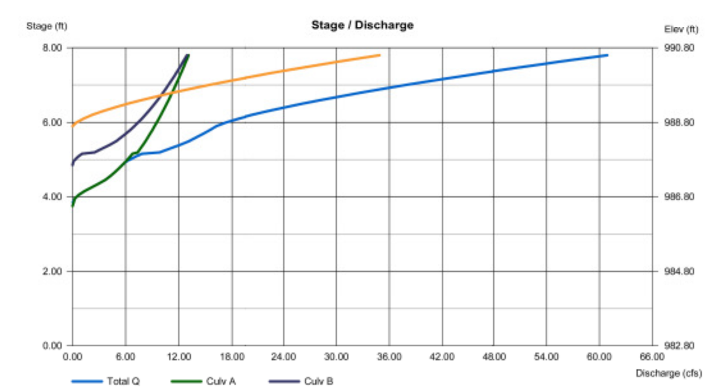
	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 8.00	10.00	Inactive	0.00
Span (in)	= 8.00	10.00	0.00	0.00
No. Barrels	= 4	3	1	0
Invert El. (ft)	= 986.47	987.50	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .011	.011	.011	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

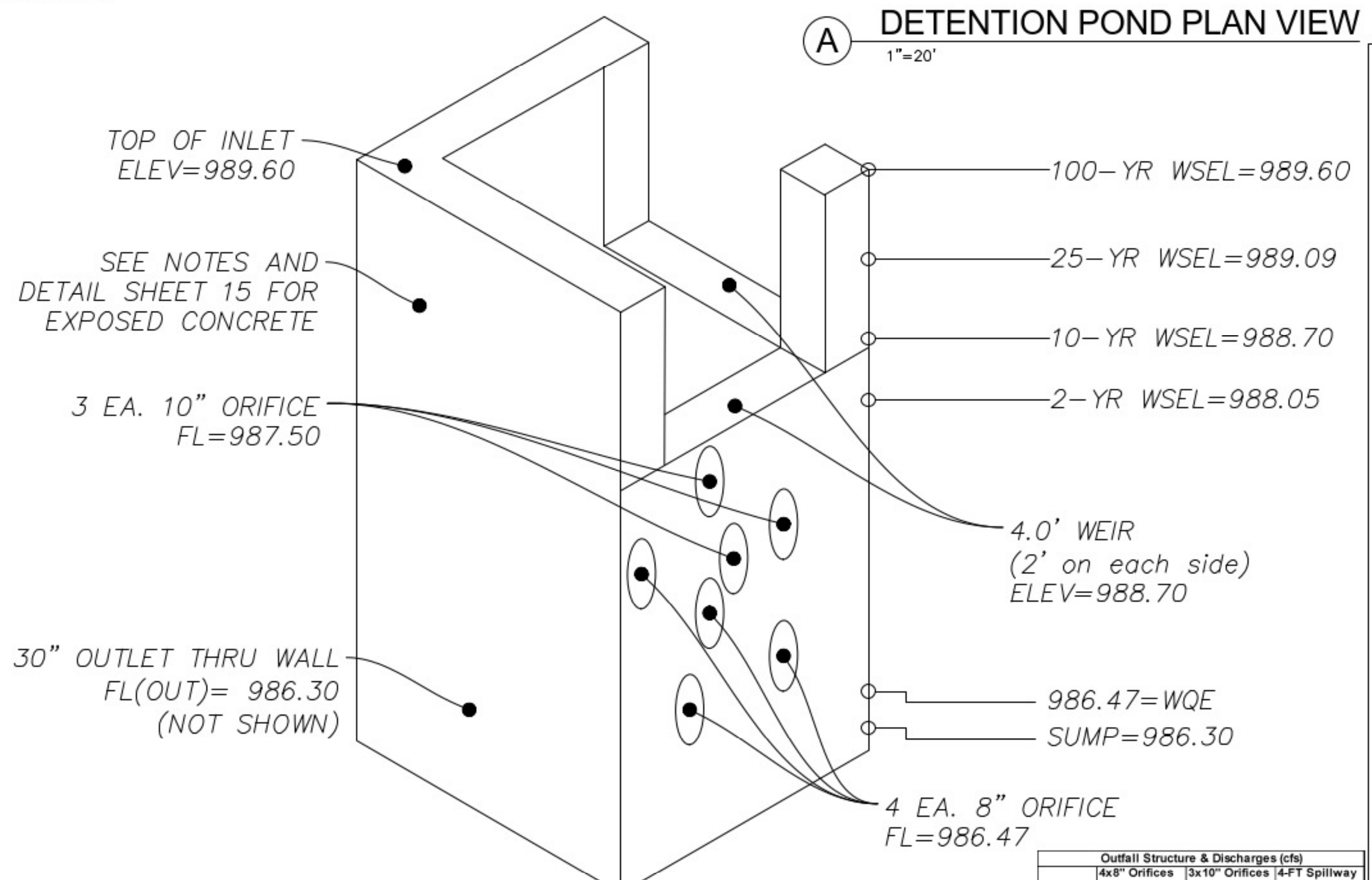
Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.00	0.00	0.00	0.00
Crest El. (ft)	= 988.70	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= No	No	No	No

Exfil.(in/hr) = 0.000 (by Contour)
TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).





C DETENTION POND OUTLET

SCALE: NTS

Outfall Structure & Discharges (cfs)				
	Stage	4x8" Orifices @ 986.47	3x10" Orifices @ 987.5	4-FT Spillway @ 988.7
	982.80	0.00	0.00	0.00
	983.00	0.00	0.00	0.00
	983.50	0.00	0.00	0.00
	984.50	0.00	0.00	0.00
	985.50	0.00	0.00	0.00
WQE	986.47	0.00	0.00	0.00
	986.50	0.01	0.00	0.00
	987.50	5.60	0.00	0.00
	988.00	7.40	2.50	0.00
	989.00	10.00	8.20	2.20
	990.00	12.00	11.40	19.74
	990.60	13.10	12.90	34.88

20 0 20 40 60
PLAN SCALE: 1"=20

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS MAJOR
- PROPOSED SWALE OR VALLEY
- PROPERTY LINE
- ADJACENT PROPERTY LINES
- EXS. STORM DRAIN LINE
- EXS. WASTE WATER LINE
- EXS. UNDERGROUND ELECTRICITY
- EXS. WATER LINE
- PROPOSED DIRECTION OF FLOW
- EXISTING DIRECTION OF FLOW
- EXISTING CHANNEL
- POP UP EMITTER LOCATION

THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

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2			G.E.J.

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394 BAGDAD RD, LEANDER, TX 78641
BAGDAD BLUELINE
DETENTION POND PLAN

HORIZ.= VERT.=
DRAWING SCALE:
SURVEYED:
FILE NAME:
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DRAWN: EEI
DESIGNED: EEI

SHEET
13
OF
29

2022-53-SDP

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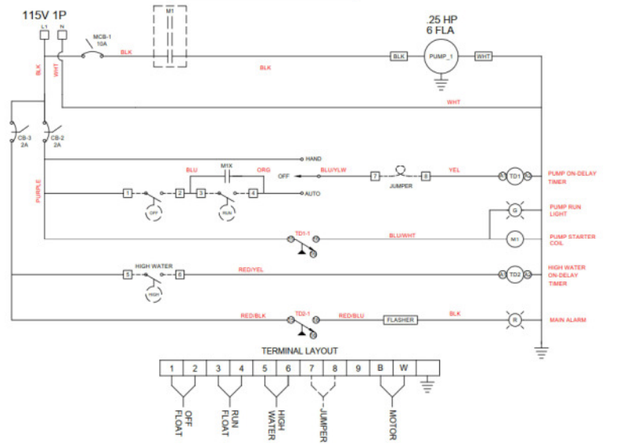
SMITH PUMP COMPANY

TRIPLEX PUMP PANEL
6001-144 JOB ID
LIBERTY PUMP: 240 6 FLA

PROJECT: SIMPLEX CONTROL PANEL
OWNER:
CONTRACTOR N/A
DATE: 06/22/23 | BY: PJW | CHECK: JDS | SHT 1 | REV: 2

AS BUILT: 6-22-2023



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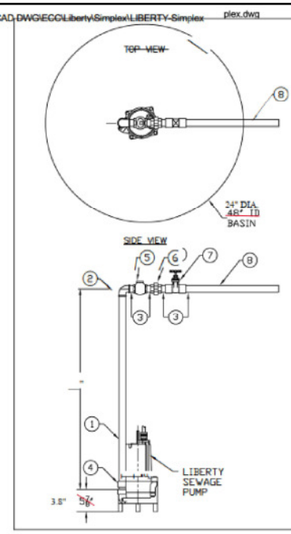
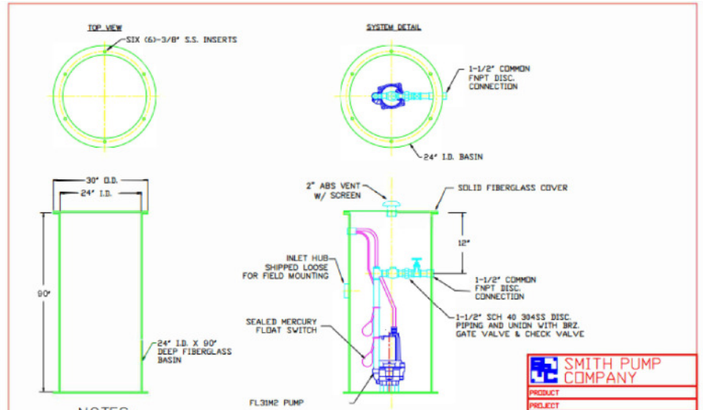


ITEM	QTY.	DESCRIPTION
1	1	1.5" X " SCH 80 PVC PIPE 2"
2	1	SCH 80 PVC ELBOW SXS
3	4	1.5" X 4" SCH 80 PVC PIPE
4	1	1.5" SCH 80 PVC MALE ADAPTOR
5	1	1.5" PVC CHECK VALVE SXS
6	1	1.5" SCH 80 PVC UNION SXS
7	1	1.5" INDUSTRIAL GRADE PVC BALL VALVE SXS
8	1	1.5" x 18" SCH 80 PVC PIPE (FIELD CUT TO LENGTH)

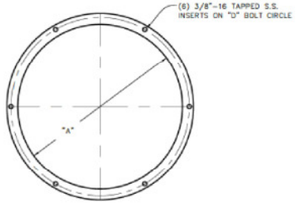
NOTES:
1. LIBERTY SUBMERSIBLE SEWAGE PUMP. M/N FL31M-2 (1/3 HP, 115V, 1PH)
2. DISCHARGE PIPING TERMINATES AT (1) 1.5" SCH 80 PE PIPE. 18" BELOW TOP OF BASIN
3. BASIN 24" DIA. X 90" DEEP.

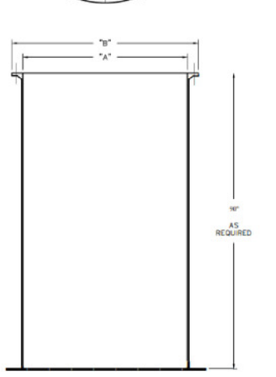
SMITH PUMP COMPANY
PRODUCT ECC LIBERTY SEWAGE EJECTOR
PROJECT SIMPLEX SEWAGE LIFT STATION
OWNER
CONTRACTOR
ENG.
DWG. NO. T:\CAD DWG\LIBERTY-PVC PIPING
DATE | SCALE NONE | BY | CK | REV.



NOTES:
1. LIBERTY EFFLUENT PUMP, M/N FL31M2 (1/3 HP 120V/1PH).
2. DISCHARGE PIPING TERMINATES AT 1-1/2" M.N.P.T. CONNECTION.
3. THE INLET/DISCHARGE HUBS ARE "SHIPPED LOOSE" FOR FIELD INSTALLATION.

SMITH PUMP COMPANY
PRODUCT
PROJECT
OWNER
CONTRACTOR
ENG.
DWG. NO. T:\CAD DWG\LIBERTY\SIMPLEX
DATE 6-25-2014 | SCALE NONE | BY JRS | CK SPCO | REV 1

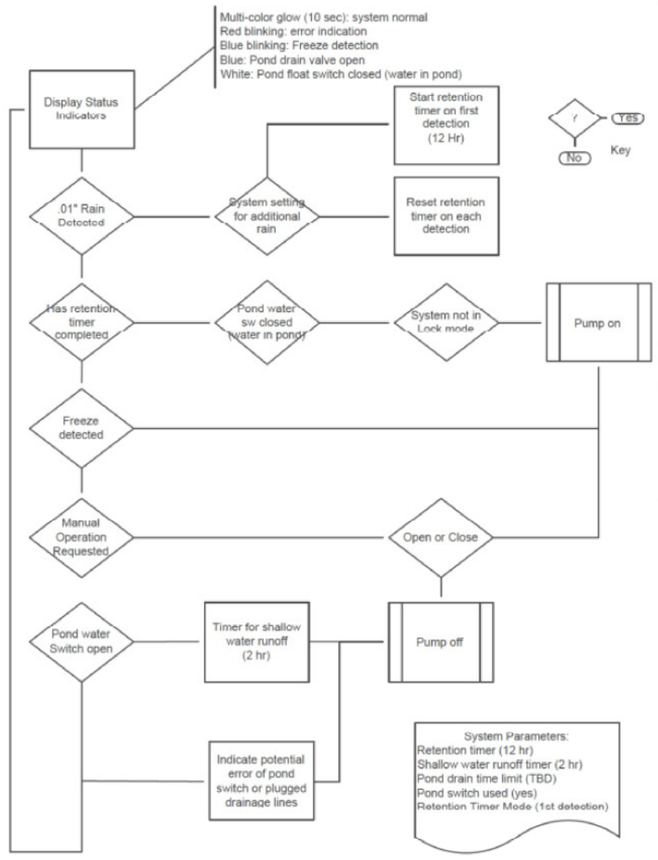




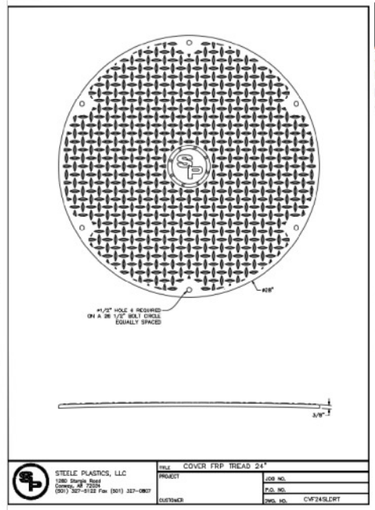
DIMENSIONAL DATA		
"A"	"B"	"D"
24"	28"	26 1/2"
30"	34"	32 1/2"
36"	40"	38 1/2"
42"	48"	44 1/2"
48"	54"	51"
54"	60"	57"
60"	66"	63"
72"	78"	75"

STEELE PLASTICS, LLC
1280 Sturgis Road
Conway, AR 72033
(501) 327-5122 Fax (501) 327-0807

TITLE FIBERGLASS STRAIGHT WALL BASIN
PROJECT | JOB NO.
P.O. NO.
CUSTOMER | DWG. NO. 4045



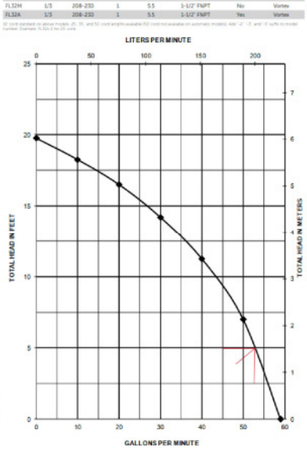
PROGRAMMABLE LOGIC FLOW CHART



STEELE PLASTICS, LLC
1280 Sturgis Road
Conway, AR 72034
(501) 327-5122 Fax (501) 327-0807
TITLE COVER FRP TREAD 24"
PROJECT | JOB NO.
P.O. NO.
CUSTOMER | DWG. NO. CVF24SLCRT

FL30-SERIES
Effluent Pumps
Liberty Pumps

MODEL	HP	VOLTS	PHASE	AMPS	DISCHARGE	AUTOMATIC	IMPELLER
FL30M	0.5	115	1	10.5	1-1/2" FNPT	No	Vortex
FL31A	1/3	115	1	10.5	1-1/2" FNPT	Yes	Vortex
FL32M	1/3	208-230	1	5.5	1-1/2" FNPT	No	Vortex
FL32A	1/3	208-230	1	5.5	1-1/2" FNPT	Yes	Vortex



THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

NO.	DATE	REVISION	BY
1		GE.4	
2		GE.4	

GARY ELI JONES 79198 REGISTERED PROFESSIONAL ENGINEER
Jan 15, 2024

TBPELS FIRM No. 17977
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-650-3005

394 BAGDAD RD, LEANDER, TX 78641

BAGDAD BLUELINE

WATER QUALITY DETAILS

HORIZ.=
DRAWING SCALE:
VERT.=
SURVEYED:
FILE NAME:
DATE:
DRAWN:
DESIGNED:

SHEET
14
OF
29

2020-53-SSP

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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Bagdad - Blueline
Date Prepared: 15/01/2024

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.

Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

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

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

County =	Williamson	
Total project area included in plan * =	3.57	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	2.92	acres
Total post-development impervious cover fraction * =	0.82	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	2542	lbs.

VEGETATIVE BUFFER CALCS

TOTAL DA	0.133	acres
Total IC	0.064	acres
Lm	56	lbs

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

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

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

Drainage Basin/Outfall Area No. =	PR-DA-1	PR-DA-1
Total drainage basin/outfall area =	3.14	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	2.81	acres
Post-development impervious fraction within drainage basin/outfall area =	0.89	
$L_{M\ THIS\ BASIN}$ =	2446	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 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: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

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

A_C =	3.14	acres
A_I =	2.81	acres
A_P =	0.33	acres
L_R =	2836	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 2486 lbs. **(Subtract 56 lbs for Vegetative Buffer Credit)**

F = 0.88

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

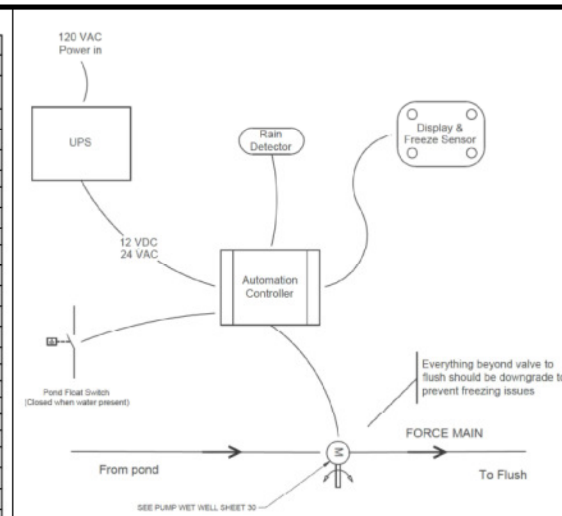
Rainfall Depth =	1.50	inches
Post Development Runoff Coefficient =	0.73	
On-site Water Quality Volume =	12493	cubic feet

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

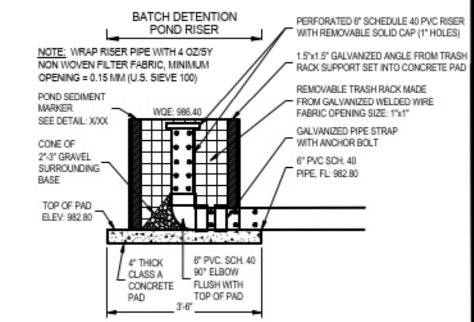
Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	2499	
Total Capture Volume (required water quality volume(s) x 1.20) =	14992	cubic feet

BATCH DETENTION POND

Contributing Drainage Area =	PR-DA-1	
Total Drainage Area =	3.57	acre
Pre-Development I.C. =	0.00	acre
Post-Development I.C. =	2.92	acre
Post-Development I.C. Fraction =	0.82	
$L_{M\ TOTAL\ PROJECT}$ =	2542	lbs
A_C =	**3.14**	acre
A_I =	**2.81**	acre
A_P =	**0.33**	acre
L_R =	**2836**	lbs
Desired L_M this basin =	2486	lbs
Fraction of Annual Runoff (F) =	0.88	
Rainfall Depth =	1.50	inch
Post Development Runoff Coefficient =	0.73	
On-site Water Quality Volume =	12493	cubic ft
Off-site area draining to BMP =	0.00	acre
Off-site Impervious cover draining to BMP =	0.00	acre
Impervious fraction of off-site area =	-	
Off-site Runoff Coefficient =	-	
Off-site Water Quality Volume =	0	cubic ft
Storage for Sediment =	2499	cubic ft
Total Capture Volume Required =	**14992**	**cubic ft**
Total Capture Volume Provided =	15027	**cubic ft**

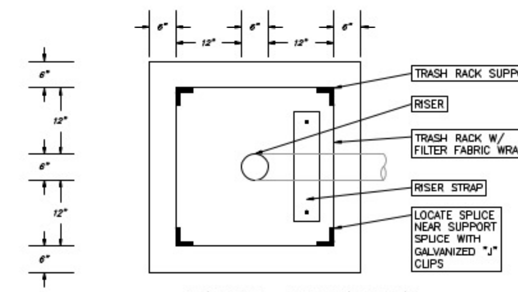


BATCH DETENTION POND LOGIC



WATER QUALITY RISER PIPE SECTION

(A) NTS



BATCH DETENTION POND RISER PIPE

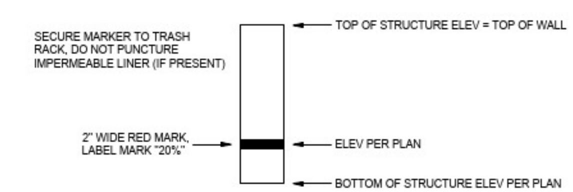
(B) NTS

NOTES:

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

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

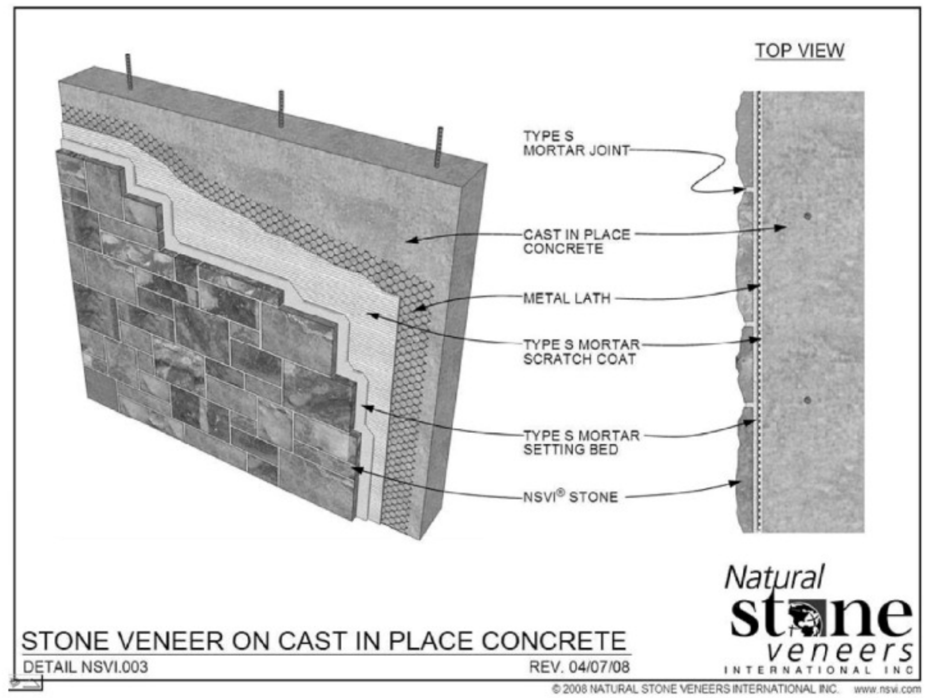
2. POND BOTTOM SHALL BE VEGETATED PER THE SEEDING SPECIFICATION ON THE EROSION CONTROL PLAN SHEET.



WATER QUALITY POND SEDIMENT MARKER

N.T.S.

(C) NTS



STONE VENEER ON CAST IN PLACE CONCRETE
DETAIL NSVI.003 REV. 04/07/08
Natural stone veneers INTERNATIONAL INC

(D) EXPOSED CONCRETE MASONRY DETAIL

NTS (OR EQUAL)

THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

NO.	DATE	REVISION	BY
1			G.E.J.
2			G.E.J.

STATE OF TEXAS
GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER
Jan 15, 2024

TBPELS FIRM No. 17877
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095
gejtexas@gmail.com

394 BAGDAD RD, LEANDER, TX 78641

BAGDAD BLUELINE

WATER QUALITY CALCS

DRAWING SCALE:	HORIZ.= VERT.=
SURVEYED:	
FILE NAME:	
DATE:	
DRAWN:	EEI
DESIGNED:	EEI

2022-53-SDP

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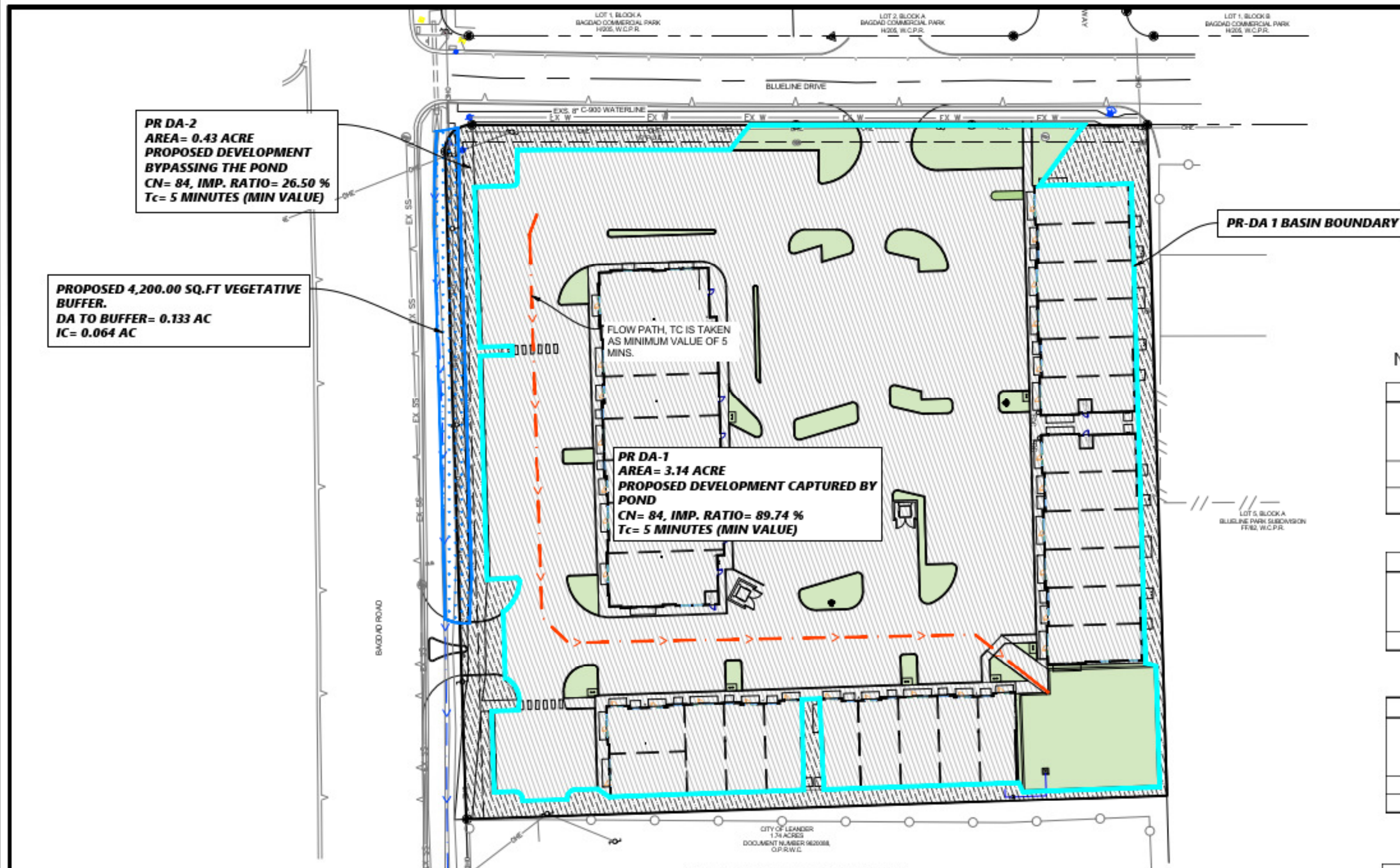
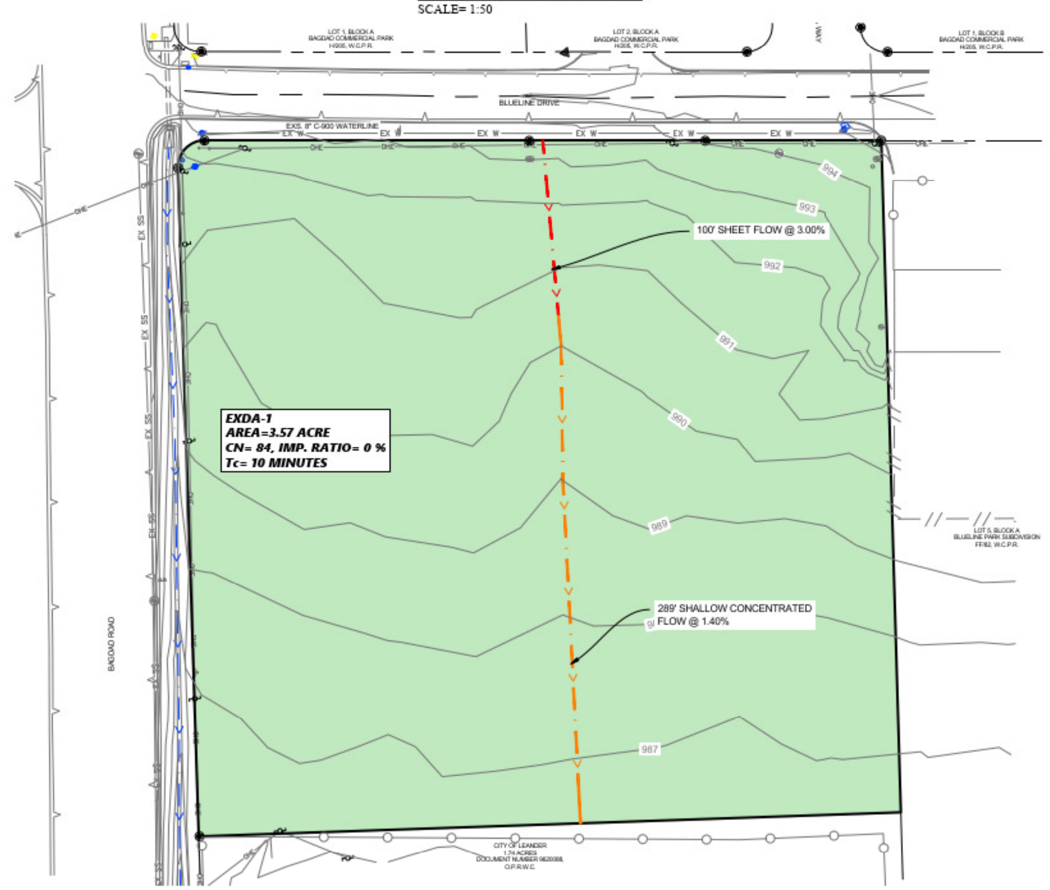


PROPOSED CONDITIONS
SCALE= 1:50



EXISTING CONDITIONS
SCALE= 1:50

LEGEND

- PERVIOUS AREAS
- IMPERVIOUS AREAS
- BYPASS AREAS
- VEGETATIVE BUFFER

NOTE: CITY OF LEANDER DRAINAGE CRITERIA WAS USED FOR ALL CALCULATIONS

Time of Concentration Calculations				Sheet Flow				Shallow Conc. Flow				Total
Existing Flows		Area	Area	L	n	S	T_t	L	Surface Type	S	T_t	T_c
From	To	(Ac)	(sf)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(min)	(min)
EX DA-1	SOUTH PROPERTY LINE	3.57	155,448	100	0.150	0.030	7.53	289	Unpaved	0.0140	2.52	**10.05**

EXISTING			IMPERVIOUS			GRASS		
Drainage Area	Total Area (Ac)	Total Area (sf)	Area Impervious (sf)	Area Impervious (Ac)	Area Impervious (%)	Area Grass (sf)	Area Grass (Ac)	Area Grass (%)
EX DA-1	3.57	155,448	0	0.00	0.0%	155,448	3.57	100.0%
	3.57							

PROPOSED			IMPERVIOUS			GRASS		
Drainage Area	Total Area (Ac)	Total Area (sf)	Area Impervious (sf)	Area Impervious (Ac)	Area Impervious (%)	Area Grass (sf)	Area Grass (Ac)	Area Grass (%)
PR DA-1	3.14	136,567	122,550	2.81	89.74%	14,017	0.32	10.3%
PR DA-2	0.43	18,881	4,999	0.11	26.5%	13,882	0.32	73.5%

Drainage Basin Characteristics - Existing Conditions

Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
EX DA-1	3.57	0.0%	84	10.05	11.70	21.10	27.50	38.40

Drainage Basin Characteristics - Proposed Conditions

Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
PR DA-1	3.14	89.74%	84	5.00	17.16	26.15	32.32	43.00
PR DA-2	0.43	26.48%	84	5.00	1.89	3.20	4.10	5.62

EXISTING

Analysis Point 1: Southern Property Line		
2 YR	11.70	CFS
10 YR	21.10	CFS
25 YR	27.50	CFS
100 YR	38.40	CFS

PROPOSED

Analysis Point 1				
	Existing Flows		Proposed Flows	
2 YR	11.70	CFS	11.62	CFS
10 YR	21.10	CFS	18.43	CFS
25 YR	27.50	CFS	24.80	CFS
100 YR	38.40	CFS	37.50	CFS

NOTE: ALL PROPOSED FLOWS LEAVING THE PROPERTY ARE LESS THAN OR EQUAL TO EXISTING CONDITION FLOWS

Detention Analysis Summary - Pond #1

	Analysis Point					
	Peak Pre-Dev Flows(cfs)	Peak Post Dev Flows(cfs)	Peak Flow Entering Pond (cfs)	Peak Flow Leaving Pond (cfs)	Peak Elevation (m.s.l.)	Freeboard (ft)
2-YR	11.70	11.62	17.16	10.40	988.05	2.55
10-YR	21.10	18.43	26.15	16.20	988.70	1.90
25-YR	27.50	24.80	32.32	22.00	989.09	1.51
100-YR	38.40	37.50	43.00	33.00	989.60	1.00

POND

ELEV	CONTOUR AREA SQ.FT	STORAGE CU FT)	STORAGE ACRE FT)	
982.8	0	0.00	0	
983	400.00	70.00	0.001606983	
983.5	3,325.00	1001.00	0.022979857	
984.5	4,965.00	5146.00	0.118136207	
985.5	5,015.00	10136.00	0.232691138	
986.47	5,068.35	15,027.71	0.344989636	WQ VOL
986.5	5,070.00	15179.00	0.348462785	
987.5	5,120.00	20274.00	0.465428191	
988.00	5,150.00	22071.00	0.50668174	
989.00	5,200.00	27246.00	0.625483697	
990.00	5,260.00	32476.00	0.745548284	
990.60	5,320.00	35650.00	0.818413485	

30 0 30 60 90
PLAN SCALE: 1"=30

THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

NO.	DATE	REVISION	BY
1			G.E.J.
2			G.E.J.

GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER
Jan 15, 2024

TBPELS FIRM No. 17877
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700 THERESA COVE, CEDAR PARK, TX 78613
512-658-9095
gejtexas@gmail.com

394 BAGDAD RD, LEANDER, TX 78641
BAGDAD BLUELINE
DRAINAGE AREA MAP EXHIBITS & CALCULATIONS

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME:
DATE:
DRAWN: EEI
DESIGNED: EEI

SHEET 16 OF 29

2022-53-SDP

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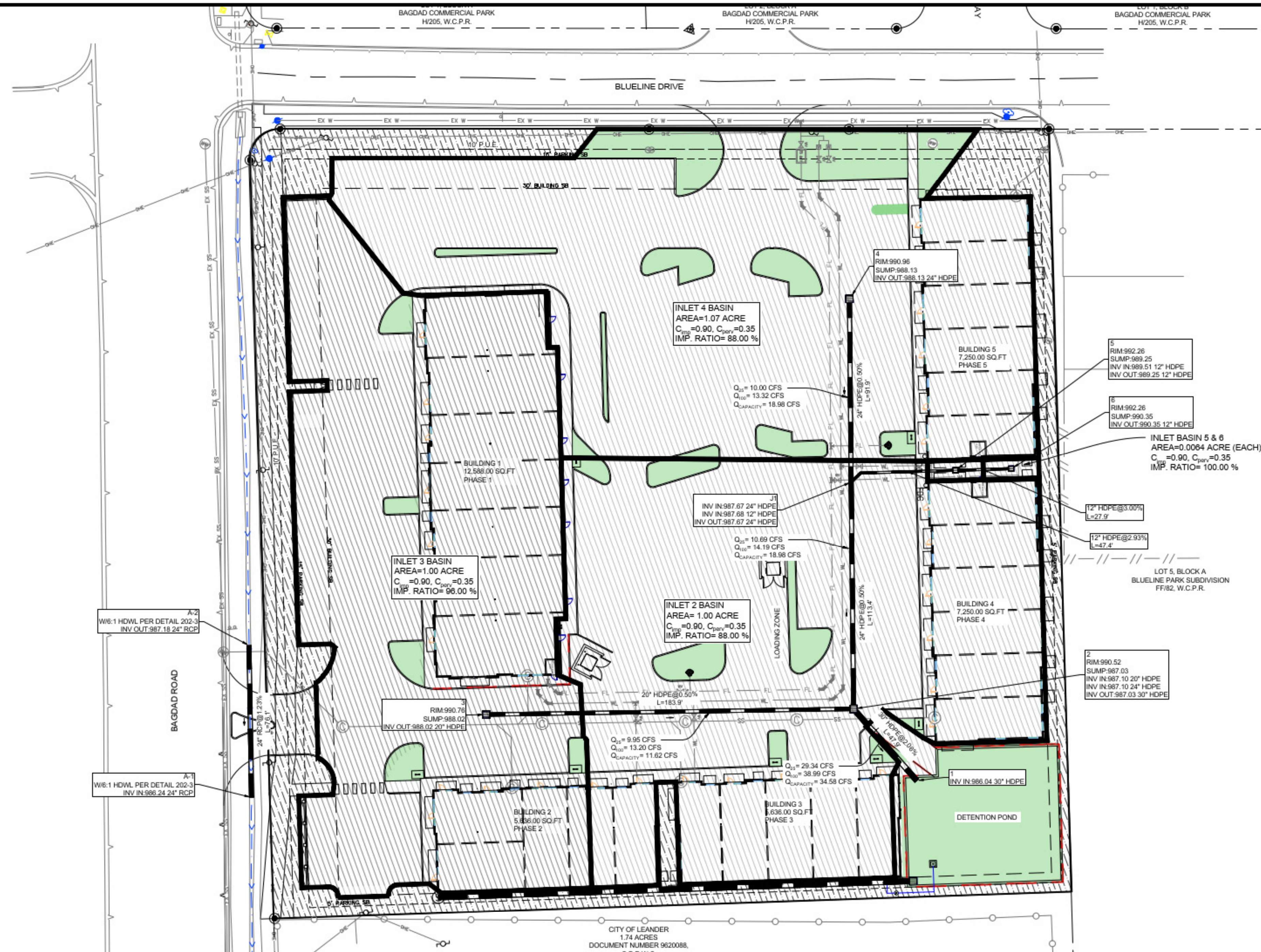

LEGEND

- PERVIOUS AREAS
- IMPERVIOUS AREAS
- BYPASS AREAS

NOTE:
PIPE FLOWS SHOWN ARE EXTRACTED FROM HYDRODYNAMIC STORM SEWER ANALYSIS MODEL

FLOW CALCULATIONS (Q_{25})					
BASIN	AREA (ACRES)	T_C (MINS)	C (COMPOSITE)	I (in/hr)	Q (cfs)
INLET-6	0.0065	5	0.90	11.30	0.07
INLET-5	0.0065	5	0.90	11.30	0.07
INLET-4	1.07	5	0.83	11.30	10.04
INLET-3	1.00	5	0.88	11.30	9.94
INLET-2	1.00	5	0.83	11.30	9.38

INLET DETAILS		
INLET NO.	TYPE	SIZE
INLET-6	GRATE INLET	24"x24"
INLET-5	GRATE INLET	24"x24"
INLET-4	GRATE INLET	36"x36"
INLET-3	GRATE INLET	36"x36"
INLET-2	GRATE INLET	36"x36"

FLOW CALCULATIONS (Q_{100})					
BASIN	AREA (ACRES)	T_C (MINS)	C (COMPOSITE)	I (in/hr)	Q (cfs)
INLET-6	0.0065	5	0.90	15.00	0.09
INLET-5	0.0065	5	0.90	15.00	0.09
INLET-4	1.07	5	0.83	15.00	13.32
INLET-3	1.00	5	0.88	15.00	13.20
INLET-2	1.00	5	0.83	15.00	12.45

30 0 30 60 90
PLAN SCALE: 1"=30

THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

NO. | DATE | REVISION | BY
1 | | | G.E.J.
2 | | | G.E.J.

GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER
Jan. 15, 2024

TBPELS FIRM No. 17877
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-9095

394 BAGDAD RD, LEANDER, TX 78641
BAGDAD BLUELINE
STORM DRAIN CONTRIBUTING AREA MAP

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME:
DATE:
DRAWN: EEI
DESIGNED: EEI

2022-53-SDP

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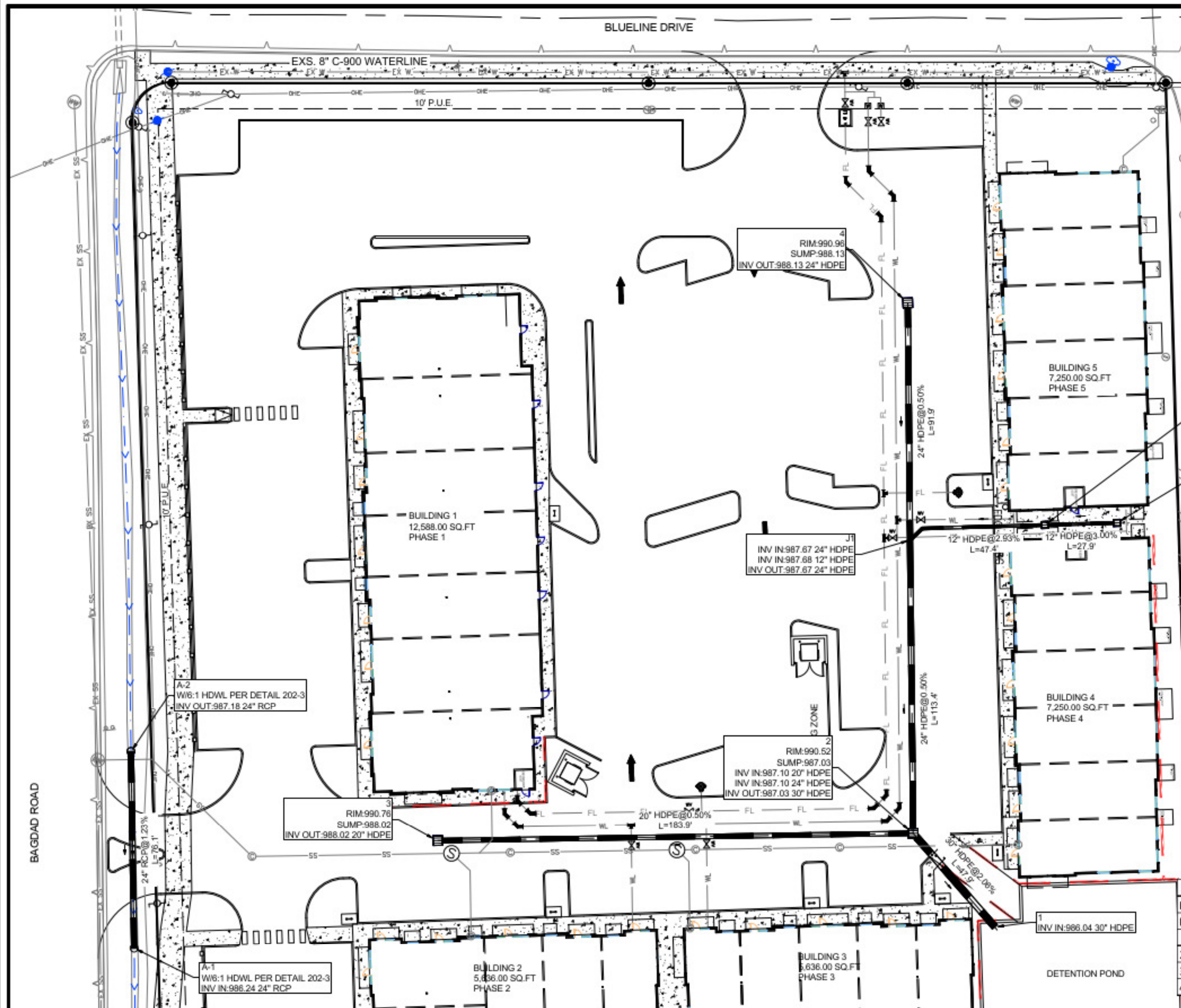
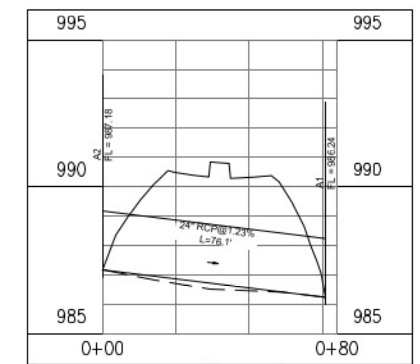
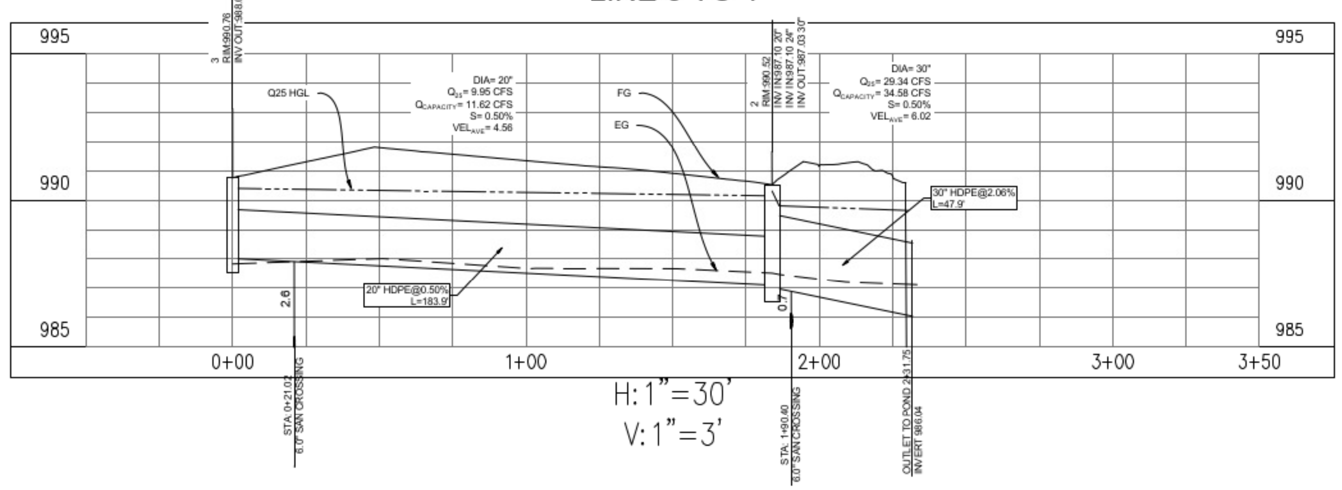
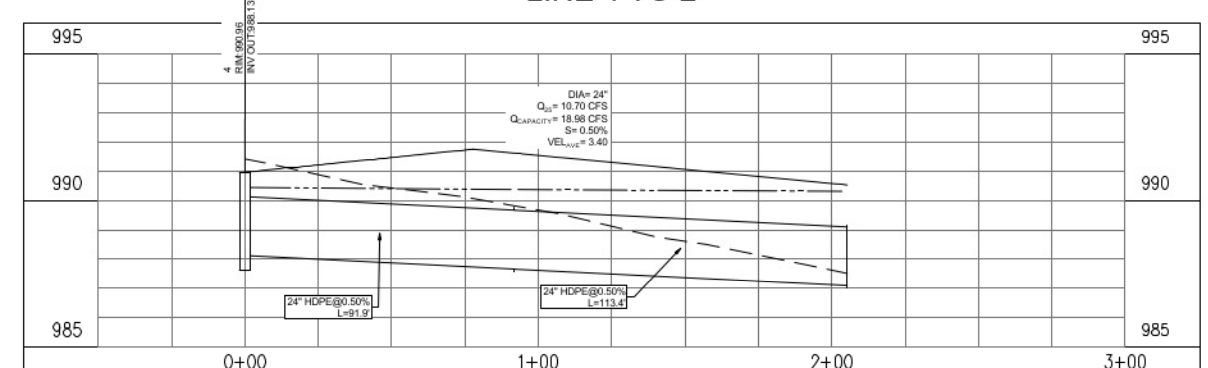




PIPE FLOW CALCULATION TABLE - Q25

Line ID	Line Size (in)	Line Q (cfs)	Line Full Cap. (cfs)	Downstream InvertElev (ft)	Downstream Depth (ft)	Downstream Area (sqft)	Downstream HGLElev (ft)	Downstream Vel (ft/s)	Downstream VelHead (ft)	Downstream EGLElev (ft)	Downstream Length (ft)	Upstream InvertElev (ft)	Upstream Depth (ft)	Upstream Area (sqft)	Upstream HGLElev (ft)	Upstream Vel (ft/s)	Upstream VelHead (ft)	Upstream EGLElev (ft)	Pipe nValue	Pipe EnergyLoss (ft)
2 TO 1	30	27.79	34.58	986.04	2.5	4.91	989.65	5.66	0.5	990.15	47.79	987	2.5	4.91	989.81	5.66	0.5	990.31	0.011	0.157
3 TO 2	24	9.95	11.62	987.1	2	3.14	990.15	3.17	0.16	990.31	184	988.02	2	3.14	990.4	3.17	0.16	990.56	0.011	0.255
4 TO 2	24	10.24	18.98	987.1	2	3.14	990.14	3.26	0.17	990.31	113	988.13	2	3.14	990.44	3.2	0.16	990.6	0.011	0.13





PLAN SCALE: 1"=30

THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

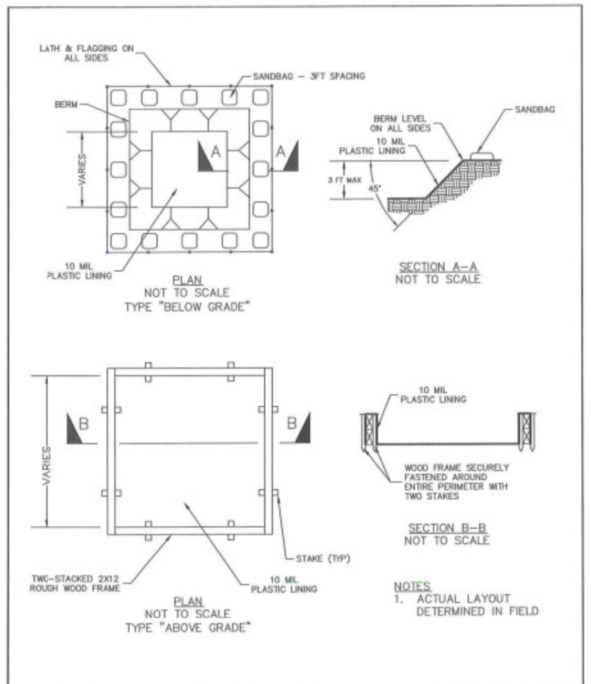
GARY ELI JONES
79198
REGISTERED PROFESSIONAL ENGINEER
Jan. 15, 2024

ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
TBPELS FIRM No. 17877

394 BAGDAD RD, LEANDER, TX 78641

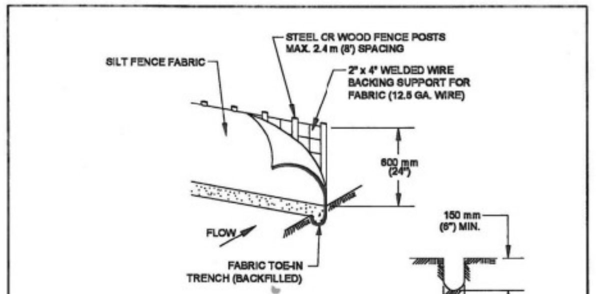
BAGDAD BLUELINE
STORM DRAIN PLAN AND PROFILES

SHEET 18 OF 29



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD

City of Leander, Texas
101-1
CONCRETE WASHOUT
01/30/15



STANDARD SYMBOL FOR SILT FENCE (SF)

SF / L=

TRENCH CROSS SECTION

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.

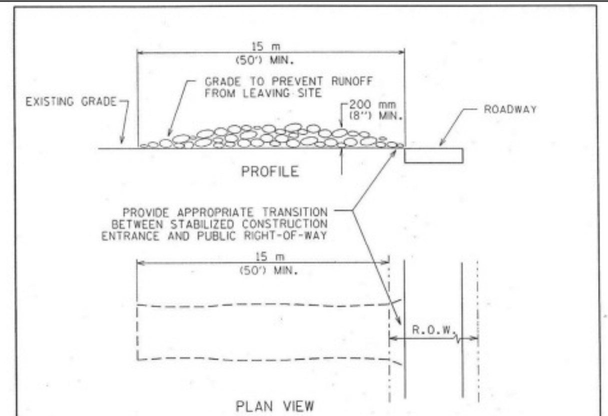
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

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.

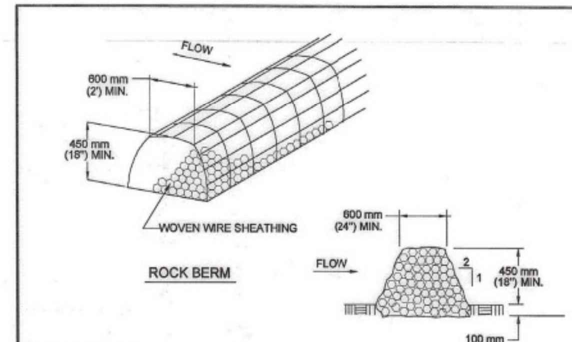
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

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



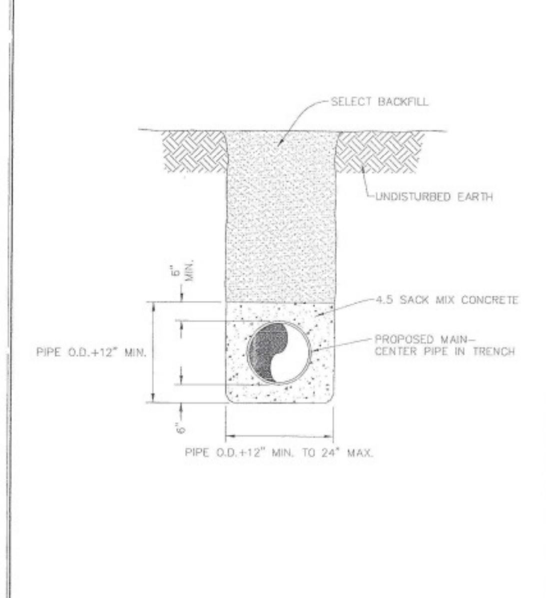
STANDARD SYMBOL FOR ROCK BERM (RB)

RB

CROSS SECTION

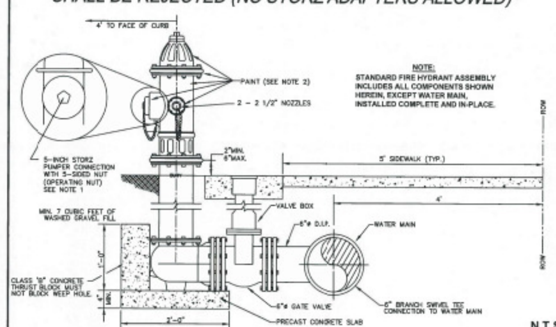
NOTES:
1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE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

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



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

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

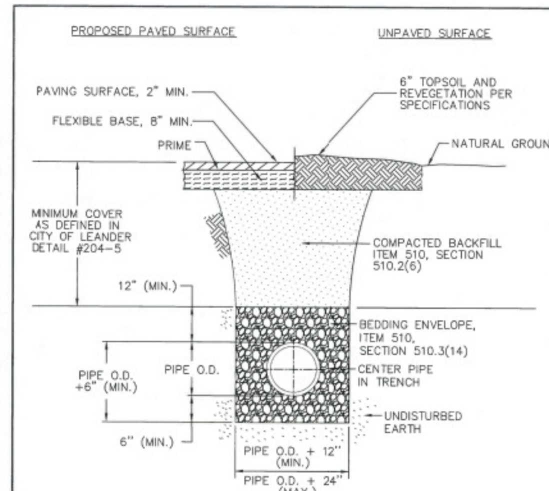


N.T.S

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

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

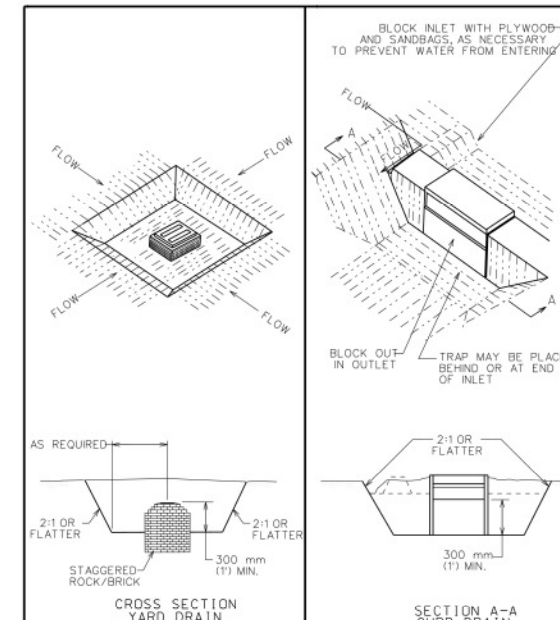
WAYNE S. WATTS 85134
02/05/19
City Of Leander, Texas
DETAIL #101-4
STANDARD FIRE HYDRANT ASSEMBLY



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"

2019-05-23
City Of Leander, Texas
DETAIL #104-1
TYPICAL PIPE TRENCH AND EMBEDMENT



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

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORM INLET SEDIMENT TRAP	
RECORD COPY SIGNED BY J. PATRICK MURPHY 3/27/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 632S-1

THIS AREA IS RESERVED FOR FUTURE APPROVAL STAMPS

NO.	DATE	REVISION	BY
1			G.E.J.
2			G.E.J.

GARY ELI JONES 79198 REGISTERED PROFESSIONAL ENGINEER
Jan. 15, 2024

ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-9095
TBPELS FIRM No. 17877
gejtexas@gmail.com

394 BAGDAD RD, LEANDER, TX 78641
BAGDAD BLUELINE
DETAIL SHEET

DRAWING SCALE: HORIZ.= VERT.=
SURVEYED:
FILE NAME:
DATE:
DRAWN: EEI
DESIGNED: EEI

SHEET
20
OF
29

2022-53-SDP

C:\Users\User\OneDrive\Clients\Gary Jones\City of Leander\Bagdad-Blueline\00.01-CAD\00.04-Sheets\C19-C25.dwg Jan 15, 24 9:30 am

ELI ENGINEERING

Firm # 17877

October 27, 2023

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

Re: Bagdad Blueline
Contributing Zone Plan Permit
Attachment N-Inspection, Maintenance, Repair and Retrofit Plan

To Whom It May Concern:

A plan for the inspection, maintenance, repair, and if necessary, retrofit of the permanent BMPs and measures is attached. It includes procedures for documenting inspections, maintenance, repairs, and if necessary, retrofits as well as record keeping procedures. The plan has been prepared and certified by the engineer that designed the permanent BMP and measures. The owner or responsible party has signed the plan.

If you have any questions or need further assistance, please contact me at 512-658-8095.

10/27/2023

Gary Eli Jones, P.E.
Authorized Agent

ELI ENGINEERING

Firm # 17877

October 27, 2023

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
12100 Park 35 Circle, Bldg. A, Room 179
Austin, Texas 78753

Re: Bagdad Blueline
Contributing Zone Plan Permit
Attachment N-Inspection, Maintenance, Repair and Retrofit Plan

To Mr. Kiran Vallurupalli:

TCEQ requires the property owner to keep operation, maintenance, and inspections records of the BMP features including the grassy swale and batch detention pond.

General Guidelines:

- Accessibility: You should maintain accessibility to the BMP at all times. Equipment and personnel required to maintain and inspect the BMP should not be obstructed under reasonable conditions. Maintenance access will be provided via 12-foot ramp into the pond.

- Material Disposal: Stormwater pollutants include a variety of substances that are deposited in the BMP. Federal and state laws and regulations may apply to the disposal of substances removed from the BMP. In order to dispose of substances removed from the BMP you must 1) characterize the waste 2) classify the waste based on character 3) properly dispose the waste according to current state (30TAC 330 or 335) and federal rules (40 CFR Subchapter C or D). The sediment must be determined inert for on-site disposal.

At a minimum, you should keep written records indicating the following:

Subject	Frequency
Pest management	Develop an integrated pest management plan for vegetated areas. Specify how problem weeds and insects will be controlled with minimal or no use of insecticides and herbicides.
Inspect swales & filters	Twice per year, once after a major rainfall event.
Inspect outlet structure	Twice per year, once after a major rainfall event.
Mow and maintain area	As needed such that grass is less than 18” tall or twice per year.
Remove sediment	Remove sediment that reaches 3 inches in depth over any spot or covers vegetation. Replace eroded areas with compacted fill and re-seed as necessary to maintain

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

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

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

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

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

***Nuisance Control*.** Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms

due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

***Structural Repairs and Replacement*.** With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.

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

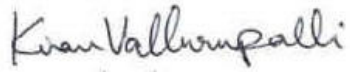
***Logic Controller*.** The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin.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

All maintenance and repairs made to the BMP should be documented along with the inspection report.

Sincerely,

Gary Eli Jones, P.E.

Concurrence & Acceptance:



Kiran Vallurupalli

TPDES Construction General Permit

Stormwater Pollution Prevention Plan (SWP3)

For a Small Construction Site Less Than Five Acres

For Construction Activities At:

Bagdad Blueline
300 Bagdad Road
Leander, 78641

SWP3 Prepared For:

Dreamvalue@bagdad LLC
12965 Cordellera Lane
Frisco, Texas 75035

SWP3 Prepared By:

GeoSolutions Inc.
4417 Burleson Road
Austin, Texas
512-330-0796

SWP3 Preparation Date:

09/ 07 / 2023

Table of Contents

Section 1: Project/Site Information

1.1 Nature of Construction Activity and Project Information

Project/Site Name and Address	
Project/Site Name: Bagdad Blueline	
Project/Site Street/Location: 300 Bagdad Road	
City: Leander	**County**: Williamson
State: Texas	**ZIP Code**: 787641

General Description of the Nature of the Construction Project/Site:
Construction activities will include constructing new commercial buildings and the associated site improvements. Construction will generally include clearing, grading, excavation, utilities, paving, drainage improvements, and vertical construction of the buildings.

Project Area Data	
Estimated project start date: Start date is to be determined	
Estimated project end date: End date is to be determined	
Total area of the construction site: 3.57	**(acres)**
Estimated area to be disturbed: 3.57	**(acres)**
Purpose of the Construction Project/Site: ☐ Residential ☒ Commercial ☐ Pipeline ☐ Road/Bridge ☐ Other(s):	

Project Latitude/Longitude **(**Physical entrance **OR** for linear project, include latitude/longitude of start and end points)	
Latitude:	**Longitude:**
30.5377 ° N	-97.8473° W
Latitude:	**Longitude:**
_ _ . _ _ _ _ ° N	_ _ . _ _ _ _ ° W

Method for determining latitude/longitude:

☒ Google Earth ☐ EPA Website ☐ USGS topographic map ☐ TCEQ Maps

Description of soil types or the quality of any discharge from the site:

DnB—Denton silty clay, 1 to 3 percent slopes

DoC—Doss silty clay, moist, 1 to 5 percent slopes

1.2 Operators and Contractor's Contact Information

Owner/Operators Information:		
Name: dreamvalue@bagdad, LLC		
Address: 12965 Cordellera Lane		
City: Frisco	State: Texas	Zip Code: 75035
Telephone Number: unknown		
Email address: unknown		
TPDES Authorization Number: N/A (Small Construction Site)		

Contractor's Information:		
Name: Contractor is to be determined		
Address:		
City:	State:	Zip Code:
Telephone Number:		
Email address:		
TPDES Authorization Number: N/A (Small Construction Site)		

Sub-Contractor's Information (if applicable):		
Name:		
Address:		
City:	State:	Zip Code:
Telephone Number:		
Email address:		

SWP3 Preparer Contact Information
SWP3 Preparer Contact Name: Jeff Coombes, CPESC
Telephone number: 512-848-2233
Email address: jeff@geosolutionsinc.com

1.3 Construction Support Activities

List of construction support activities that will be present at the construction project/site:

Type of Construction Support Activities	Will be Present at the Construction Site?
Onsite Equipment Staging Yards	☒ Yes ☐ No
Onsite Material Storage Areas	☒ Yes ☐ No
Offsite Excavated Material Disposal Areas (e.g. excess material dump sites)	☐ Yes ☒ No
Offsite Borrow Areas (e.g. a material borrow pit)	☐ Yes ☒ No
Onsite Concrete Production Plant	☐ Yes ☒ No
Onsite Asphalt Production Plant	☐ Yes ☒ No
(add others below if applicable)	
	☐ Yes ☐ No
	☐ Yes ☐ No

1.4 Sequence of construction activities that will disturb soils for major portions of the site.

No.	Sequence of Construction Activities	Estimated Start Date	Approx. Duration (in Days)
1.	Install temporary erosion & sediment controls as indicated on the approved construction plans.	TBD	1
2.	Begin initial site clearing, rough grading, and excavation of the pond	TBD	10
3.	Install underground utility mains and services	TBD	60
4.	Begin construction of tie-ins, parking areas, pond, and building pads	TBD	90
5.	Begin vertical construction of the proposed buildings	TBD	ongoing
6.	Complete final grading, cleanup, and landscaping	TBD	30
7.	Remove temporary erosion/sediment controls	TBD	1
8.			
9.			
10.			

1.5 Allowable Non-Stormwater Discharges

List of allowable non-stormwater discharges that may be present at the construction site:

No.	Type of Allowable Non-Stormwater Discharge	Likely to be Present at Construction Site?
1.	Fire hydrant flushing	☐ Yes ☒ No
2.	Waters used to wash vehicles and equipment	☐ Yes ☒ No
3.	Uncontaminated water used to control dust	☒ Yes ☐ No
4.	Potable water including uncontaminated water line flushing	☒ Yes ☐ No
5.	Routine external building wash down	☐ Yes ☒ No
6.	Pavement washing	☒ Yes ☐ No
7.	Uncontaminated air conditioning or compressor condensate	☒ Yes ☐ No
8.	Uncontaminated, non-turbid discharges of ground water or spring water	☐ Yes ☒ No
9.	Foundation or footing drains	☐ Yes ☒ No
10.	Landscape Irrigation	☒ Yes ☐ No
11.	Uncontaminated construction dewatering	☒ Yes ☐ No

Section 2: Receiving Waters and Site Maps

2.1 Receiving Waters

Receiving Water body Information: Stormwater discharges from this construction project will potentially flow to the following receiving water body(ies):

No.	Name of the Receiving Waters	TCEQ Segment ID Number	Will the receiving waters be disturbed?	Location of the Receiving Waters
1.	Blockhouse Creek	unclassified	☐ Yes ☒ No	Located to the south of the site
2.	Blockhouse Creek flows to Brushy Creek above South Brushy Creek	1244A	☐ Yes ☒ No	Located to the east of the site
3.			☐ Yes ☐ No	
4.			☐ Yes ☐ No	
5.			☐ Yes ☐ No	

Is the project located within the Edwards Aquifer Recharge Zone or the Edwards Aquifer Contributing Zone?

☒ Yes ☐ No

If yes, provide the TCEQ Edwards Aquifer permit number associated with the site:

Edwards Aquifer permit number is pending

Does the project/site discharge stormwater into a Municipal Separate Storm Sewer System (MS4)?

☒ Yes ☐ No

If yes, provide the name and address of the of the MS4 operator:

Name of MS4: City of Leander

Address: 105 N. Brushy Street – Leander, 78641

2.2 General Location Map

☒ A **general location map** is included in **Attachment A** of this SWP3.

2.3 Site Map

The SWP3 includes a site map or series of site maps (or erosion and sediment control plans) showing all of the criteria listed below:

i. **property boundary(ies);**
ii. **drainage patterns**
iii. **areas where soil disturbance will occur**
iv. **locations of all controls and buffers, either planned or in place;**
v. **locations where temporary or permanent stabilization practices are expected to be used;**
vi. **locations of construction support activities, including those located off-site;**
vii. **surface waters (including wetlands) either at, adjacent, or in close proximity to the site**
viii. **locations where stormwater discharges from the site directly to a surface water body or a municipal separate storm sewer system;**
ix. **vehicle wash areas; and**
x. **designated points on the site where vehicles will exit onto paved roads**

☒ The site map or series of maps for this site can be found in **Attachment B** of this SWP3.

Section 3: Construction Site Pollutants

3.1 Pollutant-Generating Activities

Potential sources of sediment to stormwater runoff:

No.	Potential Sediment Pollutant/Activity	Likely to be Present at Construction Site?
1.	Clearing and topsoil stripping	☒ Yes ☐ No
2.	Grading and/or excavation operations	☒ Yes ☐ No
3.	Fill or imported materials (sand, gravel, road base, etc.)	☒ Yes ☐ No
4.	Stockpiled material (topsoil, spoils)	☒ Yes ☐ No
5.	Trenching	☒ Yes ☐ No
6.	Vehicle Tracking	☒ Yes ☐ No
7.		☐ Yes ☐ No
8.		☐ Yes ☐ No

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

No.	Potential Pollutant (other than sediment)	Likely to be Present at Construction Site?
1.	Staging or storage areas	☒ Yes ☐ No
2.	Small re-fueling activities & minor equipment maintenance	☒ Yes ☐ No
3.	Portable toilets or temporary sanitary facilities	☒ Yes ☐ No
4.	Using general building materials (solvents, adhesives, paints, lubricants)	☒ Yes ☐ No
5.	Concrete washout, mortar, flowable fill	☒ Yes ☐ No
6.	Paving Operations (asphalt and asphalt primer)	☒ Yes ☐ No
7.	Concrete curing compounds and form release agents	☒ Yes ☐ No
8.	Construction waste, trash and debris	☒ Yes ☐ No
9.		☐ Yes ☐ No

3.2 List of Potential Pollutants

List of Pollutants that can be present at the construction site:

Check if used	Materials or Chemicals	Stormwater Pollutants	Location at the Site
☒	Dirt from disturbed areas	Sediment	Site-wide, at cleared and graded areas
☒	Cleaning solvents	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	Potentially used during equipment maintenance or repairs. Locations will vary
☒	Asphalt	Oil, petroleum distillates	Used at paved parking areas
☒	Concrete	Limestone, sand, chromium	Foundations, curbs, sidewalks, etc
☒	Glue, adhesives, sealants	Polymers, epoxies	Used in construction of the buildings
☒	Paints, stains, lacquers	Metal oxides, Stoddard solvent, calcium carbonate, arsenic	Used in construction of the buildings
☒	Curing compounds	Naphtha	Used with concrete
☐	Wood preservatives	Stoddard solvent, petroleum distillates, arsenic, copper, chromium	
☒	Hydraulic oil/fluids	Mineral oil	Used in construction equipment and tools. Locations will vary
☒	Gasoline	Benzene, ethyl benzene, toluene, xylene, MTBE	Used in construction equipment and tools. Locations will vary
☒	Diesel Fuel	Petroleum distillate, oil & grease, naphthalene, xylenes	Used in construction equipment and tools. Locations will vary
☒	Antifreeze/coolant	Ethylene glycol, propylene glycol, heavy metals	Used in construction equipment. Locations will vary
☒	Sanitary toilets	Sanitary waste and deodorizing chemicals	Used in portable toilets
☒	Plaster	Calcium sulphate, calcium carbonate, sulfuric acid	Used in construction of the buildings
☐	Pesticides (insecticides, fungicides, herbicides, rodenticides)	Chlorinated, hydrocarbons, organophosphates, carbonates	
☒	Fertilizer	Nitrogen, phosphorous	At all areas to be revegetated
☐			
☐			

Section 4: Compliance with Federal Requirements

4.1 Endangered or Threatened Species Protection

Discharges that would adversely affect a listed endangered or threatened aquatic or aquatic-dependent species or its critical habitat are not authorized by the TXR15 permit unless the requirements of the Endangered Species Act are satisfied. Federal requirements related to endangered species apply to all TPDES permitted discharges and site-specific controls may be required to ensure that protection of endangered or threatened species is achieved. If a permittee has concerns over potential impacts to listed species, the permittee may contact TCEQ for additional information.

Is there threatened or endangered aquatic species or critical habitat located at this site?

☐ Yes ☒ No

If yes, provide data here:

Name of Aquatic Species	Will discharges adversely affect endangered aquatic species or habitat?	Location of the Critical Habitat	Is Documentation of compliance with The Endangered Species Act included within the SWPPP?
	☐ Yes ☐ No		☐ Yes ☐ No
	☐ Yes ☐ No		☐ Yes ☐ No
	☐ Yes ☐ No		☐ Yes ☐ No

Endangered species habitat information was obtained from the following U.S. Fish and Wildlife website:
Critical Habitat for Threatened & Endangered Species [USFWS]

4.2 Federal, State, or Local Historic Preservation Laws

Will stormwater discharges or stormwater discharge-related activities (e.g., catch basin, pond, culvert, etc.) affect a property that is protected by Federal, State, or local historic preservation laws? ☐ Yes ☒ No

If yes, describe any actions taken to mitigate those effects: Not Applicable

Historical information was obtained from the following website:
https://www.nps.gov/subjects/nationalregister/index.htm

4.3 TMDL Requirements

Does the construction project/site discharge stormwater into an impaired water body on the latest EPA-approved CWA 303(d) list of waters with an EPA-approved or established TMDL that are found on the latest EPA-approved Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d) (which lists the category 4 and 5)?

☐ Yes ☒ No

If yes, new sources or new discharges of the pollutants of concern to impaired waters are not authorized by this permit unless otherwise allowable under 30 TAC Chapter 305 and applicable state law. Impaired waters are those that do not meet applicable water quality standards and are listed as category 4 or 5 in the current version of the CWA 305(b) and 303(d) list. Pollutants of concern are those for which the water body is listed as impaired.

Discharges of the pollutants of concern to impaired water bodies for which there is a TMDL are not eligible for coverage under the TPDES General Permit unless they are consistent with the approved TMDL.

Section 5: Stormwater Control Measures

The purpose of the implementation of different stormwater pollution controls is to reduce pollutants in the stormwater and the volume of stormwater leaving the construction site. All pollution control measures should be selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices.

5.1 Stabilization Practices

Type of Site Stabilization Practice(s) that will be implementing at the construction project/site (select all that apply):

☐ Temporary ☒ Permanent ☐ Vegetative ☐ Non-Vegetative

Deadline to Initiate Stabilization: stabilization measures are required whenever earth-disturbing activities have permanently or temporarily ceased on any portion of the site and will not resume for a period of 14 or more calendar days.

Temporary Stabilization
The following controls/BMPs will be used to **temporarily** stabilize exposed portions of the construction site:
☐ **Rolled erosion control products such as matting or straw blankets** ☐ **Hydroseeding** ☐ **Soil binders** ☐ **Straw mulch or wood mulch** ☐ **Compost Blankets** ☐ **Drill seeding or broadcast seeding** ☐ **Other** ☒ **Temporary stabilization will likely not be required**

Permanent Stabilization
The following controls/BMPs will be used to **permanently** stabilize exposed portions of the construction site:
☐ **Rolled erosion control products such as matting or straw blankets** ☒ **Hydroseeding** ☒ **Sod and/or landscaping** ☐ **Drill seeding or broadcast seeding** ☐ **Other**

To achieve final stabilization, all soil disturbing activities at the site must be completed and a uniform perennial vegetative cover with a density of at least 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as rip rap or gabions). Final stabilization must be achieved prior to termination of permit coverage.

Site Stabilization Record: A record of the dates when grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated must be included with the plan.

☒ A record of the dates when grading activities occur will be documented using the Grading & Stabilization Activity logs in **Attachment H** of this SWP3.

If not, explain why: _____

5.2 Natural Buffers and/or Equivalent Sediment Controls

Natural Buffer Compliance

Appropriate natural buffers around surface water in the state must be provided and maintained. Direct stormwater to vegetated areas and maximize stormwater infiltration to reduce pollutant discharges, unless infeasible. If providing buffers is infeasible, the permittee should document the reason that natural buffers are infeasible and should implement additional erosion and sediment controls to reduce sediment load.

Are surface waters within close proximity of the site (within 1 mile of the site)?

☒ Yes ☐ No

If yes, will a natural buffer be implemented?

☒ Yes ☐ No (Not Feasible)

If a natural buffer is not feasible, the following additional erosion and sediment controls will be used to achieve the sediment load reduction similar to a natural buffer:

Not Applicable – a buffer will be implemented

Rationale for concluding that it is infeasible to provide and maintain a natural buffer of any size:

Not Applicable

Note – TCEQ does not consider stormwater control features (e.g. stormwater conveyance channels, storm drain inlets, sediment basins) to constitute "surface water" for the purpose of triggering the buffer requirement.

5.3 Structural Controls/Best Management Practices (BMPs)

The table below lists Structural and Non-Structural Sediment Controls/Best Management Practices (BMPs) used to meet the non-numeric technology-based effluent limitations and applicable numeric technology-based effluent limitations.

The following BMPs will be used or implemented at the construction project/site:

Erosion Controls		Sediment Controls	
☐	Preservation of Existing Vegetation	☒	Silt Fence
☐	Vegetated Swales	☐	Silt Dikes
☐	Hydroseeding	☐	Compost Sock
☐	Hydraulic Mulch	☐	Check Dam
☐	Wood Mulching	☐	Mulch Rolls or Fiber Rolls
☐	Straw Mulching	☒	Storm Drain Inlet Protection
☐	Compost Blankets	☐	Outlet Protection/Velocity Dissipation Devices
☐	Soil Binders	☐	Earth Berms and Drainage Swales
☐	Soil Stabilization Matting/Blankets	☐	Sandbag Barrier
☐	Soil Preparation/Roughening	☐	Gravel Bag Berm/Barrier
☒	Sod	☐	Sediment Basin
☐	Streambank Stabilization	☐	Sediment Trap
Tracking Controls		☐	Rip-rap
☒	Stabilized Construction Entrance/Exit	☐	Rock Berms or Gabions
☐	Stabilized Construction Roadway	**Non-Structural Controls**	
☐	Entrance/Exit Tire Wash	☐	Phasing and Scheduling
☐	Street Sweeping or Vacuuming	☐	Dust Suppression
Other Structural Controls		☒	Good Housekeeping
☐	Vegetative Buffers	☐	Preventive Maintenance
☐	Non-Vegetative Stabilization	☐	Preservation of Topsoil
☒	Concrete Waste Management	☐	Minimizing Soil Compaction
☐	Dewatering Controls	☐	Fertilizer Application Management
☐		☐	
☐		☐	

5.3.1 Perimeter Control

Permit Requirement: *At a minimum, silt fences, vegetative buffer strips, or equivalent sediment controls are required for all down slope boundaries of the construction area, and for those side slope boundaries deemed appropriate as dictated by individual site conditions.*

To comply with the TXR15 permit, the following type of perimeter control(s) will be used at the construction site:

Perimeter Control Description	Location	Installation Date
Silt Fence	Silt fence is planned along the south and east perimeter of the site.	Installation date is to be determined

Maintenance Requirements: Remove sediment before it has accumulated to one-half of the above-ground height of any perimeter control. Repair or replace silt fence that is torn or damaged. Address areas where the fence has been knocked down, undermined, or un-trenched.

5.3.2 Offsite Vehicle Tracking

Permit Requirement: *Track-out of sediment onto off-site streets, other paved areas, and sidewalks from vehicles exiting your construction site must be minimized.*

To comply with the TXR15 permit, the following type of sediment track-out control will be implemented:

Perimeter Control Description	Location	Installation Date
Stabilized Construction Entrance/Exit	A stabilized exit is planned where construction traffic will exit onto Blueline Dr.	Installation date is to be determined

Maintenance Requirements:

Tracking Removal/Cleaning: Promptly remove any sediment tracked onto paved roadways. Properly dispose of any sediment build-up on the construction entrance. Restore the construction entrance (if required) by adding rock and/or cleaning any measures used to trap sediment.

5.3.3 Velocity Dissipation Devices

Permit requirement: *Permittees shall place velocity dissipation devices at discharge locations and along the length of any outfall channel to provide a non-erosive flow velocity from the structure to a water course, so that the natural physical and biological characteristics and functions are maintained and protected.*

5.3.4 Minimize Dust

Permit requirement: *minimize the generation of dust to avoid pollutant discharges to the extent feasible through application of water or other dust suppression techniques.*

Dust Control Description: To comply with the permit requirements and to avoid sediment pollutants from being discharged, a water truck or sprinklers can be used to minimize the generation of dust from the construction site.

5.3.5 Minimize the Disturbance of Steep Slopes

Permit requirement: *Disturbance of steep slopes (i.e., slopes of 40% or greater) must be minimized*

5.3.6 Preserve Topsoil

Permit requirement: *Preserve native topsoil on the site, unless infeasible; stockpile and reuse it in areas that will be stabilized with vegetation.*

Topsoil Control Description: Preserve and reuse native topsoil on site as much as possible and practicable.

5.3.7 Minimize Soil Compaction

Permit requirement: *In areas of the site where final vegetative stabilization will occur or where infiltration practices will be installed, soil compaction must be minimized.*

Soil Compaction Control Description: In areas of the site where final vegetative stabilization will occur or where infiltration practices will be installed, restrict vehicle and/or equipment use in these areas to avoid or minimize soil compaction.

5.3.8 Protection of Storm Drain Inlets

Permit requirement: *If discharging to a storm drain inlet, protection measures that remove sediment from the stormwater discharge must be installed on the inlet.*

To comply with the TXR15 permit, the following type of inlet protection devices will be used:

Description of Storm Drain Inlet Protection	Location(s)	Installation Date
Filter Fabric Inlet Protection	Inlet protection is planned on four proposed inlets within the site. See site map for specific locations.	Will be installed during construction of the storm sewer inlets

Maintenance Requirements: Clean or remove and replace the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment.

5.3.9 Sedimentation Basins or Impoundments

Permit requirement: *A sedimentation basin or similar impoundment is required, where feasible, for a common drainage location that serves an area with ten or more acres disturbed at one time. A sedimentation basin may be temporary or permanent.*

Will the project disturb 10 or more acres within a common drainage location?

☐ Yes ☒ No

If yes, Is a permanent sediment or detention basin included in the project? ☐ Yes ☐ No

If yes, what is the designed capacity for the storage?

☐ At least 3600 cubic feet of storage per acre

OR

☐ 2-year, 24-hour storm from each disturbed acre

OR

☐ Other criteria were used to design basin: _____

_____

If no, explain why no sedimentation basin was included and describe required natural buffer areas and other controls implemented instead: Not Applicable

Maintenance Requirements: Keep the sediment basin in effective operating condition and remove accumulated sediment to maintain at least ½ of the design capacity of the sediment basin at all times.

5.3.10 Dewatering Practices

Permit requirement: *Discharges from dewatering activities, including discharges from dewatering trenches and excavations, are prohibited, unless managed by appropriate controls to address sediment and prevent erosion.* ***Operators must perform an inspection of the dewatering controls once per day while the dewatering discharge occurs.***

Dewatering Practice Description: Permittees should design and utilize appropriate controls to minimize the offsite transport of suspended sediments and other pollutants if it is necessary to pump or channel standing water from the site. Examples of appropriate controls include de-watering bags, settling tanks, filtering devices, or sedimentation basins.

Inspection of Dewatering Controls: Personnel provided by the permittee must inspect dewatering controls at minimum of once per day on the days where dewatering discharges occur.

A copy of the Dewatering Inspection Log is included in **Attachment I** of this SWP3.

5.3.11 Permanent Stormwater Controls

(e.g. water quality pond, engineered filter strips, or detention basin)

Description of Permanent Stormwater Control	Location(s) Within the Site
Batch Detention Pond	The pond is planned at the southeast portion of the site.

Section 6: Pollution Prevention Controls

6.1 Spill Prevention and Response

Spill Prevention

Is there an existing Spill Prevention Control and Countermeasure (SPCC) plan developed for the site?

☐ Yes ☒ No, if yes, keep a copy of the SPCC plan onsite with this SWP3.

If no, describe procedures for preventing, containing, and cleaning up spills, leaks, and other releases:

Spills are prevented by using proper transporting, storage, and handling practices. Equipment at the site should be inspected for leaks before being operated each day. If leaks are discovered, the leak should be contained, and efforts implemented to stop the leak. The spilled pollutant should be properly cleaned and disposed appropriately per local regulations and requirements. Contaminated soils should be excavated and disposed appropriately. A spill kit should be readily available to equipment operators.

Emergency Spill Notification

In case of a toxic or hazardous material spill, notify:	Phone Numbers
TCEQ Spill Website: www.tceq.texas.gov/response/spills/spill_rq.html	512-239-1000
State of Texas Spill Reporting Hotline	1-800-832-8224
NRC (National Response Center)	1-800-424-8802

6.2 Waste Management Procedures

All wastes generated at the construction site, including, but not limited to, clearing and demolition debris, construction and employee trash, hazardous or toxic waste, and sanitary waste, should be prevented from being discharged to Waters of the State. The following BMP measures will be used to handle trash disposal, hazardous or toxic waste, sanitary waste, and proper material handling:

☒ **Trash Dumpsters:** should be placed away from stormwater conveyances and drains. Only trash and construction debris from the site should be deposited in the dumpster. No construction materials should be buried on site. Dumpsters should be serviced regularly and not allowed to leak.

☒ **Hazardous Waste Containment:** hazardous waste materials should be stored in appropriate and clearly marked containers.

☒ **Portable Toilets:** portable toilets should be located away from stormwater inlets and conveyances. The toilets should be anchored to the ground to prevent being tipped or knocked over. Toilets should be checked regularly for leaks or spills.

☒ **Proper Material Handling:** containers should be tightly sealed when not in use, and excess materials should be disposed of according to Texas requirements and/or manufacturer's recommendations. Liquid building materials should be stored, handled, and applied appropriately if considered a pollutant. When not in active use pollutants should be stored under cover or in sealed containers to prevent spills and leaks. Pollutants should not be washed out or dumped onto the ground. Pollutants should not be combined with storm water.

☒ **Good housekeeping:** construction debris, trash, and other floatable material should be collected and prevented from becoming a pollutant source. Trash generated from employees should not be thrown on the ground or buried. Trash cans should be available at the site as needed and utilized to control litter from accumulating on the ground or blowing offsite.

☒ **Minimizing exposure:** construction products, materials, chemicals, and wastes should be stored in a way that they are prevented from coming into contact with stormwater (e.g., plastic sheeting or temporary roofs).

☒ **Designated concrete washout:** A designated concrete washout area should be implemented, utilized, and maintained. Concrete wash water should be directed into a leak-proof container or pit. The container or pit should be designed so that no overflows can occur due to inadequate sizing or precipitation and located away from surface waters and stormwater inlets or conveyances.

☐ Other:

6.3 Prohibited Discharges

The following discharges from the construction project/site are prohibited under the general permit and are considered a violation should any occur.

- Wastewater from washout of concrete, unless managed by an appropriate control (see Section 6.2)
- Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials, unless managed by an appropriate control.
- Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance;
- Soaps or solvents used in vehicle and equipment washing; and
- Toxic or hazardous substances from a spill or other release.

Section 7: Procedures and Documentations

7.1 Maintenance and Repair

Ensure that all pollution prevention controls are installed correctly and remain in effective operating condition and are protected from activities that would reduce their effectiveness. All structural BMPs (i.e. Erosion & Sediment Controls) that require a repair of any kind (due to normal wear and tear, or as a result of damage) or require maintenance in order for the control to continue operating effectively should be maintained in accordance with the TPDES Construction General Permit requirements. Maintenance is required prior to the next anticipated rain event. At a minimum, maintenance should be performed in the following specific instances:

- for perimeter controls such as silt fence, rock berms, and mulch rolls: whenever sediment has accumulated to 50% or more of the above-ground height of the control.
- where sediment has been tracked-out onto the surface of off-site streets or other paved areas: sediment should be swept and removed or vacuumed from the street at least daily.
- for inlet protection measures: when sediment accumulates, the filter becomes clogged, and/or performance is compromised, the inlet protection devices should be cleaned.
- for sediment basins: sediment must be removed from sediment traps and sedimentation ponds no later that the time that design capacity has been reduced by 50%.
- For all structural BMPs: if inspection indicates a control has been used incorrectly, is not performing, or is damaged, the operator is required to replace or modify the control as soon as practicable after making the discovery.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts and prior to the next anticipated rain event.

7.2 Inspections

Personnel Responsible for Inspections:

Name(s) of Inspectors	Qualifications
Kevin Kyte – GeoSolutions, Inc.	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Justin Ballesteros – GeoSolutions, Inc.	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Nicholas Hallam – GeoSolutions, Inc.	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Austin Alford – GeoSolutions, Inc	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Jonathan Thomas – GeoSolutions, Inc	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)

General Procedures: During each inspection, the following areas of the construction site will be inspected:

- All stormwater controls (including sediment and erosion control measures identified in the SWP3) to ensure that they are installed properly, appear to be operational, and minimizing pollutants in discharges, as intended.
- Identify locations on the construction site where new or modified stormwater controls are necessary.
- Check for signs of visible erosion and sedimentation that can be attributed to the points of discharge where discharges leave the construction site or discharge into any surface water in the state flowing within or adjacent to the construction site.
- Identify any incidents of noncompliance observed during the inspection.
- Locations where vehicles enter or exit the site for evidence of off-site sediment tracking.

Inspection Frequency:

☒ **Once every 7 calendar days**

☐ **Once every 14 calendar days** and within 24 hours of the end of a storm event of 0.5 inches or greater.

Inspection Report Forms:

An Inspection Report Form has been prepared in accordance with the requirements of the TXR15 permit. A copy of the Inspection Report Form that will be used during construction of this project is included in **Attachment E** of this SWP3.

7.3 Corrective Actions

Corrective actions are actions taken to modify, replace, or reinstall any stormwater control used at the site; clean up and dispose of spills, releases, or other deposits; or remedy a permit violation. For any of the following conditions, a new or modified control should be installed **no later than 7 calendar days** from the discovery:

- A required stormwater BMP was never installed or was installed incorrectly, or not in accordance with the corresponding TCEQ permit requirement;
- A stormwater BMP needs to be repaired or replaced;
- A stormwater BMP is not effective enough for the discharge to meet applicable water quality standards;
- A prohibited discharge is occurring or has occurred; or
- TCEQ or MS4 Operator requires corrective action as a result of permit violations found during an inspection.

Operators should immediately take all reasonable steps to minimize or prevent the discharge of pollutants until a permanent solution is installed and made operational, including cleaning up any contaminated areas so that the material will not discharge in subsequent storm events.

Corrective actions taken based upon inspection findings will be documented within the inspection reports.

7.4 Record Keeping and Record Retention

Retain copies of the SWP3, Notice of Intent, Notice of Termination, logs, and all reports required by the TXR15 permit, for a **period of at least 3 years** from the date that the site reached final stabilized status.

7.5 Site Posting/Construction Site Notice

The TCEQ Construction Site Notice (CSN) is required to be posted near the main entrance of the site for the duration of the construction project. The following information is required on the CSN:

- The TPDES permit number for the project or a copy of the NOI if a permit number has not yet been assigned;
- The name and telephone number of a site contact person;
- A brief description of the project; and
- Location of the SWP3

A copy of the Construction Site Notice is included in **Attachment F** of this SWP3.

Section 8: Construction Support Activities

Concrete batch plants, asphalt batch plants, material processing areas, or other similar support activity is not expected at this construction project. Concrete and asphalt are expected to be trucked-in and not processed or manufactured onsite.

Section 9: SWP3 Certification

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

Signature of Primary Operator:

Signed: _____

Company: DreamValue@Bagdad, LLC **Date:** _____

If the SWP3 is shared by more than entity (other Operators):

Signed: _____

Company: _____ **Date:** _____

Signed: _____

Company: _____ **Date:** _____

Section 10: SWP3 Modifications

Records of SWPPP modifications or significant revisions are located in **Attachment G** of this SWP3.

Section 11: SWP3 Attachments & Additional Documentation

The following documentations are attached to the SWP3:

Attachment A – General Location Map

A copy of general location map is included in Attachment A.

Attachment B – Site Map(s)

Copy of the site map(s) is/are included in Attachment B.

Attachment C – TXR15 Permit Regulations

Note: it is helpful to keep a printed-out copy of the TXR15 permit so that it is accessible to you for easy reference. However, you do not need to formally incorporate the entire permit into your SWP3. As an alternative, you can include a reference to the permit and where it is kept at the site.

Attachment D – Inspection Report Form

A copy of the Routine Site Inspection Report Form is included in Attachment D.

Attachment E – Site Posting/CSN

A copy of the Construction Site Notice is included in Attachment E.

Attachment F – SWP3 Modifications and Revisions Log

Significant SWP3 Modifications or Revisions are included in Attachment F.

Attachment G – Site Stabilization Log

A copy of Site Stabilization Log is included in Attachment G.

Attachment H – Dewatering Inspection Log

A copy of Dewatering Inspections are included in Attachment H.

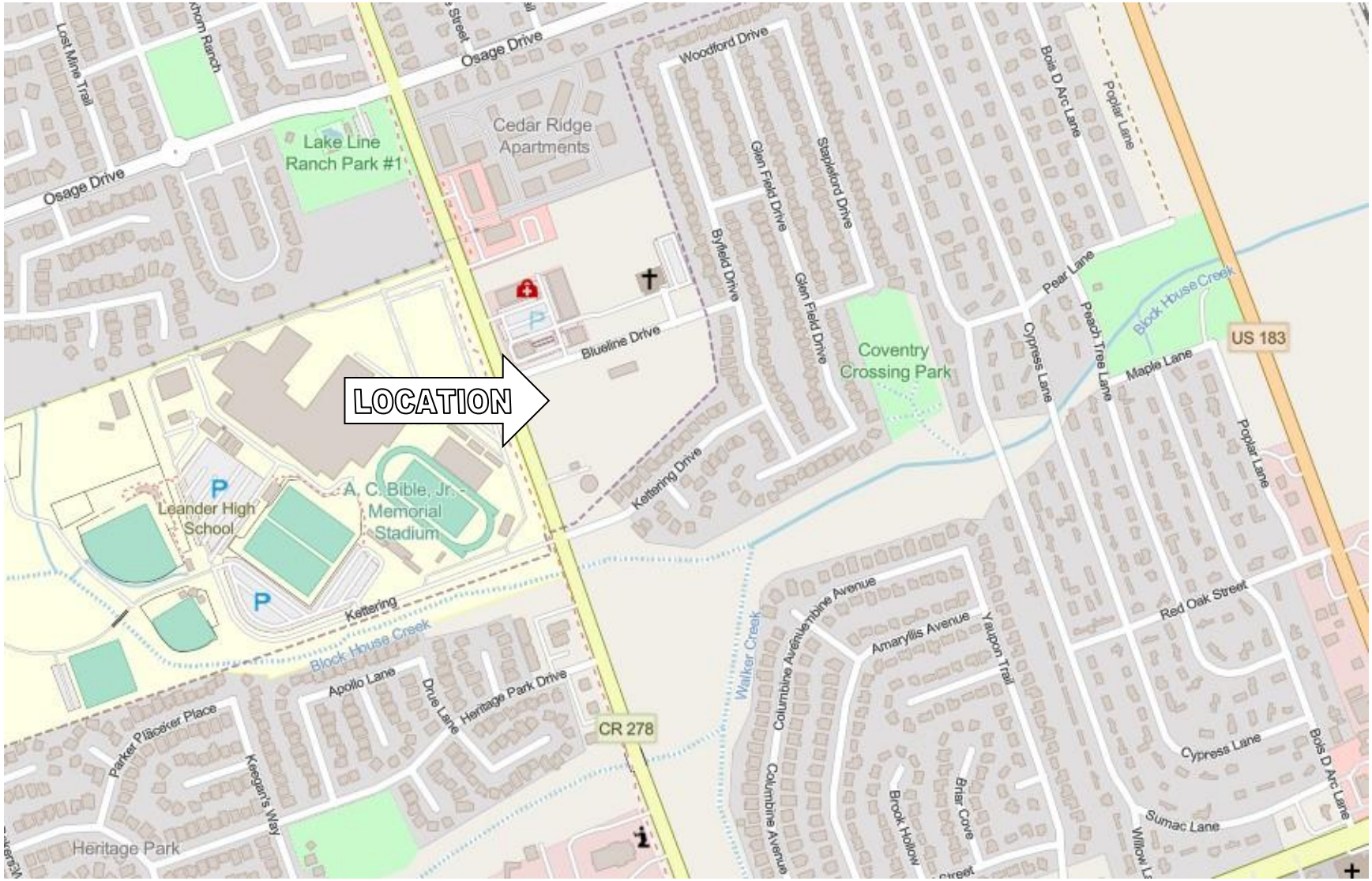
Attachment I – Other Documentations

Any Additional Documentation pertaining to the permit is included in Attachment I.

Attachment A – Site Location Map

Bagdad Blueline

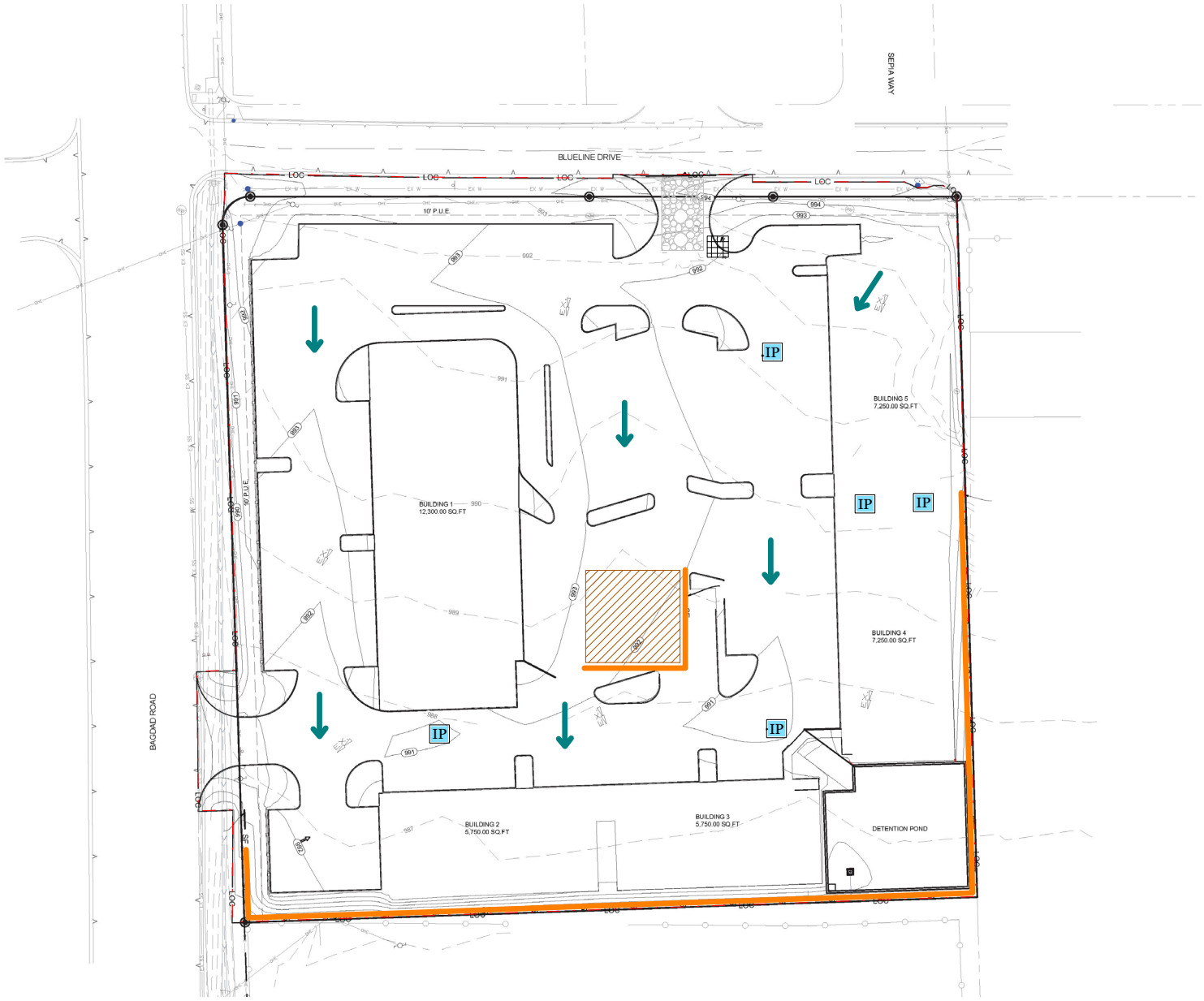
30.5377, -97.8473



GeoSolutions

LEGEND

- ROCK BERM
- IP — INLET PROTECTION
- FLOW DIRECTION
- DRAINAGE CHANNEL/SWALE
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- STAGING AND SPOILS AREA
- CONCRETE WASHOUT AREA
- CSN SIGN POSTING
- T — CONSTRUCTION TRAILER
- SILT FENCE
- MULCH SOCK
- RIVER/CREEK
- LIMITS OF CONSTRUCTION
- PHASE LINE



NOTES:
SOIL DISTURBING ACTIVITIES ARE EXPECTED TO OCCUR INSIDE THE LIMITS OF CONSTRUCTION.
SITE MAP IS NOT TO SCALE.
STABILIZATION PRACTICES ARE EXPECTED TO BE USED AT DISTURBED AREAS BY SEEDING, SODDING, AND/OR LANDSCAPING.

ATTACHMENT B - SITE MAP
BAGDAD BLUELINE
300 BAGDAD ROAD
LEANDER, 78641

GEOSOLUTIONS, INC
4417 BURLESON ROAD
AUSTIN, TX 78744
(844) 468-4743
GEOSOLUTIONSINC.COM

Inspection Date: _____

General Information	
Name of Project: Bagdad Blueline	**TCEQ Permit No.:** N/A (Small Site)
Inspector Name:	**Inspector Title:**
Inspector's Contact Information:	
Inspection Location: (if multiple inspections are required)	
Inspection Frequency: **Standard Frequency**: ☐ Weekly ☐ Every 14 days and within 24 hours of a 0.50" rain **Reduced Frequency**: ☐ Once per month (for stabilized areas)	
Weather at the time of this inspection: _____ **Was this inspection after a 0.50" storm event?** ☐Yes ☐ No If yes, rainfall amount (in inches)**:**	
Are there any discharges at the time of inspection? ☐ Yes ☐ No	

Condition and Effectiveness of BMP Controls & Pollution Prevention					
Sl. No.	**BMP Description & Location**	**Is BMP Installed & Operating Properly?**	**Corrective Action (CA) Required?**	**Date of BMP Maintenance**	**Notes**
1.	Silt Fence/Fiber Rolls/Berm/Wattles Location:	☐ Yes ☐ No	☐ Yes ☐ No		
2.	Silt Dykes/Check Dam/Rock Dams Location:	☐ Yes ☐ No	☐ Yes ☐ No		
3.	Stabilized Construction Entrance /Exit Location:	☐ Yes ☐ No	☐ Yes ☐ No		
4.	Inlet Protection on all storm drain Location:	☐ Yes ☐ No	☐ Yes ☐ No		
5.	Sand Bag Barrier/Gravel Bag Barrier Location:	☐ Yes ☐ No	☐ Yes ☐ No		
6.	Vegetated Swales Location:	☐ Yes ☐ No	☐ Yes ☐ No		
7.	Compost Blankets/Geotextiles & Mats Location:	☐ Yes ☐ No	☐ Yes ☐ No		
8.	Vegetative Buffers Location:	☐ Yes ☐ No	☐ Yes ☐ No		

9.	Sediment Trap/ Sediment Basin Location:	☐ Yes ☐ No	☐ Yes ☐ No		
10.	Concrete Washout Pit Location:	☐ Yes ☐ No	☐ Yes ☐ No		
11.	Dust Control/Prevention	☐ Yes ☐ No	☐ Yes ☐ No		

Pollution Prevention and Waste Management		
Items of Inspection	**Response & Reason**	**Action(s) Needed**
Is the site free of floatables, litter, and construction debris?	☐ Yes ☐ No If no, reason:	
Are material storage and handling areas, including fueling areas, free of spills and leaks?	☐ Yes ☐ No If no, reason:	
Are spill kits available where spills and leaks are likely to occur?	☐ Yes ☐ No If no, reason:	
Are dumpsters and waste receptacles covered when not in use?	☐ Yes ☐ No If no, reason:	
Has preventative maintenance been conducted on equipment and machinery?	☐ Yes ☐ No If no, reason:	
Are material stockpiles sufficiently contained?	☐ Yes ☐ No If no, reason:	
Has there been any sediment tracked-out from the site onto the surface of paved street, sidewalks or other paved areas outside of the site?	☐ Yes ☐ No If no, reason:	
Is the project free from visible erosion and/or sedimentation?	☐ Yes ☐ No If no, reason:	

Complete the following section if a discharge is occurring at the time of the inspection:

Description of Discharges	
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? ☐ Yes ☐ No, **If yes, provide the following information for each point of discharge:**	
Specify Discharge Location	**Observations (Visual Quality of the Discharge)**
1.	Describe the discharge (color, odor, floating, settled/suspended solids, foam, & oil sheen): Are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No, If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
2.	Describe the discharge (color, odor, floating, settled/suspended solids, foam, & oil sheen): Are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No, If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:

Contractor or Subcontractor Certification and Signature:

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

Signature:_____ **Date:** _____

Print Name: _____ **Affiliation:** _____

Sl. No.	General Description of the Amendment	Date of Amendment	Amendment Prepared by
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			

Date Grading Initiated	Description of Grading Activity	Description of Stabilization Measure and Location	Date When Stabilization Initiated

Use the following table if construction at the site temporarily or permanently ceases:

Date Construction Stopped	Area/Location Where Construction Stopped (e.g. site-wide)	Temporary or Permanent?

Required Dewatering Information						
	Date	**Inspector Name and Title**	**Approx. Duration (begin & End)**	**Estimated Rate of Discharge (gallons per day)**	**Was a pollutant discharge observed? (foam, oil sheen, odor, or suspended sediments)?**	**If yes, provide the observation and the BMP used to prevent discharging the pollutant**
1.			Start: End:		☐ Yes ☐ No	
2.			Start: End:		☐ Yes ☐ No	
3.			Start: End:		☐ Yes ☐ No	
4.			Start: End:		☐ Yes ☐ No	
5.			Start: End:		☐ Yes ☐ No	
6.			Start: End:		☐ Yes ☐ No	

TCEQ Office Use Only
Permit No:
CN:
RN:

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

IMPORTANT INFORMATION

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

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

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

ePERMITS

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

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

APPLICATION FEE AND PAYMENT

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

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

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
  - Check/Money Order Number: Click here to enter text
  - Name printed on Check: Click here to enter text
- If payment was made via ePay, provide the following:
  - Voucher Number: Click here to enter text
  - A copy of the payment voucher is attached to this paper NOI form.

RENEWAL (This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? ☐ Yes ☐ No

If Yes, provide the authorization number here: TXR15 Click here to enter text

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN Click here to enter text

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

Click here to enter text

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): Click here to enter text

First and Last Name: Click here to enter text Suffix: Click here to enter text

Title: Click here to enter text Credentials: Click here to enter text

Phone Number: Click here to enter text Fax Number: Click here to enter text

E-mail: Click here to enter text

Mailing Address: Click here to enter text

City, State, and Zip Code: Click here to enter text

Mailing Information if outside USA:

Territory: Click here to enter text

Country Code: Click here to enter text Postal Code: Click here to enter text

d) Indicate the type of customer:

☐ Individual
☐ Limited Partnership
☐ General Partnership
☐ Trust
☐ Sole Proprietorship (D.B.A.)
☐ Corporation
☐ Estate
☐ Federal Government
☐ County Government
☐ State Government
☐ City Government
☐ Other Government
☐ Other: Click here to enter text

e) Is the applicant an independent operator? ☐ Yes ☐ No

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

☐ 0-20 ☐ 251-500

☐ 21-100 ☐ 501 or higher

☐ 101-250

g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: Click here to enter text.

Federal Tax ID: Click here to enter text.

Texas Secretary of State Charter (filing) Number: Click here to enter text.

DUNS Number (if known): Click here to enter text.

SECTION 2. APPLICATION CONTACT

Is the application contact the same as the applicant identified above?

☐ Yes, go to Section 3

☐ No, complete this section

Prefix (Mr. Ms. Miss): Click here to enter text.

First and Last Name: Click here to enter text. Suffix: Click here to enter text.

Title: Click here to enter text. Credential: Click here to enter text.

Organization Name: Click here to enter text.

Phone Number: Click here to enter text. Fax Number: Click here to enter text.

E-mail: Click here to enter text.

Mailing Address: Click here to enter text.

Internal Routing (Mail Code, Etc.): Click here to enter text.

City, State, and Zip Code: Click here to enter text.

Mailing information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

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

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN Click here to enter text.

(Refer to Section 3.a) of the Instructions)

b) Name of project or site (the name known by the community where it's located): Click here to enter text

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Click here to enter text

d) County or Counties (if located in more than one): Click here to enter text

e) Latitude: Click here to enter text Longitude: Click here to enter text

f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name: Click here to enter text

City, State, and Zip Code: Click here to enter text

Section B:

Location Description: Click here to enter text

City (or city nearest to) where the site is located: Click here to enter text

Zip Code where the site is located: Click here to enter text

SECTION 4. GENERAL CHARACTERISTICS

a) Is the project or site located on Indian Country Lands?

☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.

☐ No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

☐ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? Click here to enter text

d) What is the Secondary SIC Code(s), if applicable? Click here to enter text

e) What is the total number of acres to be disturbed? Click here to enter text

f) Is the project part of a larger common plan of development or sale?

☐ Yes

☐ No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? Click here to enter text

h) What is the estimated end date of the project? Click here to enter text

i) Will concrete truck washout be performed at the site? ☐ Yes ☐ No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? Click here to enter text

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? Click here to enter text

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

☐ Yes ☐ No

If Yes, provide the name of the MS4 operator: Click here to enter text

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

☐ Yes, complete the certification below.

☐ No, go to Section 5

I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. ☐ Yes

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). ☐ Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. ☐ Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☐ Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). ☐ Yes

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Click here to enter text.

Operator Signatory Title: Click here to enter text.

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

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

Signature (use blue ink): _____Date: _____

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

I, Sreekiran Vallurupalli,
Print Name

Owner and President,
Title - Owner/President/Other

of Dream Value @ Bagdad, LLC,
Corporation/Partnership/Entity Name

have authorized Gary Eli Jones, P.E.
Print Name of Agent/Engineer

of Eli Engineering, PLLC
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:

Kiran Valluvupalli
Applicant's Signature

10/30/2023
Date

THE STATE OF ~~TEXAS~~ Massachusetts §

County of Middlesex §

BEFORE ME, the undersigned authority, on this day personally appeared Sreekiran Valluvupalli 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 30 day of October, 2023.

NOTARY PUBLIC

RAYANA RABELO
Notary Public, Commonwealth of Massachusetts
My Commission Expires May 10, 2030

Rayana Rabelo
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: May 10, 2030

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Bagdad Blueline
Regulated Entity Location: 3000 S Bagdad Road, Leander, TX 78641
Name of Customer: Dream Value Bagdad, LLC
Contact Person: Kiran Vallurupalli Phone: 732-648-6944
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____
Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment**. This payment is being submitted to:

☒ Austin Regional Office
☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office
☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	3.57 Acres	$ 4000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____

Date: 10/27/2023

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Core Data Form

TCEQ Use Only

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

SECTION I: General Information

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

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.)*

☐ Renewal *(Core Data Form should be submitted with the renewal form)* ☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN		RN

SECTION II: Customer Information

4. General Customer Information	5. Effective Date for Customer Information Updates (mm/dd/yyyy)	05/21/2021

☒ 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:*
DREAMVALUE@BAGDAD LLC	

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
804591086	32084882342		

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☒ **Yes** ☐ **No**

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following:*

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:	12965 Cordellera Ln						
	City	Frisco	State	TX	ZIP	75035	ZIP + 4	0136

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	kiran@dreamvalueventures.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(732) 648-6944		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected below this form should be accompanied by a permit application)*

☒ 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 Agency 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.)*

Bagdad Blueline

23. Street Address of the Regulated Entity: *(No PO Boxes)*	3000 S. Bagdad Road							
	City	Leander	**State**	TX	**ZIP**	78641	**ZIP + 4**	
24. County	Williamson							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	SE corner of S Bagdad and Blueline Drive.

26. Nearest City	**State**	**Nearest ZIP Code**
Leander	TX	78641

27. Latitude (N) In Decimal:	30.537460		**28. Longitude (W) In Decimal:**	-97.847610	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	32	14.856	97	50	51.396

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)
7389		54199	

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

Commercial Property developed for lease.

34. Mailing Address:	**12965 Cordellera Lane**							
	City	**Frisco**	**State**	**TX**	**ZIP**	**75035**	**ZIP + 4**	**0136**

35. E-Mail Address:	**kiran@dreamvalueventures.com**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(732) 648-6944		**( ) -**

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	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

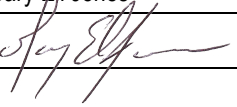
SECTION IV: Preparer Information

40. Name:	Gary Eli Jones	**41. Title:**	Design Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 658-8095		( ) -	gejtexas@gmail.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:	Eli Engineering, PLLC	**Job Title:**	Design Engineer
Name*(In Print)* **:**	Gary Eli Jones	**Phone:**	(512) 658-8095
Signature:		**Date:**	10/27/2023