

# Texas Commission on Environmental Quality

## Edwards Aquifer Application Cover Page

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### 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.

<b>1. Regulated Entity Name:</b> Whim Corporate Offices					<b>2. Regulated Entity No.:</b>				
<b>3. Customer Name:</b> Lucy Hanks Properties, LLC					<b>4. Customer No.:</b>				
<b>5. Project Type:</b> (Please circle/check one)	<input checked="" type="radio"/> New	Modification			Extension		Exception		
<b>6. Plan Type:</b> (Please circle/check one)	WPAP	<input checked="" type="radio"/> CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
<b>7. Land Use:</b> (Please circle/check one)	Residential		<input checked="" type="radio"/> Non-residential			<b>8. Site (acres):</b>		5.77 acres	
<b>9. Application Fee:</b>	\$5,000.00		<b>10. Permanent BMP(s):</b>			Water Quality Pond w/ Batch Detention			
<b>11. SCS (Linear Ft.):</b>	0		<b>12. AST/UST (No. Tanks):</b>			0			
<b>13. County:</b>	Hays		<b>14. Watershed:</b>			Onion 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](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.

<b>Austin Region</b>			
<b>County:</b>	<b>Hays</b>	<b>Travis</b>	<b>Williamson</b>
Original (1 req.)	—	—	—
Region (1 req.)	—	—	—
County(ies)	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input checked="" type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek	<input type="checkbox"/> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<input type="checkbox"/> Austin <input type="checkbox"/> Buda <input checked="" type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek	<input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills	<input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock

<b>San Antonio Region</b>					
<b>County:</b>	<b>Bexar</b>	<b>Comal</b>	<b>Kinney</b>	<b>Medina</b>	<b>Uvalde</b>
Original (1 req.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Trinity-Glen Rose	<input type="checkbox"/> Edwards Aquifer Authority	<input type="checkbox"/> Kinney	<input type="checkbox"/> EAA <input type="checkbox"/> Medina	<input type="checkbox"/> EAA <input type="checkbox"/> Uvalde
City(ies) Jurisdiction	<input type="checkbox"/> Castle Hills <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Helotes <input type="checkbox"/> Hill Country Village <input type="checkbox"/> Hollywood Park <input type="checkbox"/> San Antonio (SAWS) <input type="checkbox"/> Shavano Park	<input type="checkbox"/> Bulverde <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Garden Ridge <input type="checkbox"/> New Braunfels <input type="checkbox"/> Schertz	NA	<input type="checkbox"/> 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.

Erin K Banks, PE

Print Name of Customer/Authorized Agent

*Erin K Banks*

5/9/23

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 Checklist

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

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

Attachment A - Road Map

Attachment B - USGS Quadrangle Map

Attachment C - Project Narrative

Attachment D - Factors Affecting Surface Water Quality

Attachment E - Volume and Character of Stormwater

Attachment F - Suitability Letter from Authorized Agent (if OSSF is proposed)

Attachment G - Alternative Secondary Containment Methods (if AST with an alternative method of secondary containment is proposed)

Attachment H - AST Containment Structure Drawings (if AST is proposed)

Attachment I - 20% or Less Impervious Cover Declaration (if project is multi-family residential, a school, or a small business and 20% or less impervious cover is proposed for the site)

Attachment J - BMPs for Upgradient Stormwater

Attachment K - BMPs for On-site Stormwater

Attachment L - BMPs for Surface Streams

Attachment M - Construction Plans

Attachment N - Inspection, Maintenance, Repair and Retrofit Plan

Attachment O - Pilot-Scale Field Testing Plan, if BMPs not based on Complying with the Edwards Aquifer Rules: Technical Guidance for BMPs

Attachment P - Measures for Minimizing Surface Stream Contamination

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

**-OR-**

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

Attachment A - Spill Response Actions

Attachment B - Potential Sources of Contamination

Attachment C - Sequence of Major Activities

Attachment D - Temporary Best Management Practices and Measures

Attachment E - Request to Temporarily Seal a Feature, if sealing a feature

Attachment F - Structural Practices

Attachment G - Drainage Area Map

Attachment H - Temporary Sediment Pond(s) Plans and Calculations

Attachment I - Inspection and Maintenance for BMPs

Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

– **Copy of Notice of Intent (NOI)**

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

**Application Fee Form (TCEQ-0574)**

**Check Payable to the "Texas Commission on Environmental Quality"**

**Core Data Form (TCEQ-10400)**

# 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: Erin K Banks

Date: 5-9-23

Signature of Customer/Agent:

*Erin K Banks*

Regulated Entity Name: Whim Corporate Offices

## Project Information

1. County: Hays
2. Stream Basin: Onion Creek
3. Groundwater Conservation District (if applicable): Hays Trinity Groundwater Conservation District

4. Customer (Applicant):

Contact Person: Whit Hanks

Entity: Lucy Hanks Properties, LLC

Mailing Address: 2101 Highway 290 West, Suite 103

City, State: Dripping Springs, TX

Zip: 78620

Telephone: 512-627-8556

Fax: \_\_\_\_\_

Email Address: whit@whithanks.com

5. Agent/Representative (If any):

Contact Person: Erin K Banks, PE

Entity: Banks & Associates

Mailing Address: 820 Currie Ranch Road

City, State: Wimberley, TX

Zip: 78676

Telephone: 512-801-9049

Fax: \_\_\_\_\_

Email Address: erin@banksandassoc.com

6. Project Location:

- The project site is located inside the city limits of Dripping Springs.
- 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.

27950 Ranch Road 12, Dripping Springs, TX 78620

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): 5.77 Acres

Total disturbed area: 5.77 Acres

14. Estimated projected population: 100

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

**Table 1 - Impervious Cover**

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	50250	÷ 43,560 =	1.15
Parking	70816	÷ 43,560 =	1.63
Other paved surfaces	5629	÷ 43,560 =	0.13
Total Impervious Cover	126695	÷ 43,560 =	2.91

**Total Impervious Cover  $2.91 \div$  Total Acreage  $5.77 \times 100 = 50.41\%$  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.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: \_\_\_\_\_ feet.

Width of pavement area: \_\_\_\_\_ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

Pavement area \_\_\_\_\_ acres  $\div$  R.O.W. area \_\_\_\_\_ acres  $\times 100 = \text{_____ \%}$  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 Dripping Springs (name) Treatment Plant. The treatment facility is:

Existing.

Proposed.

N/A

### **Permanent Aboveground Storage Tanks (ASTs) $\geq$ 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**

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
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**

<i>Length (L)(Ft.)</i>	<i>Width(W)(Ft.)</i>	<i>Height (H)(Ft.)</i>	<i>L x W x H = (Ft3)</i>	<i>Gallons</i>

**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" = \_\_\_\_\_'.
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): \_\_\_\_\_.
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.***

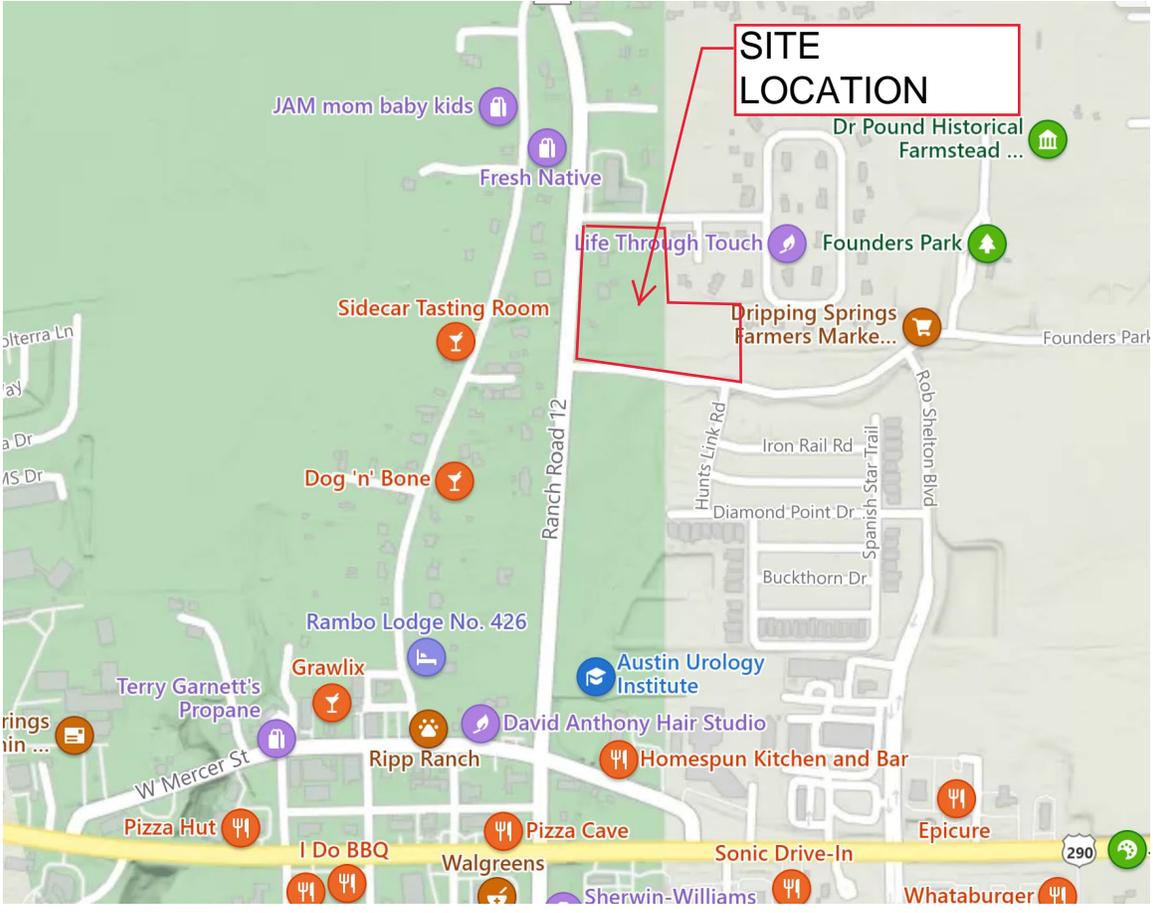
59.  The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or 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.

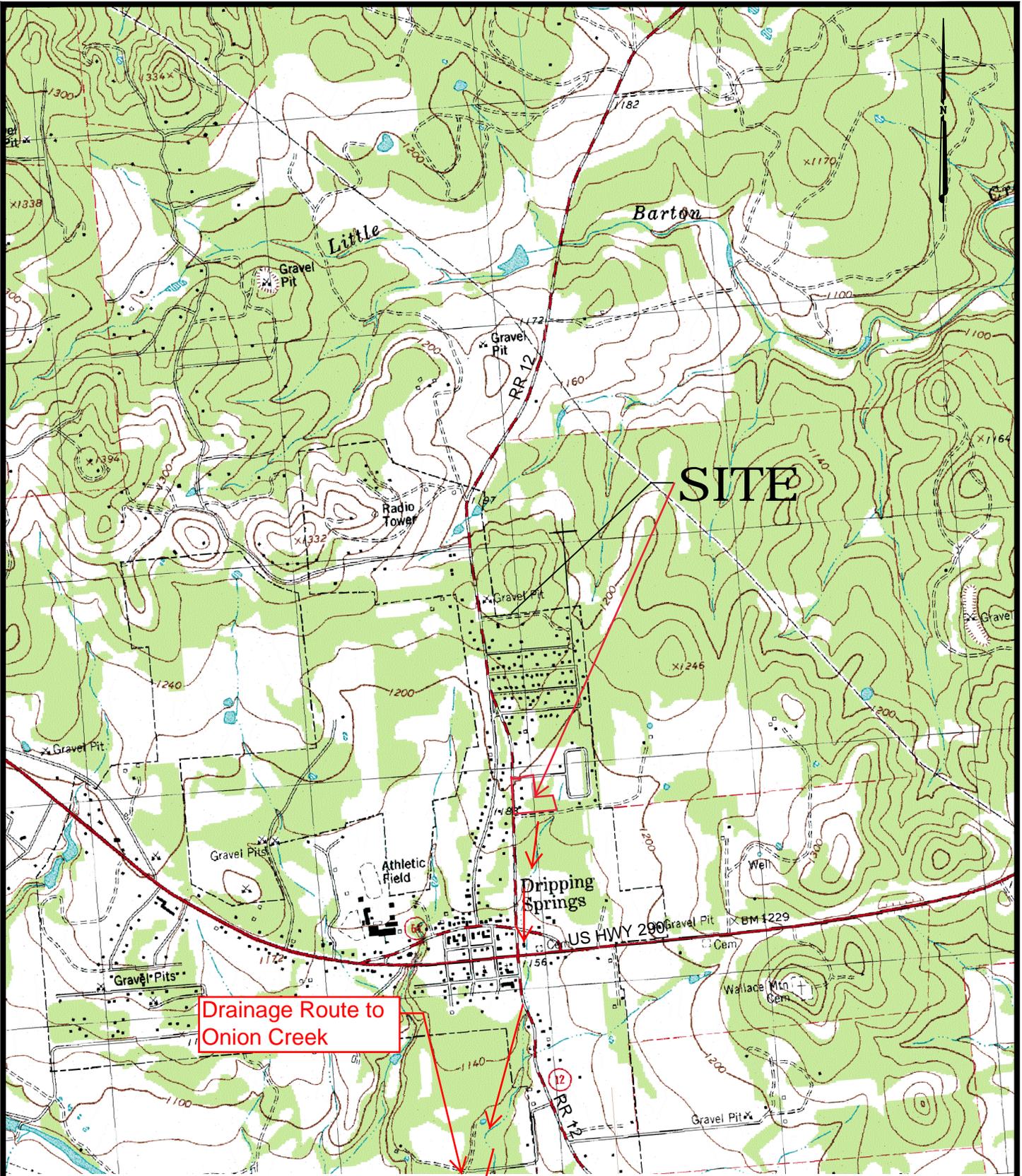
### ***Administrative Information***

- 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.

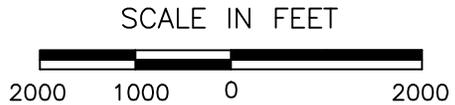
**WHIM CORPORATE OFFICES  
DRIPPING SPRINGS, TEXAS  
CONTRIBUTING ZONE PLAN  
ATTACHMENT A  
ROAD MAP**



**WHIM CORPORATE OFFICES  
DRIPPING SPRINGS, TEXAS  
CONTRIBUTING ZONE PLAN  
ATTACHMENT B  
USGS MAP**



Drainage Route to  
Onion Creek



6-21-22  
Rev. 0

ATTACHMENT B  
USGS DRIPPING SPRINGS QUADRANGLE MAP  
WHIM CORPORATE OFFICES  
CZP  
27950 Ranch Rd 12, Dripping Springs, Texas

**Banks & Associates**  
Civil and Environmental Engineering  
820 Currie Ranch Road  
Wimberley, Texas 78676  
(512) 801-9049

**WHIM CORPORATE OFFICES  
DRIPPING SPRINGS, TEXAS  
CONTRIBUTING ZONE PLAN  
ATTACHMENT C  
PROJECT NARRATIVE**

This project will consist of the construction of office and warehouse buildings, courtyard, associated parking, utilities, sidewalks and roadways at an existing commercial/residential site, as well as the demolition of an existing houses, decking, parking areas, etc. This is Phase 1 of a multi-phase project. This Contributing Zone Plan (CZP) just covers all phases of the project. The proposed development is shown on the attached construction plans. The site is located at 27950 Ranch Road 12, Dripping Springs, Texas. The site consists of 5.77 acres and is currently developed with an existing building, a temporary tent facility, and two houses, parking, driveways and some outbuildings. The existing houses on the site were constructed prior to 1999 and the exact dates are unknown. The temporary tent facility was installed in 2021 on existing asphalt. The existing homes will be removed. Approximately 40,078 sf of existing impervious cover will be removed and 126,695 sf of new impervious cover will be constructed in this phase.

Temporary erosion and sediment controls shall remain in place during the construction period, in the form of temporary BMP's. Temporary BMP's shall consist of silt fencing, rock berms, and good housekeeping measures.

Permanent BMPs shall consist of batch detention. A more detailed discussion of the permanent BMPs is included in Attachment K. The location and description of the permanent BMP's are shown on the attached construction plans.

**WHIM CORPORATE OFFICES  
DRIPPING SPRINGS, TEXAS  
CONTRIBUTING ZONE PLAN  
ATTACHMENT D  
FACTORS AFFECTING SURFACE WATER QUALITY**

There are no surface water bodies on the subject tract. The nearest named surface water body located downstream of the project is Onion Creek, located over one mile downstream of the project. The only factors that may affect surface water quality would be sediment and erosion generated from ground surface disturbed during construction activities, and oil and grease from the driveways. These factors will be minimized through the use of good housekeeping measures, temporary BMP's, silt fences and rock berms. Permanent BMPs shall consist of Batch Detention. Site disturbance will be minimized during construction to include only those areas necessary and the appropriate controls will be placed around the disturbed areas, as indicated on the Construction Plans.

**WHIM CORPORATE OFFICES  
DRIPPING SPRINGS, TEXAS  
CONTRIBUTING ZONE PLAN  
ATTACHMENT E  
VOLUME AND CHARACTER OF STORMWATER**

The volume of stormwater generated from the site for pre and post development conditions was evaluated using the HEC-HMS version 4.1 by James McCann of 318 Group. The drainage analysis is attached. The drainage currently exits the site via sheetflow in the southeast portion of the site.

The development will primarily take place where there is existing impervious cover that is to be removed. There is slightly more impervious cover proposed than is to be removed, however, that increase will be addressed by minimizing the increase in the rate of stormwater runoff from the site post development through the batch detention pond.

The permanent BMPs include batch detention/water quality pond and good housekeeping measures, including the use of non coal tar sealants. The table in the drainage analysis attached shows the drainage calculations for the site pre and post development.



**Whim Corporate Facilities  
DRAINAGE ANALYSIS**

**Methodology**

The site is analyzed using HEC-HMS version 4.1. The project lies on the east side RR 12 between Grand Prairie Circle and Founders Park Road in the City of Dripping Springs full purpose jurisdiction. The site totals four lots and approximately 5.77 acres.

**Lag Time**

Lag time was calculated using SCS methodology in the existing conditions; the lag time for existing conditions is 5.62 minutes. For proposed conditions it is assumed that the site will drain quickly due to the rooftops and paving, and since the site is relatively small the lag time is assumed to be 3 minutes, which is the minimum used in SCS methodology.

**Curve Number**

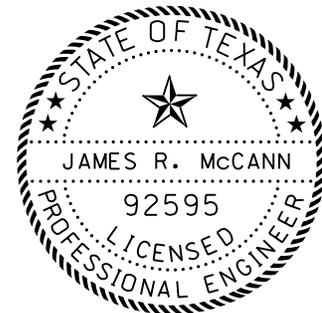
The soils on site are around 55% Brackett-Rock Outcrop (hydrologic soil group C) and 45% Doss Silt-Clay (hydrologic soil group D) Slopes across the drainage basins average from 0-8%, with a cover type of "Wood-grass combination" in Poor hydrologic condition. See USDA Soils Map. Due to the density of tree cover and little grass cover the base Curve Number used is 86 for both existing and proposed conditions.

**Results**

The pond proposed for this project uses batch detention for water quality up to elevation 1175.5 and detention is then discharged via a stepped weir to the channel running along the eastern side of the site. The discharge is less under proposed conditions than under existing conditions. See drainage calculations table below.

DRAINAGE CALCULATIONS (CFS)									
BASIN	AREA (AC)	AREA (SQ MI)	LAG TIME (MIN)	IC (%)	CN	2 YR	10 YR	25 YR	100 YR
EX	6.55	0.01024	4.62	3.0	86.0	17.9	34.0	46.5	70.8
PR	6.55	0.01024	3.00	80.0	86.0	17.0	33.3	45.8	70.2
POA EX						17.9	34	46.5	70.8
POA PR						17	33.3	45.8	70.2
Δ POA						-0.9	-0.7	-0.7	-0.6

Based on these results no further analysis is conducted.



**WHIM CORPORATE OFFICES  
DRIPPING SPRINGS, TEXAS  
CONTRIBUTING ZONE PLAN  
ATTACHMENT J  
BMPs FOR UPGRADIENT STORMWATER**

The tract does not receive drainage from off-site sources. Recent work in the TXDOT right-of-way (ROW) along Ranch Road 12, including installing inlets in the ROW that capture the upstream stormwater and route it downstream around the site. The drainage exits the site generally to the southeast corner of the tract. There are no BMPs for upgradient stormwater since the site does not receive stormwater from upstream and no permanent BMP's are required for upgradient stormwater.

**WHIM CORPORATE OFFICES  
DRIPPING SPRINGS, TEXAS  
CONTRIBUTING ZONE PLAN  
ATTACHMENT K  
BMPs FOR ON-SITE STORMWATER**

Permanent BMPs will be implemented at the site to treat the increased level in TSS loading. The permanent BMPs include batch detention pond. Also, most of the development and new impervious cover will be located where there is existing impervious cover (constructed prior to the adoption of 30 TAC Chapter 213) that is to be removed. The pond will address the TSS increase from the new impervious cover. All of the new impervious cover is located in one drainage basin, there is only one drainage basin the encompasses the entire site.

The construction plans show the location of the batch detention/water quality pond, details and calculations for sizing the pond.

Temporary BMP's (silt fences, rock berms, stabilized construction entrance, etc.) will be used during the construction process to address the stormwater runoff from disturbed areas until the site is revegetated and stabilized and the permanent BMPs are operating effectively.

**WHIM CORPORATE OFFICES  
DRIPPING SPRINGS, TEXAS  
CONTRIBUTING ZONE PLAN  
ATTACHMENT L  
BMPs FOR SURFACE STREAMS**

There are no surface streams on site or near downstream of the proposed development. Stormwater will be treated prior to exiting the site through the permanent and temporary BMPs discussed previously. After construction is completed the site will be revegetated in order to prevent future stormwater runoff with elevated TSS levels from entering downstream surface waters. Additional temporary BMP's such as good housekeeping measures and maintaining the temporary BMP's will also be used to prevent impacts to surface water. We do not anticipate impacts to surface waters downstream of the development as a result of this project.

**WHIM CORPORATE OFFICES  
DRIPPING SPRINGS, TEXAS  
CONTRIBUTING ZONE PLAN  
ATTACHMENT P  
MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION**

There are no surface streams on site or near downstream of the proposed development. Stormwater will be treated prior to exiting the site through the permanent and temporary BMPs discussed previously. After construction is completed the site will be revegetated in order to prevent future stormwater runoff with elevated TSS levels from entering downstream surface waters. Additional temporary BMP's such as good housekeeping measures and maintaining the temporary BMP's will also be used to prevent impacts to surface water. We do not anticipate impacts to surface waters downstream of the development as a result of this project.



SIGNATURE PAGE:

Whit H. Hardy  
Applicant's Signature

Oct. 15, 2021  
Date

THE STATE OF Texas §

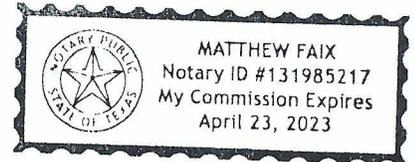
County of Hays §

BEFORE ME, the undersigned authority, on this day personally appeared Whit Hardy 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 15<sup>th</sup> day of October, 21.

Matthew Faix  
NOTARY PUBLIC

Matthew Faix  
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 4/23/2023

# Application Fee Form

**Texas Commission on Environmental Quality**

Name of Proposed Regulated Entity: Whim Corporate Offices

Regulated Entity Location: 27900 Ranch Road 12, Dripping Springs, Texas 78620

Name of Customer: Lucy Hanks Properties, LLC

Contact Person: Erin Banks, PE

Phone: 512-801-9049

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

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

12100 Park 35 Circle

Mail Code 214

Building A, 3rd Floor

P.O. Box 13088

Austin, TX 78753

Austin, TX 78711-3088

(512)239-0357

**Site Location (Check All That Apply):**

Recharge Zone

Contributing Zone

Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
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	5.77 Acres	\$ 5000.0
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: Whit H. Hanks

Date: Oct. 15, 2021

# 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**

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

### **Organized Sewage Collection Systems and Modifications**

<i>Project</i>	<i>Cost per Linear Foot</i>	<i>Minimum Fee- Maximum Fee</i>
Sewage Collection Systems	\$0.50	\$650 - \$6,500

### **Underground and Aboveground Storage Tank System Facility Plans and Modifications**

<i>Project</i>	<i>Cost per Tank or Piping System</i>	<i>Minimum Fee- Maximum Fee</i>
Underground and Aboveground Storage Tank Facility	\$650	\$650 - \$6,500

### **Exception Requests**

<i>Project</i>	<i>Fee</i>
Exception Request	\$500

### **Extension of Time Requests**

<i>Project</i>	<i>Fee</i>
Extension of Time Request	\$150

## **MAINTENANCE COVENANT FOR PERMANENT STORMWATER MANAGEMENT FACILITIES**

**Project Name:** Whim Corporate Facilities; RR 12 Dripping Springs, TX 78620

**Type of Permanent Stormwater Management Facility:** Batch Detention Pond with timer and valve actuated outlet.

**Owner (of the Property):** Lucy Hanks Properties, LLC

**Owner Mailing Address:** 2001 Hwy 290, Dripping Springs, TX 78620

**City:** City of Dripping Springs; 511 Mercer Street, Dripping Springs, TX 78620

**Property:** R28573, R18120, R17945, R17946; Hays County, Texas

**Property Address:** 27910, 27920 RR 12, Dripping Springs, TX 78620; R28573 and R18120 to be determined

**Project Description:** Commercial development of 5 buildings with associated parking and drive aisles.

**WHEREAS**, pursuant to applicable ordinances regarding the maintenance of Permanent Stormwater Management Facilities, Owner and the City have agreed that the Property should be impressed with certain covenants and restrictions establishing Owner's responsibilities and the City's inspection and enforcement rights as to the Permanent Stormwater Management Facilities on the Property;

**NOW THEREFORE**, in accordance with applicable ordinances and laws, it is declared that Owner shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this Restrictive Covenant. These covenants and restrictions shall run with the land, and shall be binding on Owner, its heirs, successors and assigns.

1. The Permanent Stormwater Facility shall be constructed and maintained in substantial accordance with the site permit approved pond sheets/details included as **Exhibit A**. Owner shall comply with the recommendations for inspection, maintenance and repair of the Permanent Stormwater Management Facility, if any as indicated in the site permit approved pond sheets/details.
2. At least once per year, Owner shall submit to the City an inspection report in a form approved by the City that has been inspected by, signed by and approved by a certified Texas licensed professional engineer. Owner shall be required to submit such inspection reports more frequently than once per year when: a) required as part of a remediation plan approved by the City following

an annual inspection by the City or inspection by the City prompted by a complaint; or b) as otherwise required by applicable City of Dripping Springs ordinances or state laws, as amended.

3. Owner hereby consents to and authorizes the City and other agencies having lawful authority, and their employees or authorized agents, to enter the Property for purposes of inspecting the Permanent Stormwater Management Facilities to determine compliance with paragraph 1. Such inspections by the City or other agencies shall be at least once per year or more frequently per paragraph 2.

4. Integrated Pest Management Plan (IPM). Please check provision that applies:

Owner shall comply with the Integrated Pest Management (IPM) Plan approved by the City for the Property and attached hereto as Exhibit B, as may be amended from time to time by Owner upon approval by City.

An IPM is not required. Exhibit B is intentionally omitted.

5. The operation and maintenance of the Permanent Stormwater Management Facility will be subject to The City of Dripping Springs Code of Ordinances.
6. This document may be modified, amended or terminated only with the written approval of the City.

Except where context otherwise requires, Owner includes Owner's heirs, successors and assigns; and where context requires, singular nouns and pronouns include the plural.

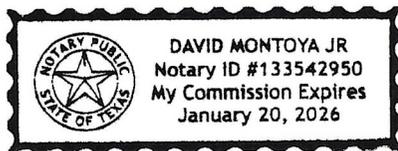
**Lucy Hanks Properties , LLC**

By: Whit H. Hanks  
Whit H. Hanks, Manager

**ACKNOWLEDGMENT FOR ENTITY**

The State of Texas §  
  §  
County of Hays §

This instrument was acknowledged before me on \_\_\_\_\_ by  
27, 2022 of June, in such capacity  
on behalf of said entity.



David Montoya Jr  
Notary Public, State of Texas

# **Exhibit A**

(Attached here is the site permit approved pond sheets/details for the Permanent Stormwater Management Facility)

See Attached Site Development Plans

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# **Exhibit B**

## INTEGRATED PEST MANAGEMENT (IPM) PLAN

**Project Name:** Whim Corporate Facilities; RR 12 Dripping Springs, TX 78620

**Type of Permanent  
Stormwater Management**

**Facility:** Batch Detention Pond with timer and valve actuated outlet.

**Owner (of the Property):** Lucy Hanks Properties, LLC

**Owner Mailing Address:** 2001 Hwy 290, Dripping Springs, TX 78620

**City:** City of Dripping Springs; 511 Mercer Street, Dripping Springs, TX 78620

**Property:** R28573, R18120, R17945, R17946; Hays County, Texas

**Property Address:** 27910, 27920 RR 12, Dripping Springs, TX 78620; R28573 and R18120 to be determined

**Project Description:** Commercial development of 5 buildings with associated parking and drive aisles.

### Management program:

IPM is a continuous system of controlling pests (weeds, diseases, insects or others) in which pests are identified, action thresholds are considered, all possible control options are evaluated and selected control(s) are implemented. Control options including biological, cultural, manual, mechanical and chemical methods are used to prevent or remedy unacceptable pest activity or damage. Choice of Control option(s) is based on effectiveness, environmental impact, site characteristics, worker/public health and safety, and economics. The goal of the proposed IPM plan is to manage pests (weeds, diseases, insects or others) and the environment to balance benefits of control, costs, public health and environmental quality. The requirements of this plan apply to the Permanent Stormwater Management Facility feature(s) as well as areas immediately adjacent to and related to the facility.

### IPM PLAN:

#### Mowing

Ponds shall be mowed every six months and overhanging tree limbs trimmed or as needed to maintain proper operation.

#### Debris and litter removal

Perform at the time of mowing.

### **Sediment Removal**

Check pond sediment depth markers. Pond 1 maximum allowable sediment depth is 3.10 ft. Pond 2 maximum sediment depth is 2.65 ft. Remove sediment back to depth of 0.00. Revegetate as needed.

### **Weed Management**

Invasive species such as Itchgrass (commonly called "Johnson Grass"), Giant Reed, Chinaberry, Thistle, et. al., should be removed and disposed of away from the water quality facility. See the Texas Department of Agriculture Noxious Weed list for further species.

### **Erosion Control**

Check the sides of the inlet channels where rock rip-rap meets topsoil. If any scour fill with topsoil and re-vegetate with a native grass seed mix. Check the sides of the spillway and the rip-rap at the outlet for scour. Check all rock rip-rap in the pond for settling. Add and/or replace rock as needed.

### **Structural Repair and Replacement**

Spillway shall not have cracks in excess of ¼ inch. If cracking in excess of ¼ inch occurs cracks may be filled with high strength grout, at the discretion of the City Inspector. Spillway shall remain level. If the spillway "settles" or in any way is out of level more than 4 inches it shall be brought back to level or replaced as determined by the City Inspector. Concrete pad for float switch in pond shall remain level. If pad is out of level in excess of 2 inches it shall be brought back to level or replaced.

**Record keeping** (One year maintenance history)



SIGNATURE PAGE:

Whit H. Hardy  
Applicant's Signature

Oct. 15, 2021  
Date

THE STATE OF Texas §

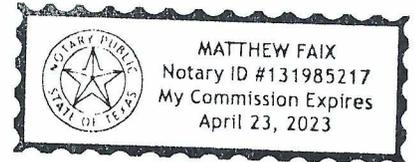
County of Hays §

BEFORE ME, the undersigned authority, on this day personally appeared Whit Hardy 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 15<sup>th</sup> day of October, 21.

Matthew Faix  
NOTARY PUBLIC

Matthew Faix  
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 4/23/2023



TCEQ Use Only

# TCEQ Core Data Form

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.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> 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)	
<input checked="" type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)		<input type="checkbox"/> Change in Regulated Entity Ownership	
<b>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).</b>			
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		If new Customer, enter previous Customer below:	
Lucy Hanks Properties, 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)
803745124		85-2850953	
11. Type of Customer:	<input type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship		<input checked="" type="checkbox"/> Other: limited liability company
12. Number of Employees		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator			
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> Voluntary Cleanup Applicant <input type="checkbox"/> Other:			
15. Mailing Address:	2001 Hwy 290 West		
	City	Dripping Springs	State TX ZIP 78620 ZIP + 4
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		whit@whimhospitality.com	
18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)	
( 512 ) 858-9446		( ) -	

## 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)	
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information	
<b>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).</b>	
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)	
Whim Corporate Offices	

23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>	27950 Ranch Road 12						
	City	Dripping Springs	State	TX	ZIP	78620	ZIP + 4
24. County	Hays						

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:					
26. Nearest City	State			Nearest ZIP Code	
27. Latitude (N) In Decimal:		28. Longitude (W) In Decimal:			
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	11	54.12	98	05	12.17
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)		
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>					
Event Rentals					
34. Mailing Address:	2001 Hwy 290 West				
	City	Dripping Springs	State	TX	ZIP 78620 ZIP + 4
35. E-Mail Address:	whit@whimhospitality.com				
36. Telephone Number	37. Extension or Code	38. Fax Number <i>(if applicable)</i>			
( ) -		( ) -			

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.

<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input checked="" type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
	CZP			
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Waste Water	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

**SECTION IV: Preparer Information**

40. Name:	Whit H. Hanks	41. Title:	Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 858-9446		( ) -	whit@whimhospitality.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:	Lucy Hanks Properties, LLC	Job Title:	Manager
Name (In Print):	Whit H. Hanks	Phone:	(512) 858-9446

Signature:	<i>Robert H. Harlan</i>	Date:	<i>Feb. 15, 2022</i>
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# SMALL CONSTRUCTION SITE NOTICE

FOR THE  
Texas Commission on Environmental Quality (TCEQ)  
Stormwater Program  
**TPDES GENERAL PERMIT TXR150000**

The following information is posted in compliance with **Part II.E.2.** of the TCEQ General Permit Number TXR150000 for discharges of stormwater runoff from small construction sites. Additional information regarding the TCEQ stormwater permit program may be found on the internet at:

[http://www.tceq.state.tx.us/nav/permits/wq\\_construction.html](http://www.tceq.state.tx.us/nav/permits/wq_construction.html)

Operator Name:	G Hyatt Construction, Inc.
Contact Name and Phone Number:	Roger Jacoby - 512-657-3206
Project Description: <i>Physical address or description of the site's location, and estimated start date and projected end date, or date that disturbed soils will be stabilized.</i>	Whim Corporate Headquarters 27910 RR 12 Dripping Springs, TX 78620 Start Date: 7/01/2022 End Date: 08/31/2023
Location of Stormwater Pollution Prevention Plan:	On Site

For Small Construction Activities Authorized Under Part II.E.2. (Obtaining Authorization to Discharge) the following certification must be completed:

I Justin Hyatt (Typed or Printed Name Person Completing This Certification) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part II.E.2. of TPDES General Permit TXR150000 and agree to comply with the terms of this permit. A stormwater pollution prevention plan has been developed and will be implemented prior to construction, according to permit requirements. A copy of this signed notice is supplied to the operator of the MS4 if discharges enter an MS4. I am aware there are significant penalties for providing false information or for conducting unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

Signature and Title [Signature] Date 7-19-22

\_\_\_\_\_ Date Notice Removed

\_\_\_\_\_ MS4 operator notified per Part II.F.3.

# SITE DEVELOPMENT WHIM CORPORATE FACILITIES PHASE 1 AND 2 27900 RANCH ROAD 12

DRIPPING SPRINGS, TEXAS

**APRIL 5, 2023**

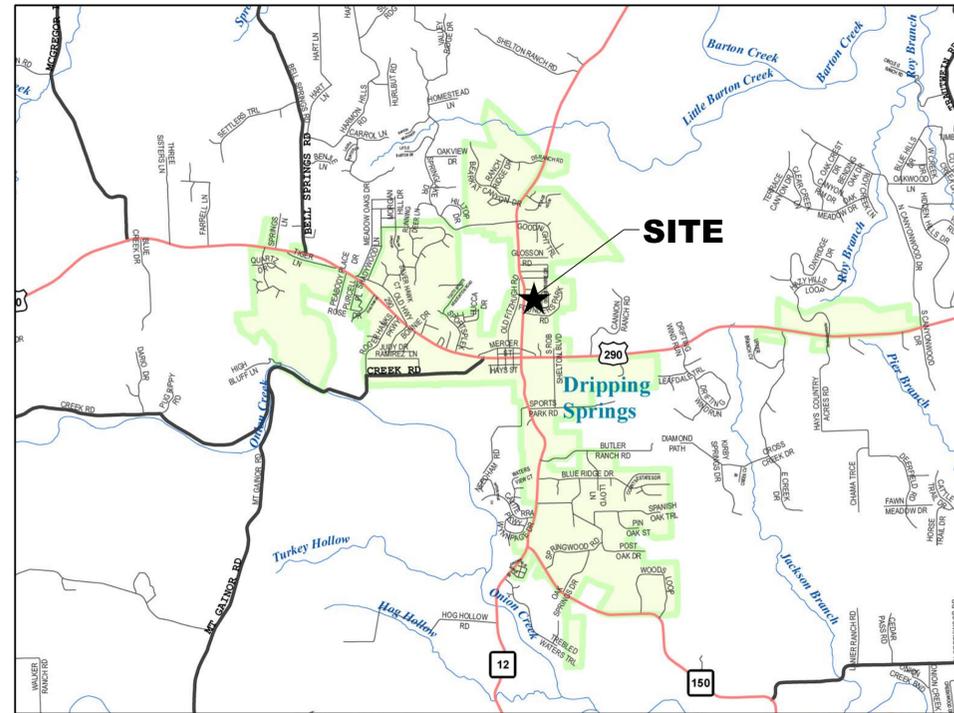
OWNER:

Lucy Hanks Properties, LLC  
P.O. Box 1676  
Dripping Springs, Texas 78620

ZONING: CS

ENGINEER:

**Banks & Associates**  
*Civil and Environmental Engineering*  
820 Currie Ranch Road  
Wimberley, Texas 78676  
(512) 801-9049  
Firm Registration No. F-2002



LOCATION MAP  
NTS

INDEX

SHEET No.	TITLE		
C-0	COVER SHEET	DT.10	WATER QUALITY DETAILS I
C-1	CIVIL NOTES I	DT.11	WATER QUALITY DETAILS II
C-2	CIVIL NOTES II	S-1	WHIM SITE WALLS
C-3	SURVEY SHEET 1 OF 3	S-2	WHIM SITE WALLS
C-4	SURVEY SHEET 2 OF 3	LI 1.0	LANDSCAPE IRRIGATION
C-5	SURVEY SHEET 3 OF 3	LI 1.0	LIGHTING
C-6	EXISTING CONDITIONS AND SITE DEMOLITION PLAN	LP 1.0	LANDSCAPE PLANTING
C-7	SITE IMPROVEMENTS PLAN	LP 2.0	LANDSCAPE PLANTING
C-8	DIMENSION CONTROL AND PHASING PLAN		
C-9	GRADING AND DRAINAGE PLAN		
C-10	ADJACENT DRIVEWAYS AND ROADS		
C-11	DETAILS I		
C-12	DETAILS II		
C-13	DRIPPING SPRINGS WSC STANDARD DETAILS		

SEQUENCE OF CONSTRUCTION:

1. INSTALL EROSION CONTROLS AND TREE PROTECTION
2. DEMOLITION OF EXISTING BUILDINGS AND CONCRETE TO BE REMOVED
3. MASS GRADING
4. CONSTRUCT WATER QUALITY AND DETENTION POND
5. INSTALL UNDERGROUND UTILITIES
6. CONSTRUCT BUILDINGS FOUNDATIONS
7. CONSTRUCT PARKING AND SIDEWALKS
8. REVEGETATION

STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, that I, Erin K. Banks, a REGISTERED PROFESSIONAL ENGINEER in the State of Texas, do hereby certify that these Site Development Plans comply with the engineering related requirements of the City of Dripping Springs applicable Development Ordinances.



Erin K. Banks  
Registered Professional Engineer No. 84248  
Banks & Associates  
820 Currie Ranch Road  
Wimberley, Texas 78676  
Firm Registration No. F-2002  
(512) 801-9049

04/05/2023

Date

\_\_\_\_\_  
Michelle Fischer  
City Administrator  
Date

\_\_\_\_\_  
Chad Gilpin, P.E.  
City Engineer  
Date

\_\_\_\_\_  
Robby Callegari, P.E.  
City Wastewater Consultant  
Date

\_\_\_\_\_  
Rick Broun  
Dripping Springs Water Supply Corporation General Manager  
Date

\_\_\_\_\_  
Dillon Polk  
Fire Inspector North Hays County Fire Rescue  
Date

City of Dripping Springs Development Permit #

NOTES:

1. THE SITE DOES NOT CONTAIN ANY FEMA DESIGNATED FLOODPLAIN PER FEMA PANEL NUMBER 48209C0245F, DATED SEPTEMBER 2, 2005.
2. SITE IS LOCATED WITHIN THE BARTON SPRINGS SEGMENT OF CONTRIBUTING ZONE TO THE EDWARDS AQUIFER
3. WATER TO BE PROVIDED BY DRIPPING SPRINGS WATER SUPPLY CORPORATION (DSWSC), WASTEWATER TO BE PROVIDED BY THE CITY OF DRIPPING SPRINGS, ELECTRIC TO BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE (PEC).
4. ZONING CATEGORY CS
5. LEGAL DESCRIPTION OF PROPERTY:  
27950 RR 12, DRIPPING SPRINGS, TX 78620  
A0415 PHILIP A. SMITH SURVEY, 0.93 AC, AND 3.14 AC, AND R17946, AND R17945, AND GRAND PRAIRIE SUBDIVISION, LOT 1A  
TAX ID# R28573, R18120
6. THIS SITE IS LOCATED WITHIN THE BARTON CREEK WATERSHED.
7. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF WORK OF THE DESIGN ENGINEER.
8. A WATER QUALITY BMP MAINTENANCE PLAN HAS BEEN PREPARED FOR THIS DEVELOPMENT AND IS ON FILE AT CITY HALL IN SITE DEVELOPMENT CASE #SD2022-0031.
9. OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF STORMWATER UTILITIES AND PONDS

NO.	DATE	REVISIONS	BY
-	-	-	-

**SITE LAYOUT:**

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING. ANY DISCREPANCIES BETWEEN THE BUILDING FOOTPRINT AS SHOWN ON THESE PLANS AND THE BUILDING DIMENSIONS SHOWN ON THE ARCHITECTURAL PLANS SHALL BE RESOLVED PRIOR TO CONSTRUCTION IN FAVOR OF THE ARCHITECTURAL PLANS. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. SIDEWALK CROSS SLOPES SHALL NOT EXCEED ¼ INCH PER FOOT UNLESS OTHERWISE NOTED. ALL UNPAVED, DISTURBED AREAS SHALL BE RESEDED IN ACCORDANCE WITH THE EROSION CONTROL NOTES OR THE LANDSCAPE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, FERTILIZING AND MOWING OF VEGETATED AREAS AS NECESSARY IN A MANNER TO MAINTAIN VIABLE VEGETATION DURING THE CONSTRUCTION PERIOD UNTIL FINAL ACCEPTANCE BY THE OWNER.

**PAVEMENT NOTES:**

PAVEMENT ON SITE IS TO CONSIST OF PORTLAND CEMENT CONCRETE (PCC) PAVEMENT IN PARKING AND DRIVEWAY AREAS, UNLESS OTHERWISE NOTED. ALL PAVEMENT MATERIALS SHALL CONFORM TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED. ALL PAVEMENT AREAS SHALL BE STRIPPED OF VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS. FILL AREAS SHALL CONSIST OF APPROVED COHESIVE MATERIALS FREE OF ORGANIC MATERIALS AND DEBRIS. THE CONTRACTOR SHALL TAKE CARE TO MAINTAIN POSITIVE DRAINAGE AND PREVENT PONDING ON THE SUBGRADE PRIOR TO CONSTRUCTING PAVEMENTS. ANY AREAS THAT ARE SUBJECT TO PONDING SHALL BE SCARIFIED, DRIED, AND RECOMPACTED PRIOR TO PLACING PAVEMENT MATERIALS. A MEDIUM BROOM FINISH, PERPENDICULAR TO THE DIRECTION OF TRAFFIC, SHALL BE PROVIDED TO ALL CONCRETE SIDEWALK, RAMP AND PAVEMENT SURFACES.

**GRADING NOTES:**

GRADING ELEVATIONS AND PROPOSED CONTOURS SHOWN HEREON REPRESENT THE TOP OF PAVING IN AREAS TO BE PAVED AND THE TOP OF GRASS/SOD IN ALL OTHER AREAS. PRIOR TO PLACEMENT OF FILL GROUND SHALL BE STRIPPED OF VEGETATION, LOOSE SOIL, DEBRIS AND ORGANICS, SCARIFIED, AND RECOMPACTED. ALL ABANDONED UTILITIES, DRAINFIELDS AND ASSOCIATED BEDDING MATERIAL SHALL BE COMPLETELY REMOVED WITHIN PROPOSED BUILDING AREA OR THOROUGHLY FILLED WITH GROUT OR FLOWABLE FILL TO REDUCE THE POTENTIAL FOR WATER MIGRATION AND/OR SETTLEMENT. ALL ROOT MATERIAL FROM TREES TO BE REMOVED IN CONSTRUCTION AREA SHALL BE GRUBBED TO FULL DEPTH. SELECT FILL SHALL BE PLACED IN MAXIMUM LIFTS OF 8 INCHES AND COMPACTED AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER TXDOT TEST METHOD TEX 113-E. FIELD DENSITY TEST SHALL BE PERFORMED IN ACCORDANCE WITH ASTM D698. MOISTURE CONTENT TO BE +/- 3%, IF PI </= 25, +4% IF PI >25. IN AREAS OF EXCAVATION, THE SUBGRADE SHALL BE SCARIFIED AND RECOMPACTED. UNSUITABLE MATERIALS AND ALL WASTE EXCAVATION RESULTING FROM SITE CONSTRUCTION OPERATIONS SHALL BE LEGALLY DISPOSED OF OFF-SITE. AT THE COMPLETION OF ALL WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING ALL ISLANDS, BEHIND CURBS AND ALL OTHER AREAS TO BE LANDSCAPED WITH A MINIMUM DEPTH OF 4 INCHES OF TOPSOIL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SEEDING AND/OR SODDING AREAS NOT TO BE LANDSCAPED.

**(ADDITIONAL) EROSION CONTROL NOTES:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROLS IN ACCORDANCE WITH THESE PLANS. ALL EROSION CONTROLS ARE TO BE IN PLACE PRIOR TO BEGINNING DEMOLITION OR CONSTRUCTION.

**UTILITY NOTES:  
(BUILDING ONLY HAS DRY UTILITIES)**

UTILITY PROVIDERS:  
ELECTRIC – PEDERNALES ELECTRIC COOPERATIVE  
GAS – NONE  
WATER – DRIPPING SPRINGS WATER SUPPLY CORPORATION  
SEWER – CITY OF DRIPPING SPRINGS  
TELEPHONE – FRONTIER

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL SUBSURFACE UTILITIES PRIOR TO COMMENCING CONSTRUCTION. UTILITY LOCATIONS SHOWN ON PLANS MAY BE APPROXIMATE AND MAY NOT BE INCLUSIVE OF ALL LOCAL SUBSURFACE UTILITIES. THE PREPARER OF THESE PLANS WARRANTS NO GUARANTEES THAT THE UTILITIES ARE LOCATED EXACTLY AS SHOWN ON PLANS.

BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF 4 INCHES BELOW AND ON EITHER SIDE OF ALL PIPING.

BACKFILL SHALL CONSIST OF SUITABLE MATERIAL REMOVED FROM THE EXCAVATION. LARGE STONES, ORGANIC MATERIAL OR OTHER UNSUITABLE MATERIAL SHALL NO BE USED AS BACKFILL.

ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS AND TEXAS COMMISSION ON OF ENVIRONMENTAL QUALITY STANDARDS. IT IS PRESUMED THAT THE CITY OF DRIPPING SPRINGS WILL ADOPT THE CITY OF AUSTIN STANDARDS FOR WASTEWATER CONSTRUCTION.

WASTEWATER LINES SHALL MAINTAIN A MINIMUM SLOPE OF 0.4%.

**GENERAL CONSTRUCTION NOTES:**

- IT IS THE CONTRACTOR’S RESPONSIBILITY TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO COMMENCING ANY SUBSURFACE WORK OR EXCAVATION. UTILITY LOCATIONS ON THE PLANS ARE NOT TO BE USED IN LIEU OF HAVING UTILITIES LOCATED ON THE GROUND. THE PREPARER OF THESE PLANS IS NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY AS A RESULT OF THE CONTRACTOR ENCOUNTERING BURIED UTILITIES!
- SEVENTY-TWO HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION, THE DEVELOPER SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH ALL PERTINENT PARTIES (AT A MINIMUM THIS SHALL INCLUDE THE OWNER OR OWNER’S REPRESENTATIVE, THE CONTRACTOR, THE ENGINEER AND THE CITY OF DRIPPING SPRINGS REPRESENTATIVE COORDINATOR).
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PLACED PRIOR TO ANY OTHER CONSTRUCTION.
- ROUGH GRADE PONDS TO 100% CAPACITY. EITHER PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO CLEARING, EXCAVATION AND EMBANKMENT ACTIVITIES. THE PONDS AND OUTLETS SHALL BE MAINTAINED AND FUNCTIONAL AS TEMPORARY DETENTION AND SEDIMENTATION BASINS THROUGHOUT CONSTRUCTION UNTIL INSTALLATION OF THE PERMANENT PONDS IS COMPLETE.
- NO EXPLOSIVES SHALL BE USED FOR THIS PROJECT WITHOUT APPROVAL OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- ALL HOLES, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
- PERMIT IS REQUIRED FOR CONSTRUCTION IN "RIGHT-OF-WAY": NO DRIVEWAY, UTILITY CONSTRUCTION, MAILBOXES, LANDSCAPING OR ANY OTHER ENCROACHMENT INTO RIGHT-OF-WAY OR EASEMENT SHALL BE ALLOWED WITHOUT FIRST OBTAINING A PERMIT FROM CITY OF DRIPPING SPRINGS.
- CONTRACTOR SHALL CLEAR, GRUB AND SCARIFY SUBGRADE IN THE PARKING AREA MAINTAINING THE EXISTING GRADES EXCEPT AS SHOWN ON THE SITE PLANS.
- ALL SITE WORK IS TO BE IN CONFORMANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) LATEST EDITION. IF THE CONTRACTOR FINDS ANY INSTANCES IN WHICH THESE PLANS ARE NOT IN CONFORMANCE WITH THE TAS THEY ARE TO NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE PLANS MAY BE ALTERED TO IMPLEMENT THE TAS.
- THERE ARE NO CRITICAL WATER QUALITY ZONES OR WATER QUALITY BUFFER ZONES ON THE SITE.
- GEOTECHNICAL INSPECTIONS MAY BE REQUIRED FOR PAVEMENT IN ACCORDANCE WITH THE CITY OF DRIPPING SPRINGS ORDINANCE.

**TEMPORARY EROSION & SEDIMENTATION CONTROL**

- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES PRIOR TO ANY STREET, CULVERT, OR OTHER UTILITY EXCAVATION. THE PLACEMENT OF SUCH CONTROLS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PLANS. ACTUAL LOCATIONS MAY VARY SLIGHTLY FROM THE PLANS BUT WILL BE VERIFIED BY THE PROJECT ENGINEER IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE CONTROLS WEEKLY AND AFTER EVERY SIGNIFICANT RAINFALL TO INSURE THAT THEY HAVE NOT BEEN SIGNIFICANTLY DISTURBED. ANY SEDIMENT THAT HAS ACCUMULATED SHALL BE REMOVED AND PLACED IN A SPOIL DISPOSAL SITE.
  - ALL WORK IN THIS PROJECT SHALL CONFORM TO THE EROSION CONTROL PLAN.
- ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.
- A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK) AND BETWEEN THE CURB AND RIGHT-OF-WAY LINE.
  - THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS:  
BROADCAST SEEDING:
    - FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 2 POUNDS PER 1000 SQUARE FEET OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SQUARE FEET OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
    - FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 2 POUNDS PER 1000 SQUARE FEET WITH A PURITY OF 95% WITH 85% GERMINATION.
      - FERTILIZER SHALL BE A PELLETTED OR GRANULAR SLOW RELEASE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE TIME OF ESTABLISHMENT AT A RATE OF 1 POUND PER 1000 SQUARE FEET.
      - MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH, APPLIED AT A RATE OF 45 POUNDS PER 1000 SQUARE FEET.
- HYDRAULIC SEEDING:
- FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 1 POUND PER 1000 SQUARE FEET OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SQUARE FEET OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
  - FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 1 POUND PER 1000 SQUARE FEET WITH A PURITY OF 95% WITH 85% GERMINATION.
    - FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1.5 POUNDS PER 1000 SQUARE FEET.
    - MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH, APPLIED AT A RATE OF 45 POUNDS PER 1000 SQUARE FEET, WITH A SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1000 SQUARE FEET.
    - THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
    - RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.

**GENERAL CONSTRUCTION NOTES  
DRIPPING SPRINGS WSC  
AUGUST, 2018**

- ALL WATER DISTRIBUTION LINES SHALL BE C-900 DR-14 OR DR-18 PVC PIPE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL WATER SYSTEM MATERIALS SHALL FULLY COMPLY WITH TCEQ AND AWWA STANDARDS. ALL CONSTRUCTION SHALL FULLY COMPLY WITH DSWSC CONSTRUCTION STANDARDS.
- ALL FITTINGS SHALL BE DUCTILE IRON MANUFACTURED IN THE UNITED STATES OF AMERICA WITH MECHANICAL JOINTS (MJ) AND HAVE EBAA IRON, INC. RESTRAINT AT EACH MJ EACH C900 PVC PIPE BELL SHALL HAVE EBAA IRON. INC SERIES 1500 BELL RESTRAINT HARNESS WHEN LOCATED WITHIN THE DIMENSION SPECIFIED ON PLANS FROM DI FITTINGS, GATE VALVES, FIRE HYDRANTS, AND DEAD END LINES.
- GATE VALVES SHALL CONFORM TO AWWA STANDARD C515 AND SHALL BE AMERICAN FLOW CONTROL, KENNEDY VALVE, EAST JORDAN IRON WORKS OR MUELLER COMPANY
- VALVE BOXES SHALL BE CAST IRON WITH ADJUSTABLE BARREL HEIGHT SET PLUMB WITH 24" X 24" X 5" CONCRETE PAD AND TOP 1-INCH ABOVE FURNISHED GROUND SURFACE.\
- IF CONFLICT BETWEEN PROJECT SPECIFICATIONS AND WATER DISTRIBUTION SYSTEM CONSTRUCTION STANDARDS OF DSWSC OCCUR, DSWSC CONSTRUCTION STANDARDS SHALL GOVERN, INCLUDING ANY OMITTED ITEMS FROM PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO BEGINNING WORK, DSWSC SHALL BE NOTIFIED A MINIMUM OF 2 BUSINESS DAYS IN ADVANCE OF MEETING
- CONTRACTOR SHALL PROVIDE SUBMITTAL INFORMATION TO DSWSC ON ALL MATERIALS PROPOSED TO BE INSTALLED FOR REVIEW AND TO DETERMINE CONFORMANCE WITH THE DSWSC CONSTRUCTION STANDARDS
- PIPE EMBEDMENT MATERIAL SHALL BE #5 TOPPING ROCK FROM EITHER CHANAS AGGREGATE BLANCO, LLC (WASHED CRUSHED ROCK) OR WEST HENLEY QUARRY AGGREGATE WITH SAMPLE PROVIDED TO AND APPROVED BY DSWSC. PROVIDE A MINIMUM OF 12 INCHES OVER TOP OF PIPE AND 4 INCHES UNDER PIPE.
- FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD C502 AND SHALL BE AMERICAN DARLING 5-VI" B-84-B, KENNEDY VALVE GUARDIAN K81-D, EAST JORDAN IRON WORKS WATER MASTER 5CD250 OR MUELLER SUPERCENTURION 250 WITH HOSE OPENINGS AND ONE 5" STORZ QUICK CONNECT PUMPER NOZZLE WITH A BLIND CAP AND AFFIXED TO THE STREAMER OUTLET AND INTEGRALLY CAST PENTAGON OPERATING NUT THE 2.5" DISCHARGE OUTLETS MUST BE NATIONAL HOSE THREAD. A BLUE, DOUBLE-SIDED, REFLECTIVE MARKER MUST BE AFFIXED TO THE ROADWAY DIRECTLY IN LINE WITH THE FIRE HYDRANT. HYDRANTS SHALL HAVE ALUMINUM PAINT COATING HYDRANTS SHALL BE PLACED SO THAT THEY ARE READILY ACCESSIBLE WITH NO OBSTRUCTION WITHIN 4 FEET OF HYDRANT. DO NOT PLACE WITHIN OR ADJACENT TO DRAINAGE STRUCTURE.
- EACH SERVICE SADDLE SHALL BE WRAPPED COMPLETELY WITH 8 MIL POLYETHYLENE FILM.
- TOP OF METER BOX SHOULD BE 1 INCH ABOVE FINISHED GROUND LINE
- PIPE CROSSING UNDER STREET OR DRIVEWAY PAVEMENT SHALL BE BACKFILLED USING CRUSHED LIMESTONE BASE 6 INCH MAXIMUM LIFTS TO 95% STANDARD PROCTOR ABOVE THE PIPE EMBEDMENT MATERIAL, FLOWABLE FILL OR SUCH OTHER BACKFILL AS MAY BE REQUIRED BY THE CITY OF DRIPPING SPRINGS AND/OR HAYS COUNTY
- CUSTOMER SHUT-OFF VALVE BOX SHALL BE SET BY BUILDING PLUMBER.
- STATE HIGHWAY BORE SHALL BE IN COMPLIANCE WITH TXDOT PERMIT REQUIREMENTS.
- ALL NEW WATER LINE CONSTRUCTION MUST PASS PRESSURE TEST AND DISINFECTION TEST PRIOR TO BEING PLACED IN SERVICE.
- DSWSC MAINTENANCE OR REPAIR RESPONSIBILITY SHALL END AT EACH SERVICE METER WITHIN THE METER BOX AND AT THE FIRST GATE VALVE AFTER TEE IN DSWSC WATER LINE FOR BUILDING SPRINKLER SYSTEM LINE, FIRE LINE OR IRRIGATION SYSTEM WATER SUPPLY LINE
- ANY UNDERGROUND ELECTRICAL CONDUIT/CONDUCTORS OR GAS LINE CROSSING DSWSC WATER LINE SHALL BE LOCATED MINIMUM 12 INCHES UNDER WATER LINE AT NEAR 90° ANGLE AND BE ENCASED WITH MINIMUM 4 INCH THICK CONCRETE FOR A LENGTH OF NOT LESS THAN 24 INCHES EACH SIDE OF O.D OF WATER LINE.



04/05/2023

NO.	DATE	REVISIONS	BY

**Banks & Associates**  
Civil and Environmental Engineering  
820 Currie Ranch Road  
Wimberley, Texas 78676  
(512) 801-9049  
Firm Registration No. F-2002

FOR REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION

CIVIL NOTES I  
**WHIM CORPORATE FACILITIES  
SITE IMPROVEMENTS**  
Dripping Springs, Texas

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 =	Hays
Total project area included in plan =	6.55 acres
Predevelopment impervious area within the limits of the plan =	0.20 acres
Total post-development impervious area within the limits of the plan =	2.91 acres
Total post-development impervious cover fraction =	0.44
P =	33 inches

$L_M$  TOTAL PROJECT = 2436 lbs.

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

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

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

Drainage Basin/Outfall Area No. =	1
Total drainage basin/outfall area =	6.55 acres
Predevelopment impervious area within drainage basin/outfall area =	0.20 acres
Post-development impervious area within drainage basin/outfall area =	2.91 acres
Post-development impervious fraction within drainage basin/outfall area =	0.44
$L_M$ THIS BASIN =	2436 lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Bioretention  
Removal efficiency = 89 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:  $L_R = (BMP \text{ efficiency}) \times P \times (A_i \times 34.6 + A_p \times 0.54)$

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

$A_C$ =	6.55	acres
$A_i$ =	2.91	acres
$A_p$ =	3.64	acres
$L_R$ =	3015	lbs

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

Desired  $L_M$  THIS BASIN = 3482 lbs.

F = 1.15

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 =	4.00	inches
Post Development Runoff Coefficient =	0.33	
On-site Water Quality Volume =	31237	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 = 6247

Total Capture Volume (required water quality volume(s) x 1.20) = 37485 cubic feet

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

7. Retention/Irrigation System

Designed as Required in RG-348 Pages 3-42 to 3-46

Required Water Quality Volume for retention basin = NA cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate = 0.1 in/hr Enter determined permeability rate or assumed value of 0.1  
Irrigation area = NA square feet  
NA acres

8. Extended Detention Basin System

Designed as Required in RG-348 Pages 3-46 to 3-51

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

9. Filter area for Sand Filters

Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin = NA cubic feet

Minimum filter basin area = NA square feet

Maximum sedimentation basin area = NA square feet For minimum water depth of 2 feet  
Minimum sedimentation basin area = NA square feet For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins = NA cubic feet

Minimum filter basin area = NA square feet

Maximum sedimentation basin area = NA square feet For minimum water depth of 2 feet  
Minimum sedimentation basin area = NA square feet For maximum water depth of 8 feet

10. Bioretention System

Designed as Required in RG-348 Pages 3-63 to 3-65

Required Water Quality Volume for Bioretention Basin = 37485 cubic feet

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.

- 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.
- 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.
- No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
- 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.
- 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.
- Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.
- Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
- All excavated material that will be stored on-site must have proper E&S controls.
- 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 14<sup>th</sup> day of inactivity. If activity will resume prior to the 21<sup>st</sup> day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14<sup>th</sup> day, stabilization measures shall be initiated as soon as possible.
- 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.
- 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.



04/05/2023

BY				
REVISIONS				
NO.				
DATE				

**Banks & Associates**  
Civil and Environmental Engineering  
820 Currie Ranch Road  
Wimberley, Texas 78676  
(512) 801-9049  
Firm Registration No. F-2002

FOR REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION  
CIVIL NOTES II  
WHIM CORPORATE FACILITIES  
SITE IMPROVEMENTS  
Dripping Springs, Texas

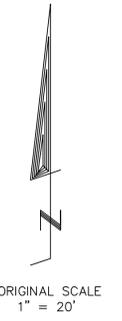
Sheet No.

C-2  
04/05/2023  
Rev. 0

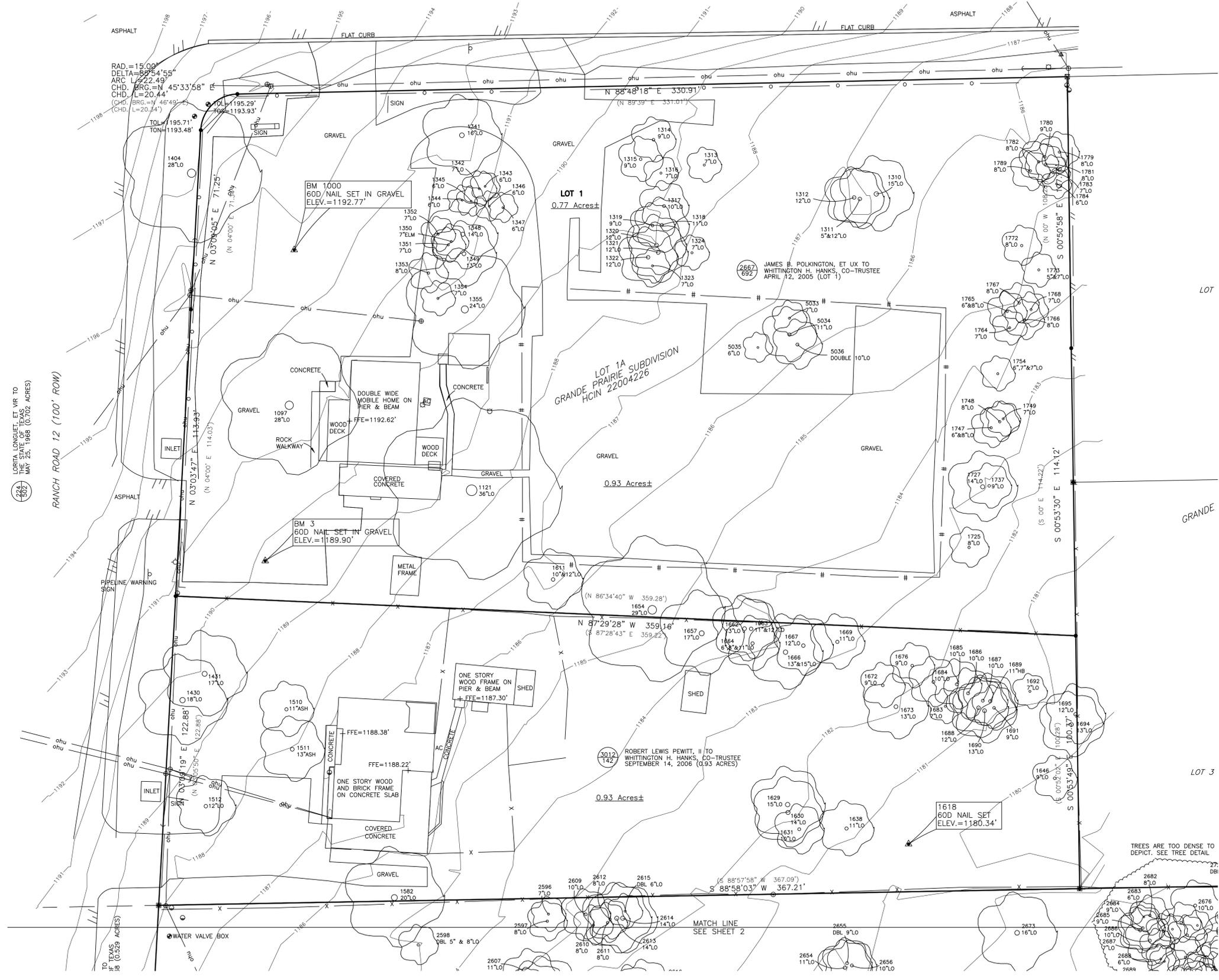
**SURVEYORS NOTES**

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 482090105F, DATED SEPTEMBER 2, 2005, THIS TRACT LIES WITHIN ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THE BEARING BASIS FOR THIS SURVEY PLAT WAS DETERMINED FROM GPS OBSERVATIONS AND REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
6. TREE SYMBOLS ARE NOT TO SCALE AND DO NOT REPRESENT THE ACTUAL CANOPY SIZE OR LOCATION.
7. THE 3.14 ACRE TRACT MAY BE SUBJECT TO A 30' WIDE ACCESS EASEMENT DESCRIBED IN VOLUME 190, PAGE 189 OF THE HAYS COUNTY DEED RECORDS. THERE IS NO LOCATIVE INFORMATION CONTAINED IN THE DEED.

BM 1132  
60D NAIL SET IN ASPHALT  
ELEV.=1187.26'



**GRAND PRAIRIE CIRCLE (60' ROW)**



244  
302  
LIFTED, LOCATED, ET VIR TO  
LIFE SALES OF TEXAS  
MAY 25, 1988 (0.702 ACRES)  
RANCH ROAD 12 (100' ROW)

**LEGEND**

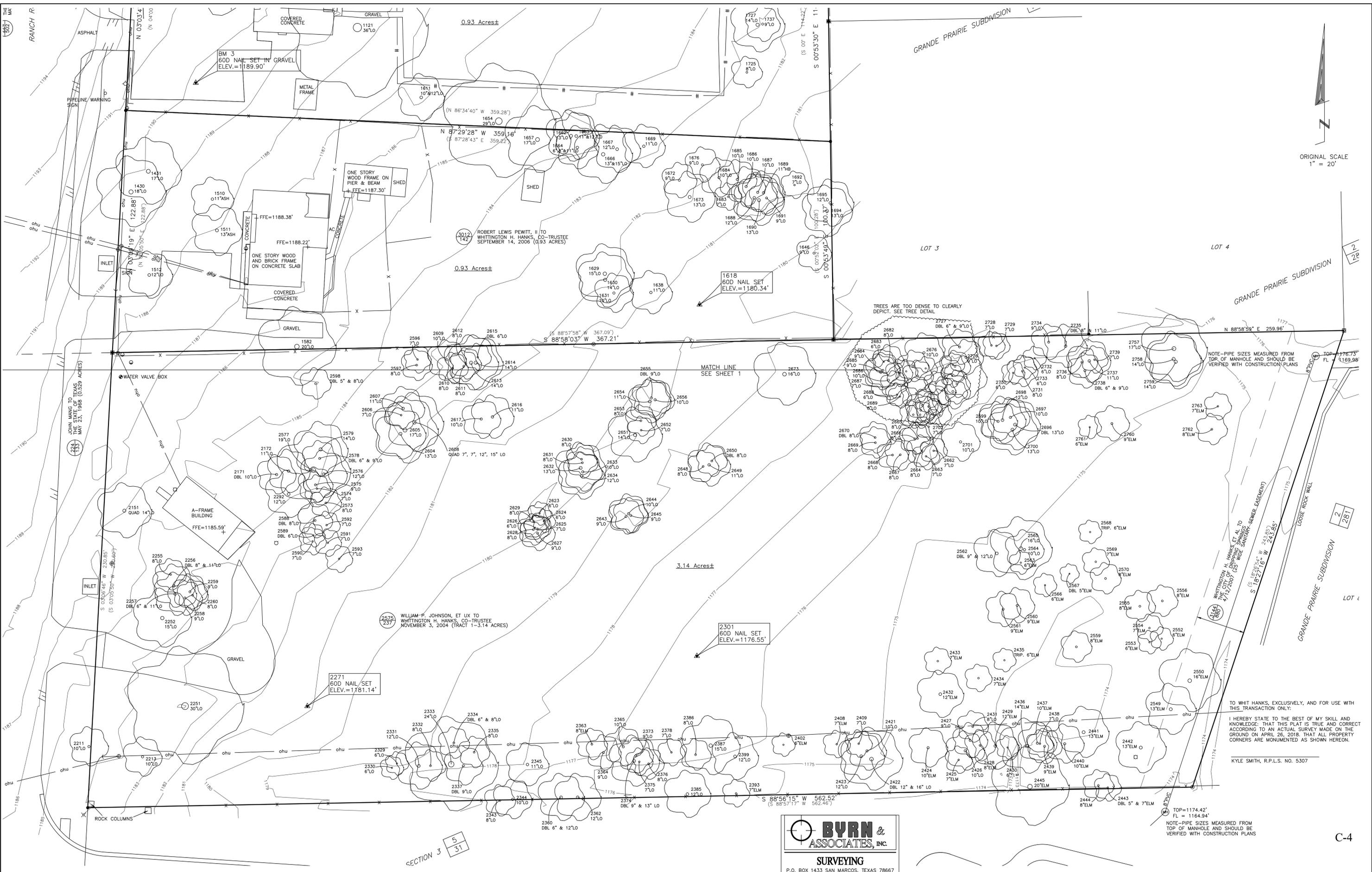
- HAYS COUNTY DEED, REAL PROPERTY OR OFFICIAL PUBLIC RECORDS
- HAYS COUNTY PLAT RECORDS
- 1/2" IRON ROD FOUND OR DIAMETER NOTED
- 1/2" IRON PIPE FOUND OR DIAMETER NOTED
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "STAUDT SURVEY"
- 60D NAIL SET
- CHAIN LINK FENCE
- WIRE FENCE
- PIPE FENCE
- UTILITY LINE, POLE AND GUY
- WATER METER
- WATER VALVE
- UTILITY PEDESTAL
- CLEANOUT
- SEPTIC TANK
- TREE
- SIGN
- TOP OF OPERATING NUT
- TOP OF LID
- TOP OF SILT
- LIVE OAK
- FINISHED FLOOR ELEVATION
- SILT FENCE
- AIR CONDITIONING UNIT



TO WHIT HANKS, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:  
 I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON APRIL 26, 2018. THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.  
 KYLE SMITH, R.P.L.S. NO. 5307

**BYRN & ASSOCIATES, INC.**  
**SURVEYING**  
 P.O. BOX 1433 SAN MARCOS, TEXAS 78667  
 PHONE 512-396-2270 FAX 512-392-2945  
 FIRM NO. 10070500

REVISED TO ADD REPLATED LOT 1A  
 CLIENT: HANKS, WHIT  
 DATE: APRIL 26, 2018  
 OFFICE: HADEN  
 CREW: C. SMITH, LOZANO  
 FB/PG: 763/23  
 PLAT NO. 27521-18-2-d



ORIGINAL SCALE  
1" = 20'

NOTE—PIPE SIZES MEASURED FROM TOP OF MANHOLE AND SHOULD BE VERIFIED WITH CONSTRUCTION PLANS

TO WHIT HANKS, EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:  
I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON APRIL 26, 2018. THAT ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.

KYLE SMITH, R.P.L.S. NO. 5307

TOP=1174.42'  
FL = 1164.94'  
NOTE—PIPE SIZES MEASURED FROM TOP OF MANHOLE AND SHOULD BE VERIFIED WITH CONSTRUCTION PLANS

**BYRN & ASSOCIATES, INC.**  
SURVEYING  
P.O. BOX 1433 SAN MARCOS, TEXAS 78667  
PHONE 512-396-2270 FAX 512-392-2945  
FIRM NO. 10070500

TOPOGRAPHIC SURVEY OF LOT 1, GRANDE PRAIRIE SUBDIVISION, AND 5.00 ACRES, MORE OR LESS IN THE PHILIP A. SMITH SURVEY, A-26, CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS

CLIENT: HANKS, WHIT  
DATE: APRIL 26, 2018  
OFFICE: HADEN  
CREW: C. SMITH, LOZANO  
FB/P/S: 763/2/3  
PLAT NO. 27521-18-2-d

SECTION 3  
5  
31

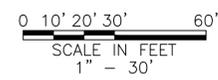
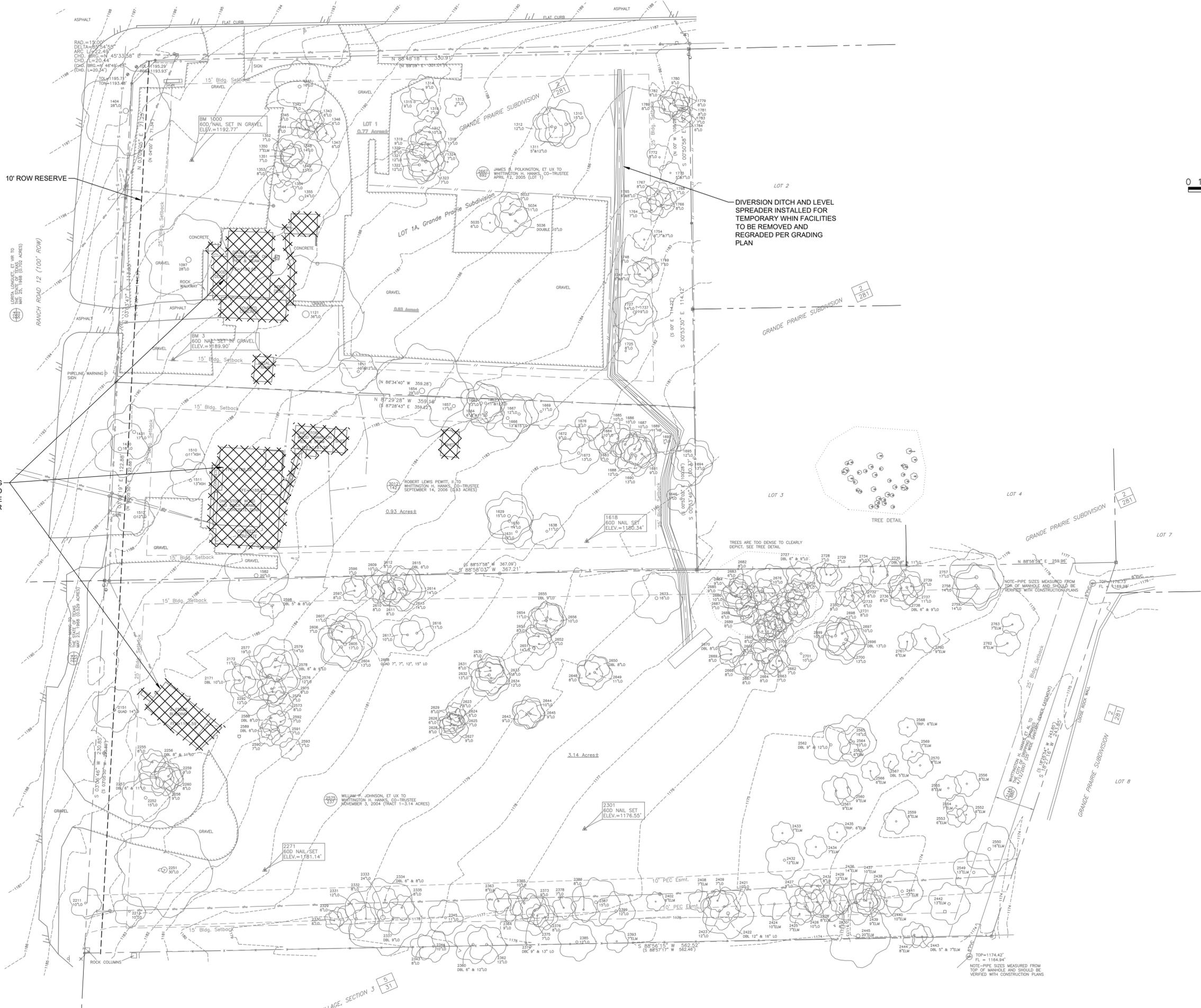
1097	Point#	2260	8" LIVE OAK	2616	11" LIVE OAK
1121	28" LIVE OAK	2292	12" LIVE OAK	2617	10" LIVE OAK
1310	36" LIVE OAK	2329	6" LIVE OAK	2623	6" LIVE OAK
1311	15" LIVE OAK	2330	6" LIVE OAK	2624	6" LIVE OAK
1312	DBL 5" & 12" LIVE OAK	2331	12" LIVE OAK	2625	7" LIVE OAK
1313	12" LIVE OAK	2332	8" LIVE OAK	2626	6" LIVE OAK
1314	7" LIVE OAK	2333	24" LIVE OAK	2627	9" LIVE OAK
1315	9" LIVE OAK	2334	DBL 6" & 8" LIVE OAK	2628	8" LIVE OAK
1316	9" LIVE OAK	2335	8" LIVE OAK	2629	DBL 3" & 8" LIVE OAK
1317	7" LIVE OAK	2337	DBL 9" & 10" LIVE OAK	2630	8" LIVE OAK
1318	10" LIVE OAK	2343	8" LIVE OAK	2631	8" LIVE OAK
1319	9" LIVE OAK	2344	10" LIVE OAK	2632	13" LIVE OAK
1320	12" LIVE OAK	2345	11" LIVE OAK	2633	10" LIVE OAK
1321	12" LIVE OAK	2360	DBL 6" & 12" LIVE OAK	2634	12" LIVE OAK
1322	12" LIVE OAK	2362	12" LIVE OAK	2643	9" LIVE OAK
1323	7" LIVE OAK	2363	8" ELM	2644	10" LIVE OAK
1324	7" LIVE OAK	2364	9" LIVE OAK	2645	9" LIVE OAK
1341	16" LIVE OAK	2365	10" LIVE OAK	2648	8" LIVE OAK
1342	7" LIVE OAK	2373	9" LIVE OAK	2649	11" LIVE OAK
1343	6" LIVE OAK	2374	DBL 9" & 13" LIVE OAK	2650	DBL 8" LIVE OAK
1344	6" LIVE OAK	2375	7" LIVE OAK	2651	14" LIVE OAK
1345	6" LIVE OAK	2376	8" LIVE OAK	2652	7" LIVE OAK
1346	6" LIVE OAK	2378	7" LIVE OAK	2653	8" LIVE OAK
1347	6" LIVE OAK	2385	12" LIVE OAK	2654	11" LIVE OAK
1348	14" LIVE OAK	2386	8" LIVE OAK	2655	DBL 9" & 10" LIVE OAK
1349	13" LIVE OAK	2387	15" LIVE OAK	2656	10" LIVE OAK
1350	7" ELM	2393	7" ELM	2662	7" LIVE OAK
1351	7" LIVE OAK	2399	12" LIVE OAK	2663	7" LIVE OAK
1352	7" LIVE OAK	2402	6" ELM	2664	8" LIVE OAK
1353	8" LIVE OAK	2408	7" ELM	2665	8" LIVE OAK
1354	7" LIVE OAK	2409	7" LIVE OAK	2666	8" LIVE OAK
1355	24" LIVE OAK	2421	10" LIVE OAK	2667	8" LIVE OAK
1404	28" LIVE OAK	2422	DBL 12" & 16" LIVE OAK	2668	8" LIVE OAK
1430	18" LIVE OAK	2423	12" LIVE OAK	2669	8" LIVE OAK
1431	17" LIVE OAK	2424	10" ELM	2670	LO.SZ8
1510	11"ASH	2425	7" ELM	2671	DBL 7" & 8" LIVE OAK
1511	13"ASH	2426	10" LIVE OAK	2673	16" LIVE OAK
1512	12" LIVE OAK	2427	9" LIVE OAK	2676	10" LIVE OAK
1611	20" LIVE OAK	2428	8" ELM	2677	6" LIVE OAK
1629	DBL 10" & 12" LIVE OAK	2429	12" ELM	2678	8" LIVE OAK
1630	15" LIVE OAK	2430	6" ELM	2679	8" LIVE OAK
1631	14" LIVE OAK	2431	8" ELM	2680	6" LIVE OAK
1632	10" LIVE OAK	2432	12" ELM	2681	7" LIVE OAK
1638	11" LIVE OAK	2433	7" ELM	2682	8" LIVE OAK
1646	9" LIVE OAK	2434	7" ELM	2683	6" LIVE OAK
1654	29" LIVE OAK	2435	TRIPLE 6" ELM	2684	9" LIVE OAK
1657	17" LIVE OAK	2436	14" ELM	2685	9" LIVE OAK
1662	13" LIVE OAK	2437	10" ELM	2686	10" LIVE OAK
1663	DBL 11" & 12" LIVE OAK	2438	7" LIVE OAK	2687	7" LIVE OAK
1664	TRIPLE 6", 8" & 11" LIVE OAK	2439	9" ELM	2688	6" LIVE OAK
1666	DBL 13" & 15" LIVE OAK	2440	10" ELM	2689	6" LIVE OAK
1667	12" LIVE OAK	2441	13" ELM	2690	8" LIVE OAK
1669	11" ELM	2442	13" ELM	2696	DBL 12" & 13" LIVE OAK
1672	9" LIVE OAK	2443	DBL 5" & 7" ELM	2697	10" LIVE OAK
1673	13" LIVE OAK	2444	8" ELM	2698	12" LIVE OAK
1676	9" LIVE OAK	2445	20" ELM	2699	10" LIVE OAK
1683	7" LIVE OAK	2549	13" ELM	2700	13" LIVE OAK
1684	10" LIVE OAK	2550	16" ELM	2701	10" LIVE OAK
1685	10" LIVE OAK	2552	6" ELM	2702	7" LIVE OAK
1686	10" LIVE OAK	2553	6" ELM	2703	7" LIVE OAK
1687	10" LIVE OAK	2554	6" ELM	2704	7" LIVE OAK
1688	10" LIVE OAK	2555	7" ELM	2705	8" LIVE OAK
1689	12" LIVE OAK	2556	8" ELM	2706	8" LIVE OAK
1690	11" HACKBERRY	2558	8" ELM	2707	7" LIVE OAK
1691	13" LIVE OAK	2559	8" ELM	2708	7" LIVE OAK
1692	7" LIVE OAK	2560	9" ELM	2709	6" LIVE OAK
1694	13" LIVE OAK	2561	9" ELM	2710	6" LIVE OAK
1695	12" LIVE OAK	2562	DBL 9" & 12" LIVE OAK	2711	6" LIVE OAK
1725	8" LIVE OAK	2563	6" ELM	2712	8" LIVE OAK
1727	14" LIVE OAK	2564	10" LIVE OAK	2713	7" LIVE OAK
1737	9" LIVE OAK	2565	16" LIVE OAK	2714	6" LIVE OAK
1748	DBL 6" & 8" LIVE OAK	2566	6" ELM	2715	9" LIVE OAK
1749	7" LIVE OAK	2567	DBL 5" ELM	2716	7" LIVE OAK
1754	TRIPLE 6", 7" & 7" LIVE OAK	2568	TRIPLE 5", 5" & 6" ELM	2717	6" LIVE OAK
1764	7" LIVE OAK	2569	7" ELM	2718	6" LIVE OAK
1765	DBL 6" & 8" LIVE OAK	2570	8" ELM	2719	6" LIVE OAK
1766	8" LIVE OAK	2573	8" LIVE OAK	2720	11" LIVE OAK
1767	8" LIVE OAK	2574	7" LIVE OAK	2726	9" LIVE OAK
1768	7" LIVE OAK	2575	9" LIVE OAK	2727	DBL 6" & 9" LIVE OAK
1772	8" LIVE OAK	2576	12" LIVE OAK	2728	7" LIVE OAK
1773	DBL 5" & 7" LIVE OAK	2577	19" LIVE OAK	2729	7" LIVE OAK
1779	8" LIVE OAK	2578	DBL 6" & 9" LIVE OAK	2730	7" LIVE OAK
1780	9" LIVE OAK	2579	14" LIVE OAK	2731	8" LIVE OAK
1781	8" LIVE OAK	2588	DBL 7" & 9" LIVE OAK	2732	6" LIVE OAK
1782	8" LIVE OAK	2589	DBL 6" LIVE OAK	2733	6" LIVE OAK
1783	7" LIVE OAK	2590	7" LIVE OAK	2734	9" LIVE OAK
1784	6" LIVE OAK	2591	7" LIVE OAK	2735	DBL 6" & 11" LIVE OAK
1789	8" LIVE OAK	2592	7" LIVE OAK	2736	8" LIVE OAK
2151	QUAD 14" LIVE OAK	2593	7" LIVE OAK	2737	11" LIVE OAK
2171	DBL 10" LIVE OAK	2596	7" LIVE OAK	2738	DBL 6" & 9" LIVE OAK
2172	11" LIVE OAK	2597	8" LIVE OAK	2739	7" LIVE OAK
2211	10" LIVE OAK	2598	DBL 5" & 8" LIVE OAK	2757	17" LIVE OAK
2213	10" LIVE OAK	2604	13" LIVE OAK	2758	14" LIVE OAK
2251	30" LIVE OAK	2605	17" LIVE OAK	2759	14" LIVE OAK
2252	15" LIVE OAK	2606	7" LIVE OAK	2760	9" ELM
2255	8" LIVE OAK	2607	11" LIVE OAK	2761	6" ELM
2256	DBL 8" & 11" LIVE OAK	2608	QUAD 7", 7" 12" & 15" LIVE OAK	2762	8" ELM
2257	DBL 6" & 11" LIVE OAK	2609	10" LIVE OAK	2763	7" ELM
2258	9" LIVE OAK	2610	8" LIVE OAK	5033	7" LIVE OAK
2259	9" LIVE OAK	2611	8" LIVE OAK	5034	11" LIVE OAK
		2612	8" LIVE OAK	5035	6" LIVE OAK
		2613	14" LIVE OAK	5036	DBL 10" LIVE OAK
		2614	14" LIVE OAK		
		2615	DBL 6" & 7" LIVE OAK		



**SURVEYING**  
P.O. BOX 1433 SAN MARCOS, TEXAS 78667  
PHONE 512-396-2270 FAX 512-392-2945  
FIRM NO. 10070500

CLIENT: HANKS, WHIT  
DATE: APRIL 26, 2018  
OFFICE: HADEN  
CREW: C. SMITH, LOZANO  
FB/PG: 763/23  
PLAT NO. 27521-18-2-d

TOPOGRAPHIC SURVEY OF LOT 1, GRANDE PRAIRIE SUBDIVISION,  
AND 5.00 ACRES, MORE OR LESS IN THE PHILIP A. SMITH SURVEY, A-26,  
CITY OF DRIPPING SPRINGS, HAYS COUNTY, TEXAS



NO.	DATE	REVISIONS	BY

**Banks & Associates**  
 Civil and Environmental Engineering  
 820 Currie Ranch Road  
 Wimberley, Texas 78676  
 (512) 801-9049  
 Firm Registration No. F-2002

**FOR REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION**  
 EXISTING CONDITIONS AND SITE DEMOLITION PLAN  
 WHIM CORPORATE FACILITIES  
 SITE IMPROVEMENTS  
 Dripping Springs, Texas



04/05/2023

NO.	DATE	REVISIONS

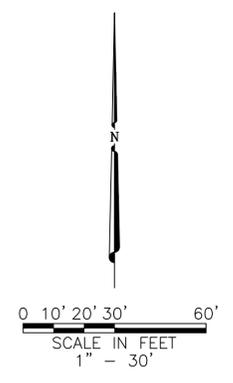
**Banks & Associates**  
 Civil and Environmental Engineering  
 820 Currie Ranch Road  
 Wimberley, Texas 78676  
 (512) 801-9049  
 Firm Registration No. F-2002

**WHIM CORPORATE FACILITIES  
 SITE IMPROVEMENTS**  
 Dripping Springs, Texas

Sheet No.  
 C-7  
 04/05/2023  
 Rev. 0

IMPERVIOUS COVER		
TOTAL SITE		
EXISTING CONDITIONS		
SITE	251,339 SF	5.77 AC
BUILDINGS/STRUCTURES	11,504 SF	4.58%
PAVEMENT	686 SF	0.27%
GRAVEL	26,579 SF	10.57%
DECKING (x0.5)	- SF	0.00%
CONCRETE	1,309 SF	0.52%
TOTAL	40,078	15.95%
PROPOSED CONDITIONS		
BUILDINGS/STRUCTURES	50,737 SF	20.19%
PAVEMENT	72,053 SF	28.67%
GRAVEL	- SF	0.00%
DECKING (x0.5)	- SF	0.00%
CONCRETE	8,419 SF	3.35%
TOTAL	131,209	52.20%

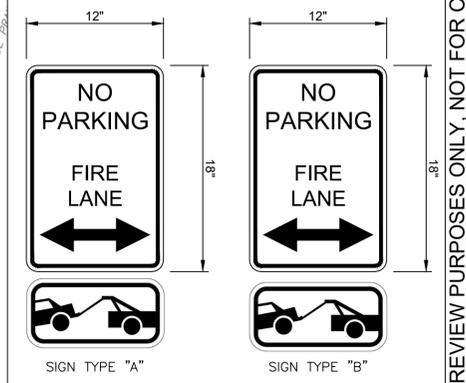
\* ALLOWABLE IMPERVIOUS COVERS IS 70%



- BLUE REFLECTIVE MARKERS SHALL BE INSTALLED ON BOTH APPROACHES WHICH FORM THE HYDRANT.
9. WHEN FIRE APPARATUS ACCESS ROADS OR WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED FOR ANY STRUCTURE OR DEVELOPMENT, THEY SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO THE TIME OF WHICH CONSTRUCTION HAS PROGRESSED BEYOND COMPLETION OF THE FOUNDATION OF ANY STRUCTURE.

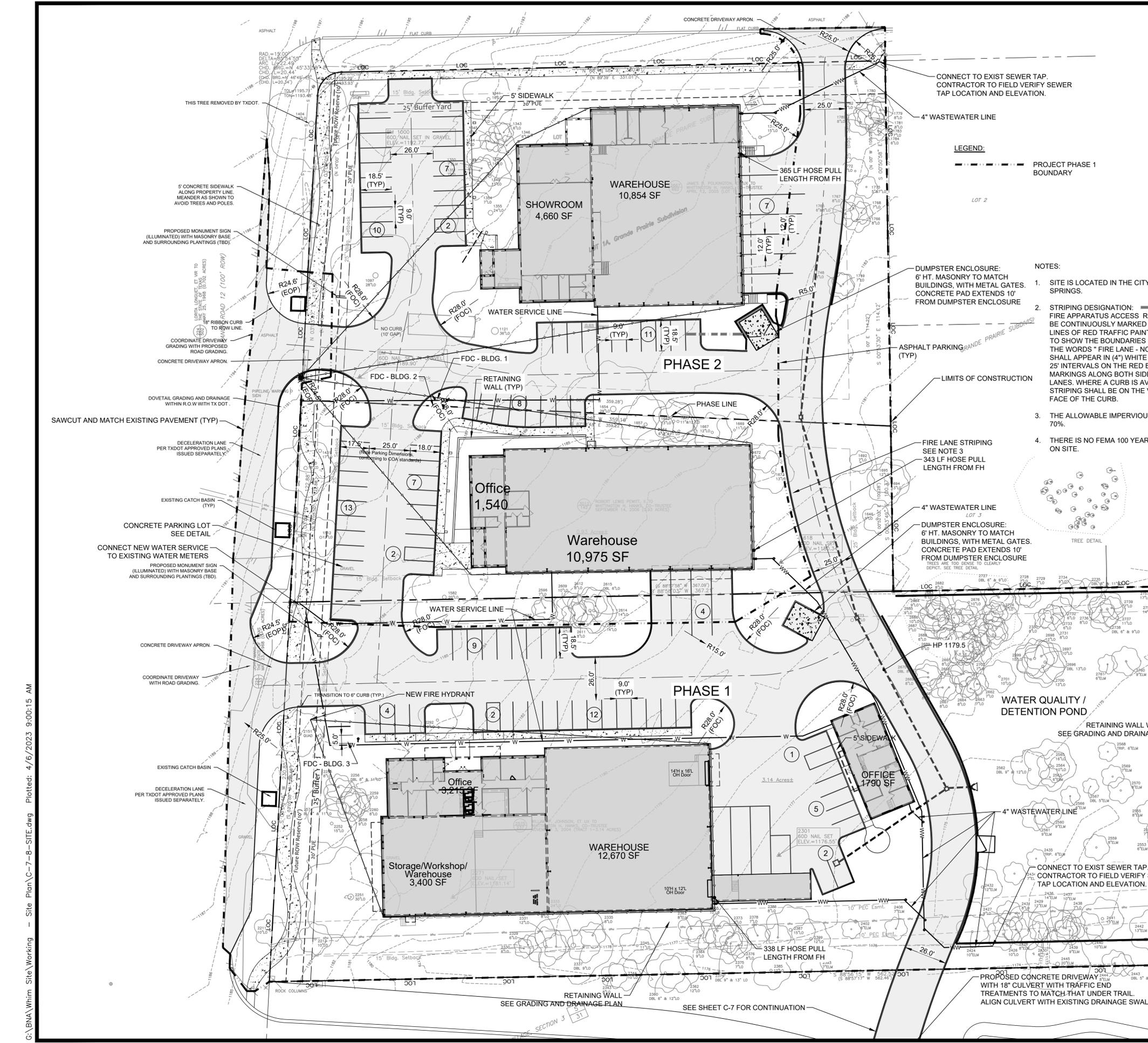
- PARKING NOTES:**  
 PHASE ONE - SOUTH BUILDING AND SMALL OFFICE  
 32 STANDARD SPACES PROVIDED + 3 HC SPACES = 35 SPACES TOTAL  
 PHASE TWO - MIDDLE AND NORTH BUILDINGS  
 56 STANDARD SPACES PROVIDED + 4 HC SPACES = 60 SPACES TOTAL  
**BUILDING SF:**  
 • OFFICE 1,363 SF, 1 SPACE PER 300 SF = 38 SPACES  
 • WAREHOUSE 36,206 SF, 1 SPACE PER 1,000 SF = 37 SPACES  
 • TOTAL SPACES REQUIRED = 75 SPACES  
 • 85 SPACES PROVIDED.

**NOTE:**  
 SIGNS SHALL READ "FIRELANE-NO PARKING" AND SHALL BE 12" WIDE AND 18" HIGH. SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH LETTERS AND BORDERS IN RED, USING NOT LESS THAN 2" LETTERING. SIGNS SHALL BE PERMANENTLY AFFIXED TO A STATIONARY POST AND THE BOTTOM OF THE SIGN SHALL BE SIX FEET, SIX INCHES (6'-6") ABOVE FINISHED GRADE. SIGNS SHALL BE SPACED NOT MORE THAN FIFTY FEET (50') APART ALONG BOTH SIDES OF THE FIRE LANE. SIGNS MAY BE INSTALLED ON PERMANENT BUILDINGS OR WALLS OR AS APPROVED BY THE FIRE CHIEF.



**FIRE LANE SIGN**  
NOT TO SCALE

FOR REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION



- LEGEND:**  
 - - - - - PROJECT PHASE 1 BOUNDARY
- NOTES:**
1. SITE IS LOCATED IN THE CITY OF DRIPPING SPRINGS.
  2. STRIPING DESIGNATION: FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN (4") WHITE LETTERS AT 25' INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.
  3. THE ALLOWABLE IMPERVIOUS COVER IS 70%.
  4. THERE IS NO FEMA 100 YEAR FLOOD PLAIN ON SITE.

CONNECT TO EXIST SEWER TAP. CONTRACTOR TO FIELD VERIFY SEWER TAP LOCATION AND ELEVATION.

4" WASTEWATER LINE

DUMPSTER ENCLOSURE: 6' HT. MASONRY TO MATCH BUILDINGS, WITH METAL GATES. CONCRETE PAD EXTENDS 10' FROM DUMPSTER ENCLOSURE

ASPHALT PARKING (TYP)

LIMITS OF CONSTRUCTION

FIRE LANE STRIPING SEE NOTE 3  
343 LF HOSE PULL LENGTH FROM FH

DUMPSTER ENCLOSURE: 6' HT. MASONRY TO MATCH BUILDINGS, WITH METAL GATES. CONCRETE PAD EXTENDS 10' FROM DUMPSTER ENCLOSURE

WATER QUALITY / DETENTION POND

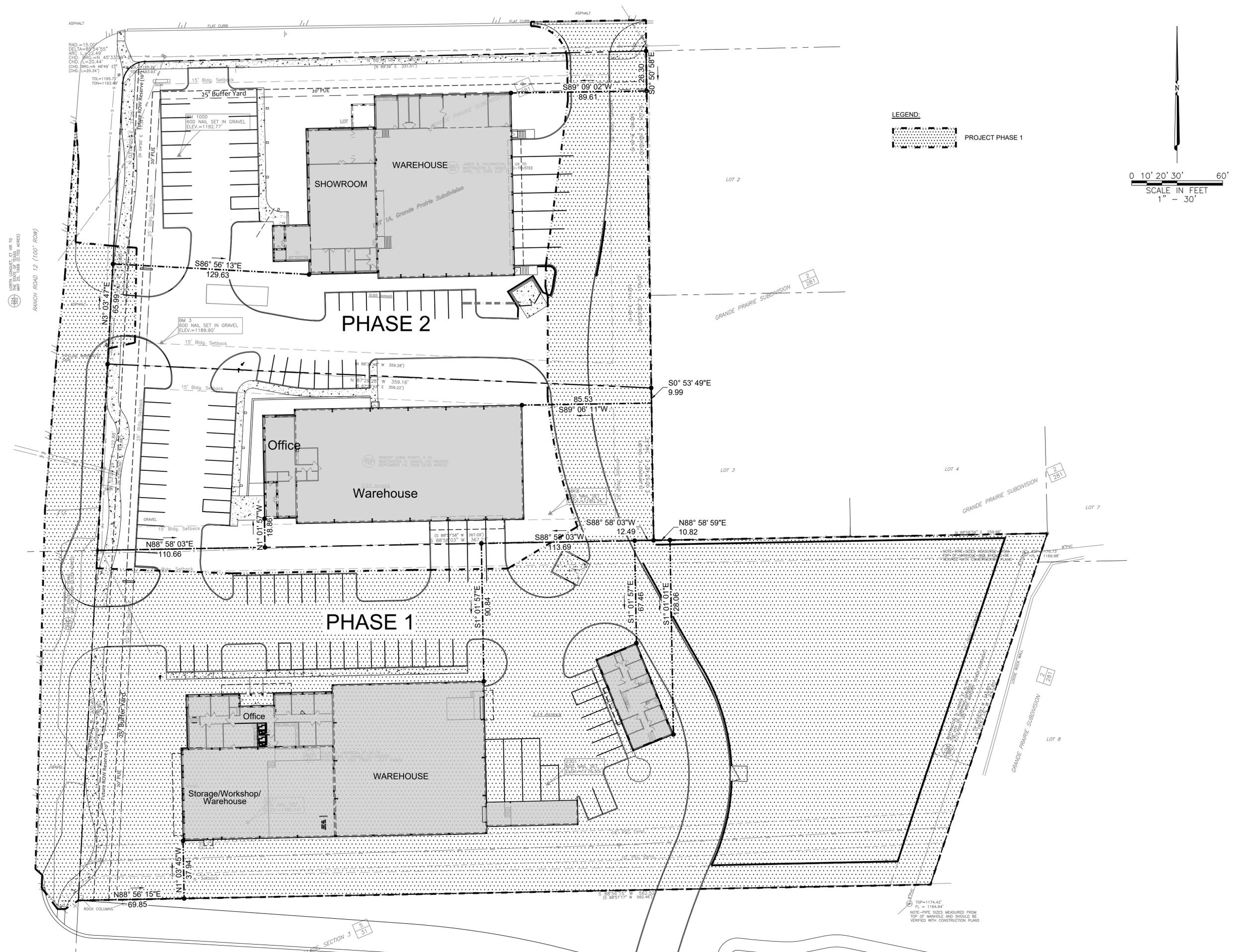
RETAINING WALL W/ FENCE SEE GRADING AND DRAINAGE PLAN

CONNECT TO EXIST SEWER TAP. CONTRACTOR TO FIELD VERIFY SEWER TAP LOCATION AND ELEVATION.

PROPOSED CONCRETE DRIVEWAY WITH 18" CULVERT WITH TRAFFIC END TREATMENTS TO MATCH THAT UNDER TRAIL. ALIGN CULVERT WITH EXISTING DRAINAGE SWALE.

RETAINING WALL SEE GRADING AND DRAINAGE PLAN  
SEE SHEET C-7 FOR CONTINUATION

G:\BNA\Whim\_Site\_Working - Site Plan\C-7-8-SITE.dwg Plotted: 4/6/2023 9:00:15 AM



NO.	DATE	REVISIONS	BY

**Banks & Associates**  
 Civil and Environmental Engineering  
 820 Currie Ranch Road  
 Wimberley, Texas 78676  
 (512) 801-9049  
 Firm Registration No. F-2002

FOR REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION  
 DIMENSION CONTROL AND PHASING PLAN  
**WHIM CORPORATE FACILITIES  
 SITE IMPROVEMENTS**  
 Dripping Springs, Texas



04/05/2023

NO.	DATE	REVISIONS

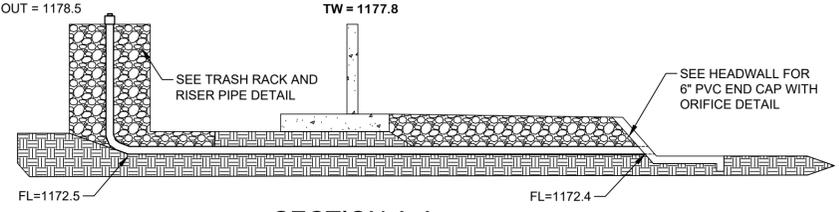
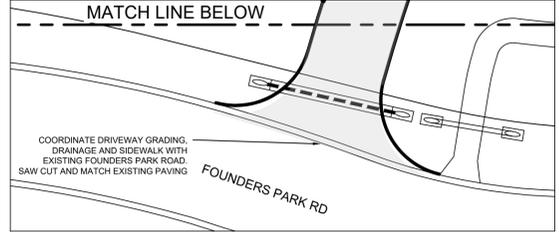
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 820 Currie Ranch Road  
 Wimberley, Texas 78676  
 (512) 801-9049  
 Firm Registration No. F-2002

**WHIM CORPORATE FACILITIES  
 SITE IMPROVEMENTS**  
 Dripping Springs, Texas

Sheet No.  
**C-9**  
 04/05/2023  
 Rev. 0

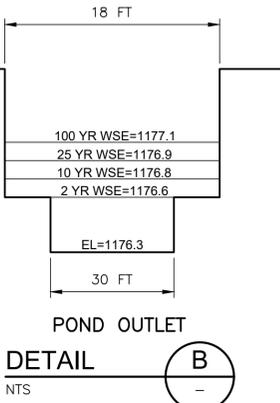
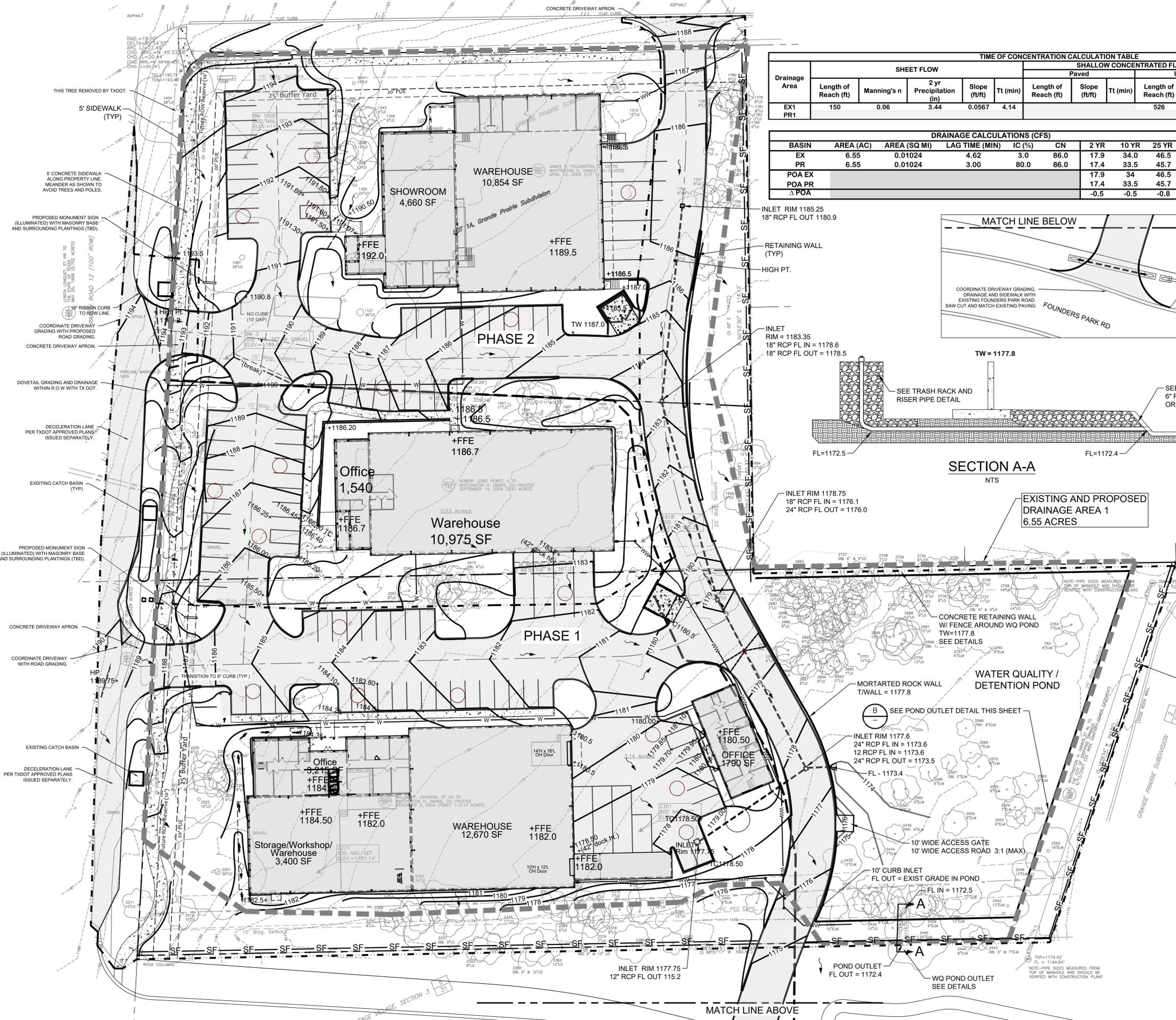
Drainage Area	TIME OF CONCENTRATION CALCULATION TABLE												
	SHEET FLOW					SHALLOW CONCENTRATED FLOW					CHANNEL FLOW	Tc (min)	Lag Time (min)
	Length of Reach (ft)	Manning's n	2 yr Precipitation (in)	Slope (ft/ft)	Tt (min)	Length of Reach (ft)	Slope (ft/ft)	Tt (min)	Length of Reach (ft)	Slope (ft/ft)			
EX1 PR1	150	0.06	3.44	0.0567	4.14	526	0.0312	3.08	2.14	9.36	5.00	3.00	

DRAINAGE CALCULATIONS (CFS)									
Basin	Area (AC)	Area (SQ MI)	Lag Time (min)	IC (%)	CN	2 YR	10 YR	25 YR	100 YR
EX	6.55	0.01024	4.62	3.0	86.0	17.9	34.0	46.5	70.8
PR	6.55	0.01024	3.00	80.0	86.0	17.4	33.5	45.7	69.8
POA EX						17.9	34	46.5	70.8
POA PR						17.4	33.5	45.7	69.8
Δ POA						-0.5	-0.5	-0.8	-1



WATER QUALITY VOLUME REQUIRED: 18,447 CF

ELEV.	WHIM CORPORATE WQV AREA (SF)	VOLUME (CF)	CUM. VOL. (CF)
1173.0	0	0	0
1174.0	2,936	1,468	1,468
1175.0	17,143	10,040	11,508
1175.5	20,525	9,417	20,925



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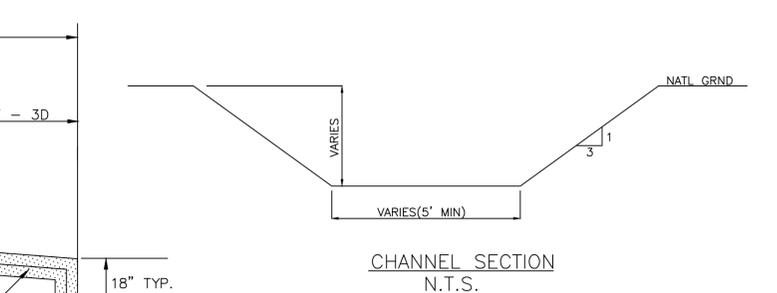
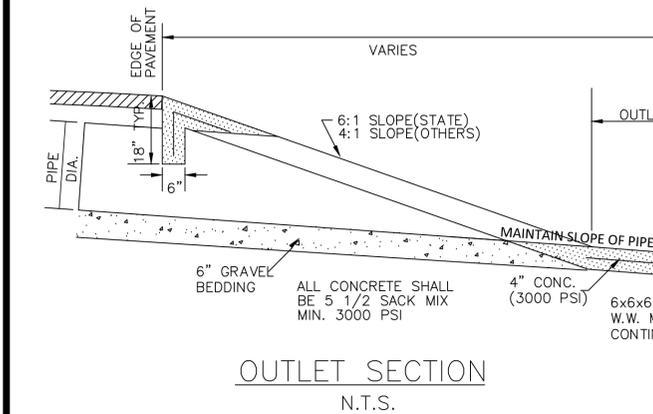
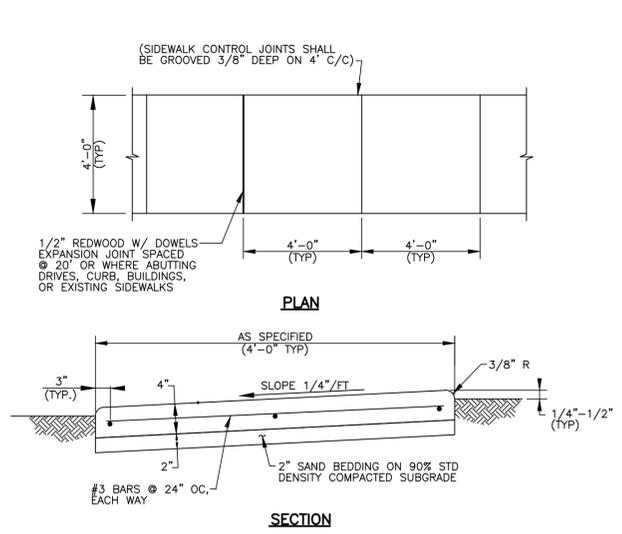
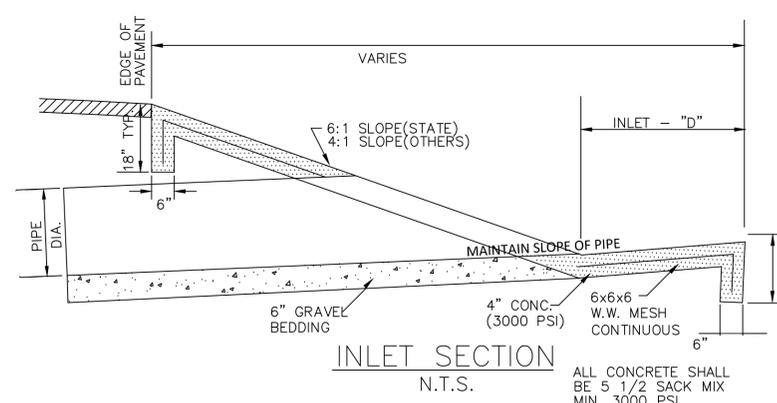
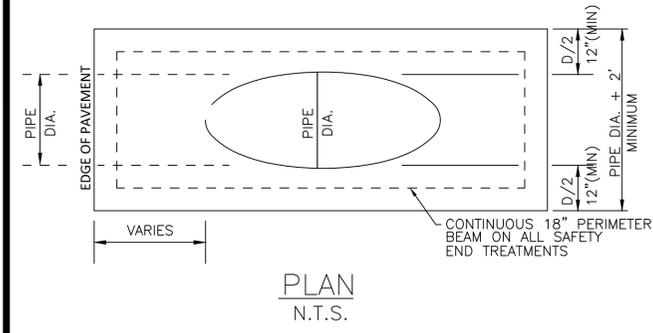




BY	
REVISIONS	
NO.	DATE

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Civil and Environmental Engineering  
820 Currie Ranch Road  
Wimberley, Texas 78676  
(512) 801-9049  
Firm Registration No. F-2002

**DETAILS II**  
WHIM CORPORATE FACILITIES  
SITE IMPROVEMENTS  
Dripping Springs, Texas



**NOTES:**

- CONCRETE SIDEWALK: CONCRETE SHALL CONTAIN NOT LESS THAN FOUR AND ONE-HALF (4 1/2) SACKS OF CEMENT PER CUBIC YARD. SHALL CONTAIN NOT MORE THAN 6 1/2 GALLONS OF WATER PER SACK OF CEMENT. SHALL HAVE A MAXIMUM SLUMP OF "5" AND SHALL HAVE A MODULES OF RUPTURE NOT LESS THAN 500 P.S.I. AT 28 DAYS. REINFORCING SHALL BE A 615 GRADE 40 STEEL, #3 BARS SPACED AS INDICATED IN THE PLAN DETAILS, AND POSITIONED BY THE USE OF PLASTIC CHAIRS. CURING COMPOUND AS SPECIFIED WILL BE REQUIRED AND APPLIED AT THE RATE OF 200 S.F./GAL. SUBGRADE PREPARATION WILL REQUIRE A LEVEL UP OF SAND MAT OF 2" MAXIMUM THICKNESS WHICH SHALL BE COMPACTED BY A SAND PLATE OR AN APPROVED HAND TAMPER. PROPOSED OR NATURALLY OCCURRING WATER TAMPING SHALL BE AN ALLOWABLE METHOD WHEN DETERMINED IN THE FIELD TO YIELD APPROVED RESULTS. THE SAND, EQUIPMENT AND LABOR SHALL BE CONSIDERED SUBSIDIARY TO THE MATERIALS REQUIRED FOR THE COMPLETED SIDEWALK.

**CULVERTS WITH SAFETY END TREATMENTS**

**SIDEWALK DETAIL**

**KEYED NOTES**

MARK	QTY	DESCRIPTION
1	1	CAST IRON FRAME & GRATE
2	1	TOP SECTION
3	1	PRECAST CONCRETE BASIN SECTION
4	1	THIN WALL KNOCKOUT ON ALL 4 SIDES. SEE KO DIMENSION FOR MAXIMUM PIPE O.D.
5	1	PRECAST CATCH BASIN MFG: ParkUSA 888-611-PARK WWW.PARKUSA.COM MODEL: CB5600-1

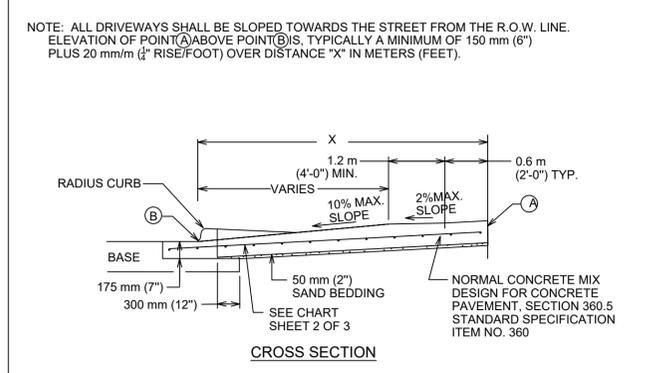
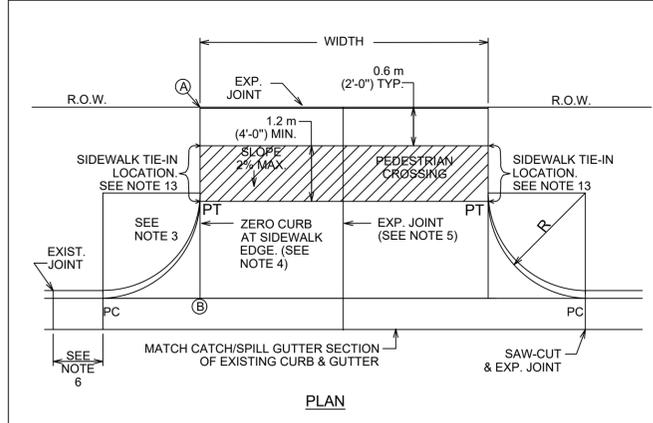
**GRATE SCHEDULE**

GRATE SIZE	MODEL NO.
GRATE = 200 Hx18 W	V4850-1
GRATE = 240 Hx24 W	V4850-3
GRATE = 370 Hx37 W	V4850-4

**KEYED NOTES**

- CONCRETE: CLASS 1/II CONCRETE WITH OF DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH. RATED FOR H-20 LOADING.
- REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR TO CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.
- C.I. CASTINGS: CAST IRON FRAMES AND GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30.

**OPERAK**  
www.parkusa.com 888-611-PARK  
TYPE-A GRATE INLET  
MODEL CB5600 12" THRU 24"



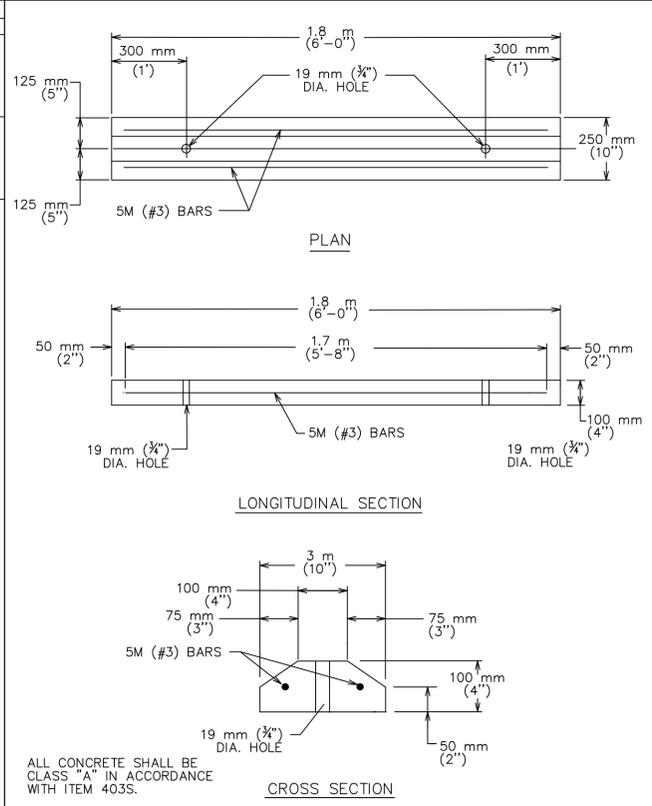
USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER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

**ALLOWABLE GRADES**

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

**NOTES:**

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



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PARKING LOT BUMPER CURB
RECORD COPY SIGNED BY CUONG TRAN	02/24/10	RECORD COPY SIGNED BY CUONG TRAN	02/24/10	RECORD COPY SIGNED BY BILL GARDNER	3/15/05
ADOPTE	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	ADOPTE	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	APPROVED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 433S-2	1 OF 2	STANDARD NO. 433S-2	2 OF 2	STANDARD NO. 439S-1	

NO.	DATE	REVISIONS

**Banks & Associates**  
Civil and Environmental Engineering  
820 Currie Ranch Road  
Wimberley, Texas 78676  
(512) 801-9049  
Firm Registration No. F-2002

**DRIPPING SPRINGS WSC STANDARD DETAILS**  
HAYS COUNTY, TEXAS

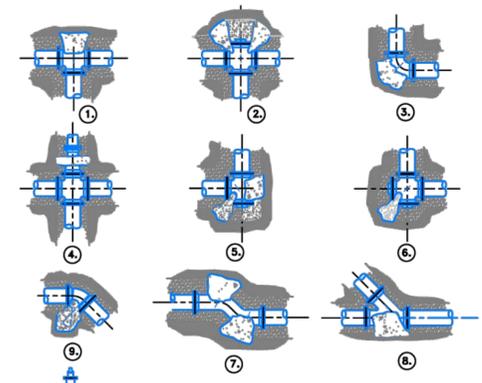
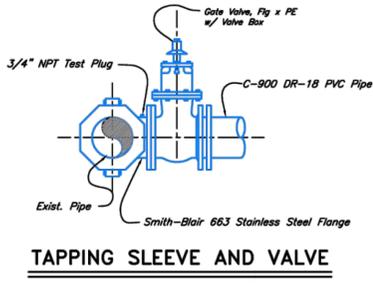
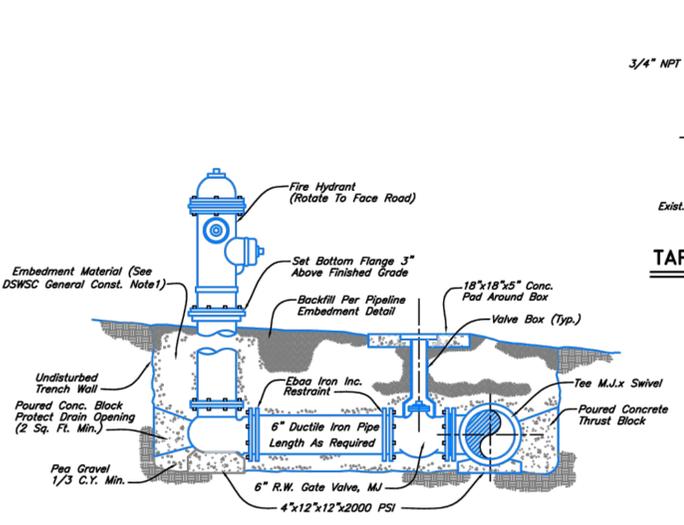
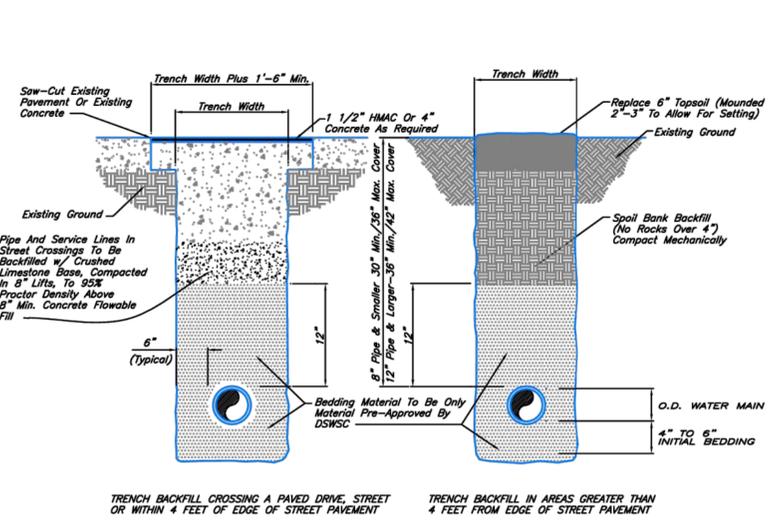
DRIPPING SPRINGS WSC STANDARD DETAILS  
WHIM CORPORATE FACILITIES  
SITE IMPROVEMENTS  
Dripping Springs, Texas

Sheet No. C-13  
04/05/2023  
Rev. 0

**nwa**  
Firm Registration No. F-00086  
Neptune-Wilkinson Associates, Inc.  
consulting engineers  
Austin, Texas  
4010 Manchaca Road  
(512) 462-3373

Revised 7/19/02  
Revised 5/17/03  
Revised 1/11/03  
Revised 01/20/03  
Revised 01/20/03  
Revised 01/20/03  
Revised 01/20/03  
Revised 01/20/03  
Revised 01/20/03

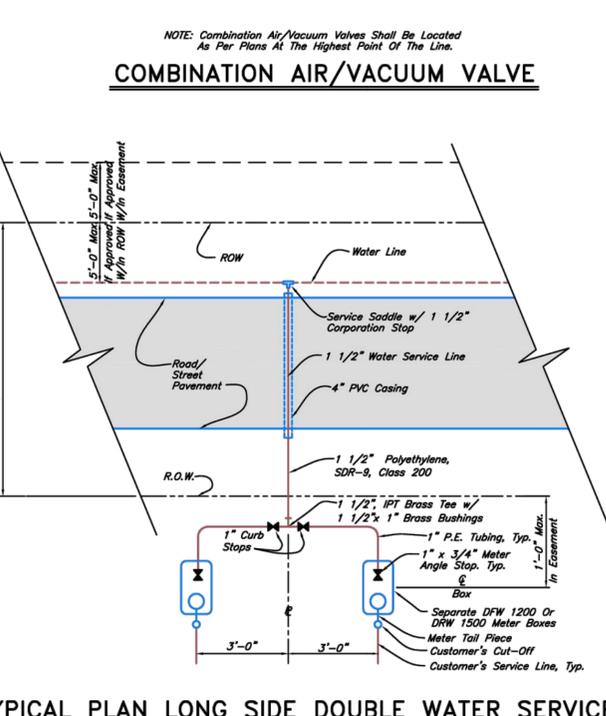
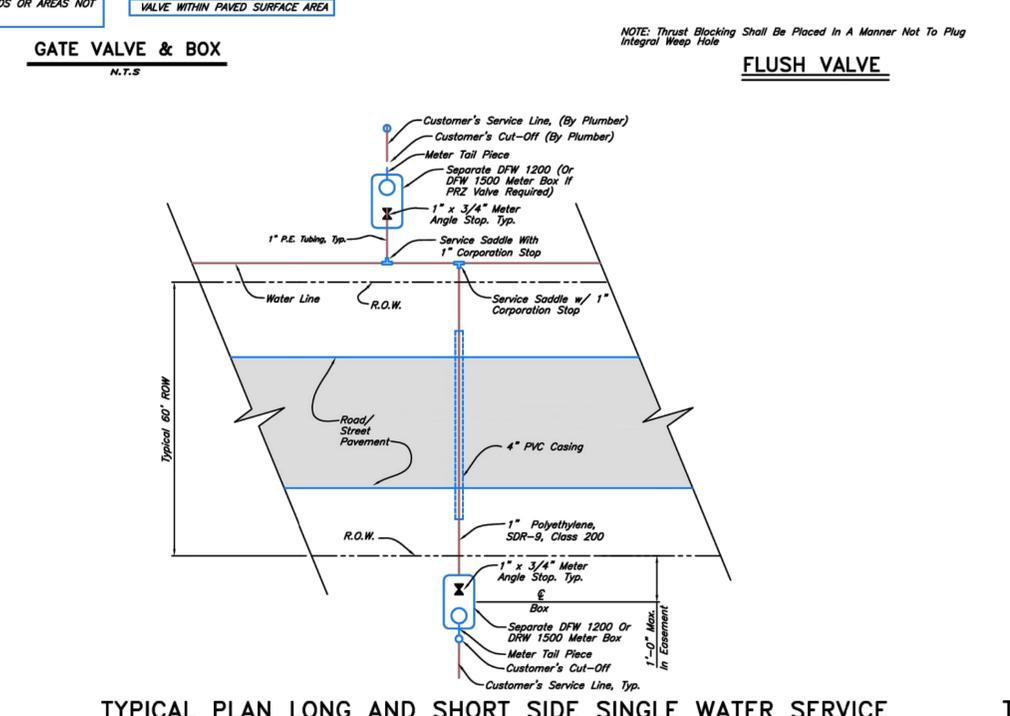
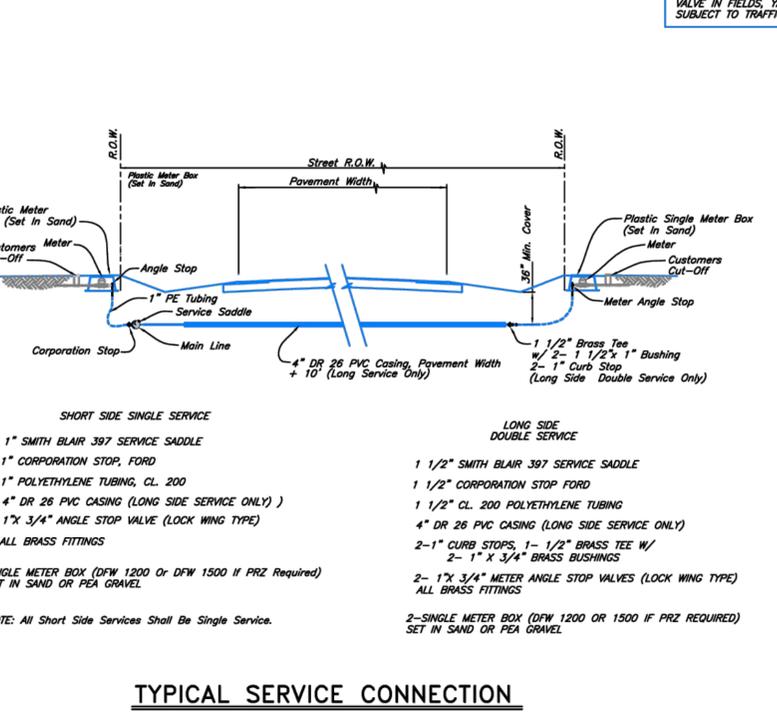
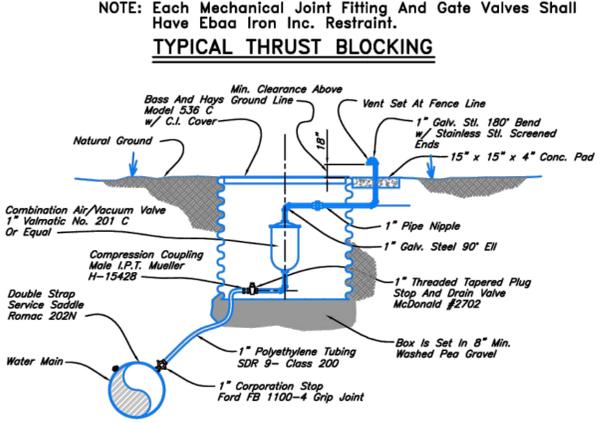
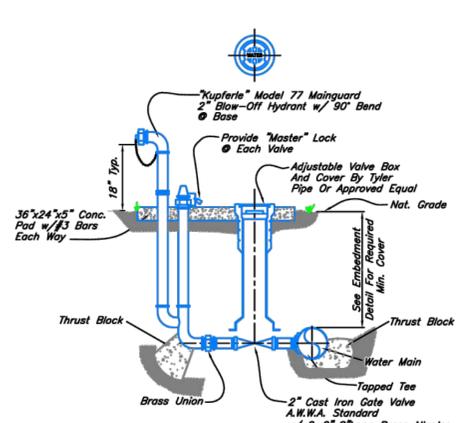
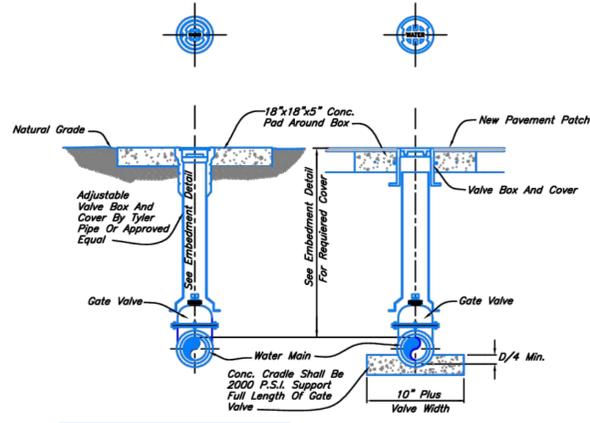
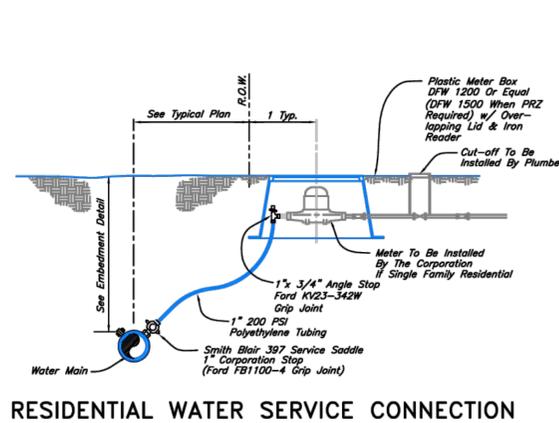
**STANDARD WATER DETAILS**  
Checked By: S.E.T.  
Designed By: J.D.W.  
Scale: As Shown  
Date: June, 2023



PIPE DIA.	FITTINGS	BLOCK DIMENSION HORZ.	VERT.
2"	All Fittings	1.5	2.0
4"	All Fittings	1.5	2.0
6"	Tee, Cross, Valve	1.5	1.5
6"	90° Bend	1.5	2.0
8"	Tee, Cross, Valve	2.0	2.0
8"	90° Bend	2.0	2.5
12"	Tee, Valve	3.0	3.0
12"	90° Bend	4.5	2.5
12"	45° Bend	2.5	2.5

- NOTES:
- Thru Line Connection, Tee
  - Thru Line connection, Cross Used As Tee
  - Directional Change, Elbow
  - Change Line Size, Reducer
  - Direction Change, Tee Used As Elbow
  - Direction Change, Cross Used AS Elbow
  - Direction Change
  - Thru Line Connection
  - Valve Anchor
  - Direction Change Vertical, Bend Anchor

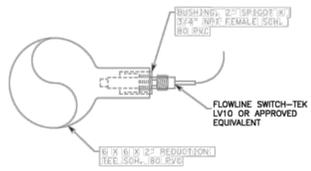
NOTE: Each Mechanical Joint Fitting And Gate Valves Shall Have Ebaa Iron Inc. Restraint.



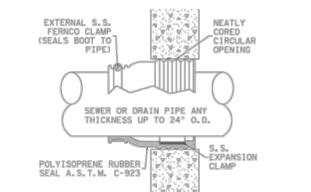
PIPE SIZE	A	B	C
4"	3 1/4	3 1/8	9
5"	3 1/2	3 1/8	9
6"	3 3/4	3 1/8	9
8"	4 1/4	3 1/8	9
10"	5 1/4	3 1/8	9
12"	6 1/4	3 1/8	9
14"	7 1/4	3 1/8	9
16"	8 1/4	3 1/8	9
18"	9 1/4	3 1/8	9
20"	10 1/4	3 1/8	9
24"	12 1/4	3 1/8	9
30"	15 1/4	3 1/8	9
36"	18 1/4	3 1/8	9

NOTE: SAME DETAIL APPLIES FOR HORIZONTAL BRACING, SUPPORT PIPE SHALL BE DUCTILE IRON CLASS 250.

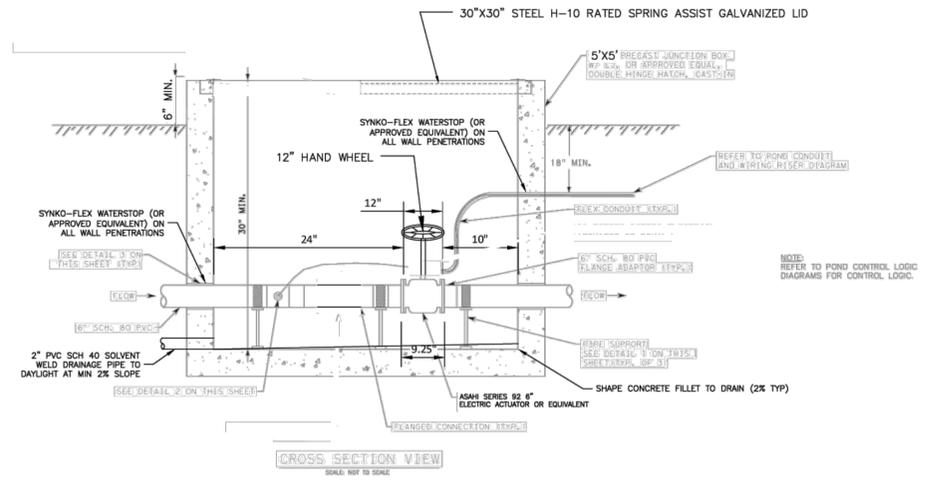
1 PIPE SUPPORT DETAIL  
SCALE: NOT TO SCALE



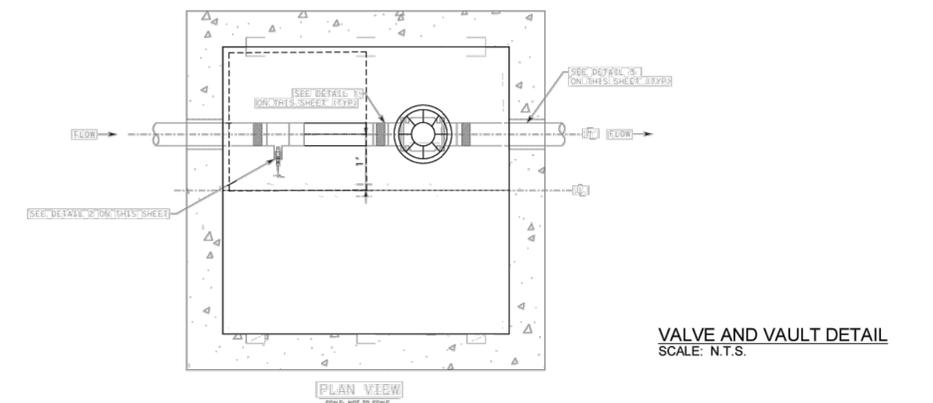
2 WET SWITCH DETAIL  
SCALE: NOT TO SCALE



3 MANHOLE CONNECTION DETAIL  
SCALE: NOT TO SCALE



CROSS SECTION VIEW  
SCALE: NOT TO SCALE



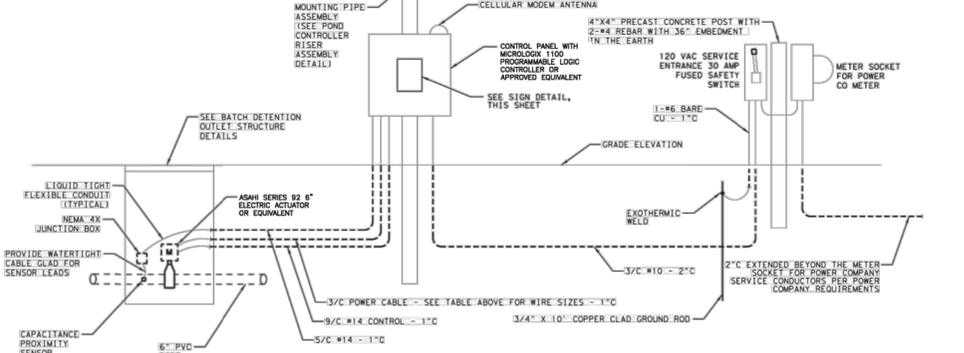
PLAN VIEW  
SCALE: NOT TO SCALE

VALVE AND VAULT DETAIL  
SCALE: N.T.S.

DISTANCE FROM CONTROL PANEL TO VALVE (FT)	MINIMUM REQUIRED WIRE SIZE (AWG)
0 - 200	3/C #12
201 - 380	3/C #10
381 - 550	3/C #8

NOTE: PROVIDE WIRE SPLICE ADAPTERS WHERE #8 AWG IS USED TO ALLOW CONNECTION TO THE VALVE TERMINALS

- NOTES:
1. CONTROLLER SHALL BE HAND-WIRED TO ELECTRIC SERVICE METER. ELECTRIC SERVICE SHALL BE COORDINATED P.L.C. PRIOR TO INSTALLATION, UNLESS NOTED OTHERWISE.
  2. EQUIPMENT, UNLESS NOTED OTHERWISE, IDENTIFIED BY THE MANUFACTURER AS DETRIMENTAL TO SIGNAL STRENGTH, CONDUIT SHALL BE SCH 80 PVC, UNLESS NOTED OTHERWISE.



POND CONDUIT AND WIRING RISER DIAGRAM  
SCALE: N.T.S.

**PROGRAMMABLE LOGIC CONTROLLER**

The Programmable Logic Controller (PLC) shall include timing and logic functions to control the pond plug valve based on sensing the presence of water in a pipe with a level capacitance switch. The PLC shall operate from 24 VDC and shall include the required number of 24 VDC digital inputs and outputs as indicated. The PLC shall include a built-in 10/100 Mbps Ethernet/IP port for peer-to-peer messaging. The PLC shall also include an RS-232 port for connection to a programming laptop computer. The PLC shall also include an embedded Web server and email support. The PLC shall be capable of operation in temperatures ranging from -20°C to 65°C. The PLC shall be model MicroLogix 1100 by Rockwell Automation or a similar model by GE or Square D.

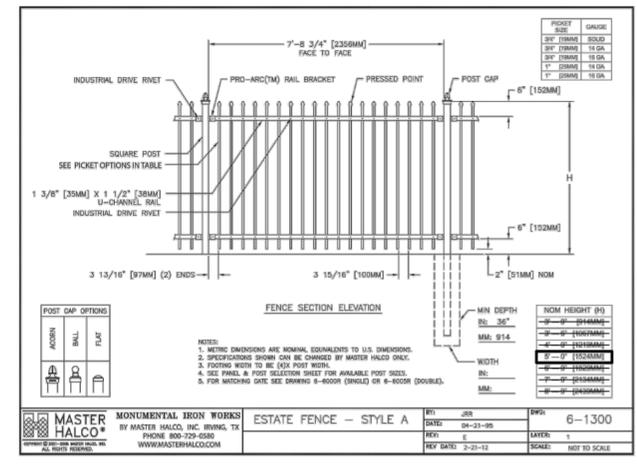
**IN CASE OF MALFUNCTION, CALL: SI NO FUNCIONA, LLAMA: OWNER:**

**IN CASE OF ENVIRONMENTAL CONCERN CALL THE ENVIRONMENTAL REGULATORY AGENCY, TCEQ: (512) 239-2507**

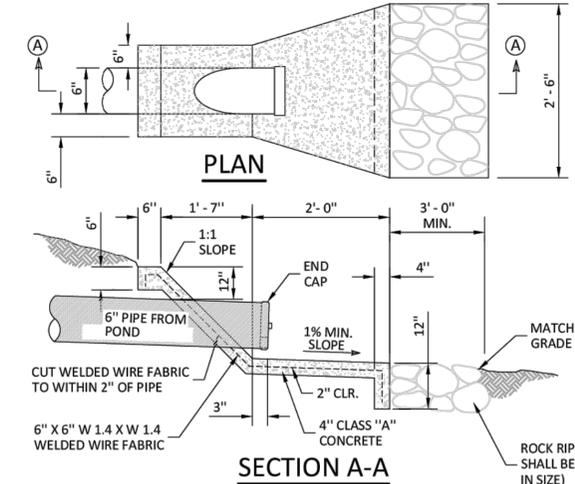
SIGN DETAIL  
SCALE: N.T.S.

SIZE OF SIGN = 6.5" X 11" (LETTER SIZE)  
TEXT COLOR = BLACK  
CALL  
TEXT HEIGHT = 1/2" #  
TEXT WIDTH = 1/2" #  
LINE SPACING = 1/2" #  
FONT = AERIAL BLACK  
BACKGROUND COLOR = WHITE

NOTE: MALFUNCTION SIGNS SHALL BE ATTACHED TO EACH WATER QUALITY POND LOGIC CONTROLLER PANEL. EACH SIGN SHALL BE PLACED OUTSIDE OF THE CONTROLLER PANEL AND CLEARLY VISIBLE TO PERSONNEL LOCATED IN FRONT OF THE PANEL. THE SIGNS SHALL BE WATER/WEATHER-PROOF. METHOD OF ATTACHMENT AT ALL CORNERS SHALL ENSURE THAT SIGNS REMAIN IN PLACE INDEFINITELY. SIGNS SHALL BE SUBSIDIARY TO 9002-9901 DETENTION POND CONTROL SYSTEM.



POND FENCE DETAIL  
N.T.S.



HEADWALL FOR 6" P.V.C. END CAP WITH ORIFICE FROM BATCH DETENTION POND F



04/05/2023

NO.	DATE	REVISIONS	BY

**Banks & Associates**  
Civil and Environmental Engineering  
820 Currie Ranch Road  
Wimberley, Texas 78676  
(512) 801-9049  
Firm Registration No. F-2002

WATER QUALITY DETAILS I  
**WHIM CORPORATE FACILITIES  
SITE IMPROVEMENTS**  
Dripping Springs, Texas

Sheet No.  
DT.10  
04/05/2023  
Rev. 0



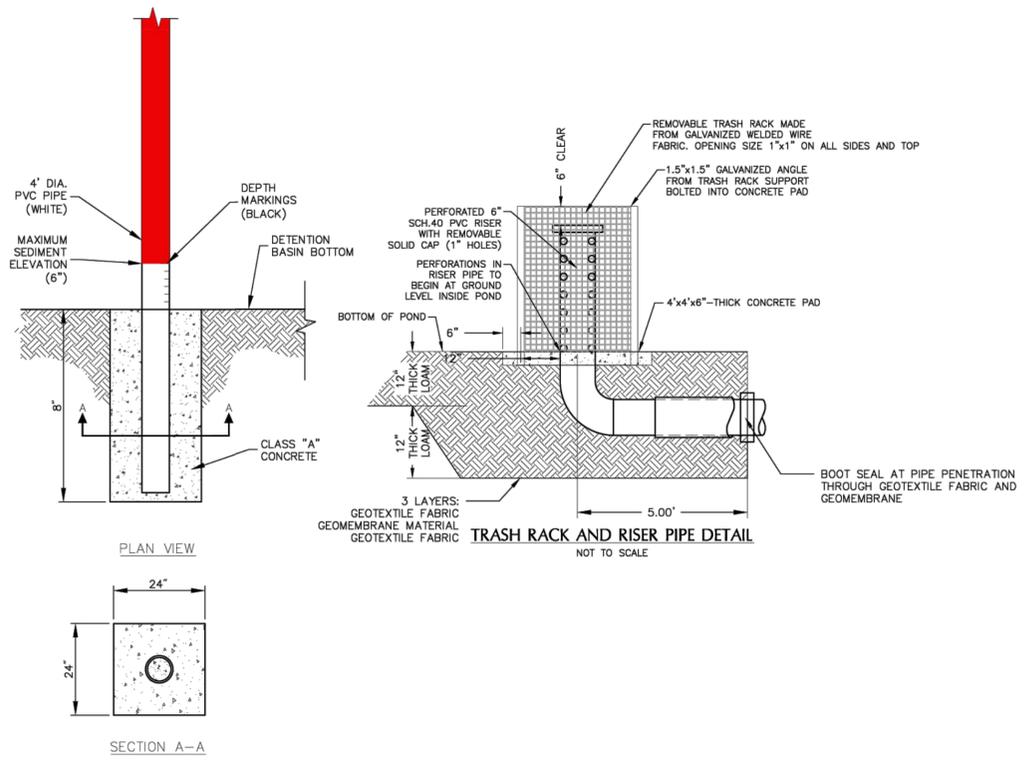
04/05/2023

NO.	DATE	REVISIONS	BY

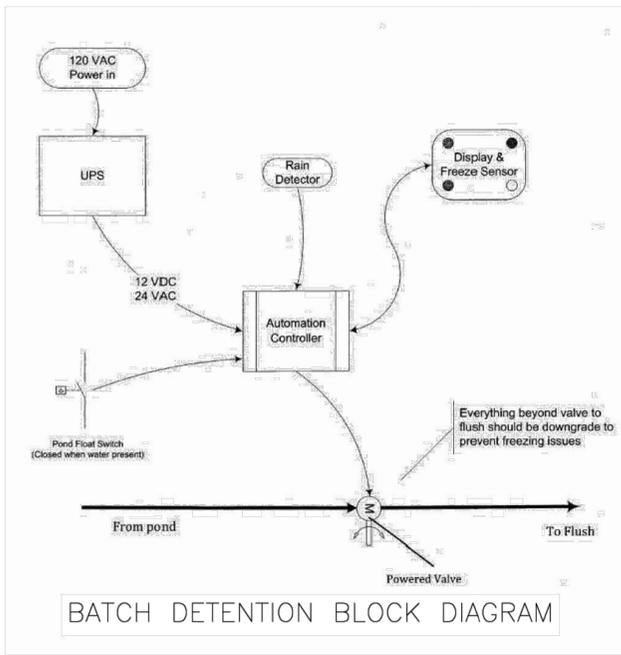
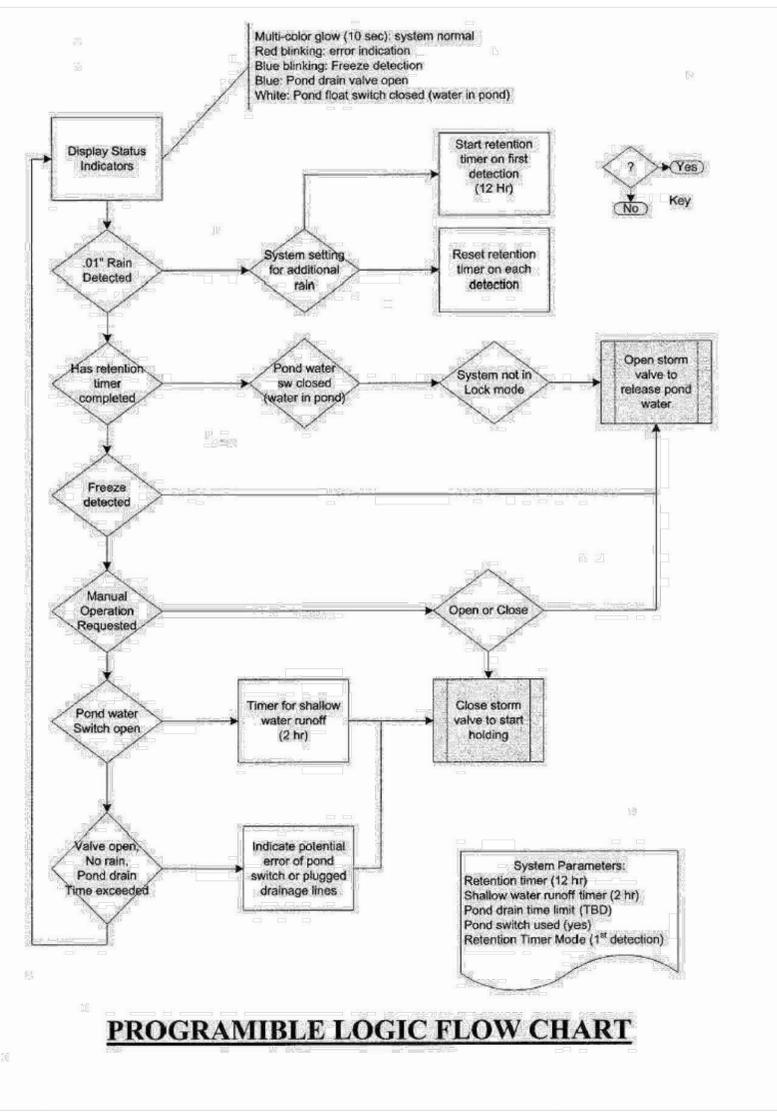
**Banks & Associates**  
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 820 Currie Ranch Road  
 Wimberley, Texas 78676  
 (512) 801-9049  
 Firm Registration No. F-2002

WATER QUALITY DETAILS II  
 WHIM CORPORATE FACILITIES  
 SITE IMPROVEMENTS  
 Dripping Springs, Texas

Sheet No.  
 DT.11  
 04/05/2023  
 Rev. 0



- NOTES:
- POLE TO BE 4" DIAMETER PVC (WHITE) WITH BLACK PERMANENT MARKINGS AND FILLED WITH CONCRETE. SEDIMENTATION MARKER TO BE CLEARLY MARKED IN FEET AND INCHES.
  - MARKER SHALL BE PAINTED RED ABOVE THE MAXIMUM SEDIMENT ELEVATION. SEDIMENT SHALL BE REMOVED FROM POND ONCE IT REACHES THE RED PORTION OF THE MARKER.
  - WATER QUALITY POND ELEVATION SHALL BE CLEARLY MARKED ON POLE.
- SEDIMENTATION MARKER DETAIL**  
 NOT TO SCALE



- NOTES:
- FLOAT SWITCH TO BE INSTALLED ON 4" CONCRETE PAD.
  - SYSTEM SHALL BE 12 VDC.
  - ACTUATOR SHALL BE ELECTRONIC QUARTER-TURN WITH MANUAL OVERRIDE AND POSITION INDICATOR.
  - CONTROLLER SHALL BE SET TO OPEN VALVE 12 HOURS AFTER INITIAL RAINFALL DETECTION. VALVE TO REMAIN OPEN UNTIL 2 HRS FOLLOWING BASIN EMPTY SIGNALS.
  - CONTROLLER SHALL BE IN LOCKED ENCLOSURE WITH EXTERNAL INDICATOR.
  - CONTROLLER SHALL HAVE TEST SEQUENCE, ON/OFF/RESET SWITCH AND THE PROGRAMMING SHALL BE FIELD UPLOADABLE.
  - ALL WIRING SHALL BE INSTALLED IN CONDUIT AND BURIED. CONTACT ENGINEER FOR ADDITIONAL CONTROLLER SCHEMATICS.
  - CONTRACTOR SHALL TEST AND VERIFY POND IS FUNCTIONING AS DESIGNED PRIOR TO ACCEPTANCE. CONTRACTOR SHALL SUBMIT LIST OF CONTROL PANEL COMPONENTS AND OPERATIONS MANUAL TO ENGINEER.

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# GENERAL NOTES

**GENERAL**

THESE GENERAL NOTES SHALL APPLY UNLESS SPECIFICALLY NOTED ON THE PLANS AND DETAILS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL COORDINATE ALL STRUCTURAL PLANS AND DETAILS WITH THE ARCHITECTURAL DRAWINGS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DESIGN, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE.

THE STRUCTURAL SYSTEM OF THIS BUILDING IS DESIGNED TO PERFORM AS A COMPLETED UNIT. PRIOR TO COMPLETION OF THE STRUCTURE, STRUCTURAL COMPONENTS MAY BE UNSTABLE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY SHORING AND/OR BRACING AS REQUIRED FOR THE STABILITY OF THE INCOMPLETE STRUCTURE AND FOR THE SAFETY OF ALL ON-SITE PERSONNEL.

**DESIGN CRITERIA**

GEOTECHNICAL INVESTIGATION: REPORT DATED JAN. 10, 2022 BY TERRACON CONSULTANTS INC.

SOIL WEIGHT: 120 PCF

EQUIVALENT FLUID DENSITY (ACTIVE): 40 PCF

ALLOWABLE BEARING: 2500 PSF

COEFFICIENT OF FRICTION: 0.35

PASSIVE EARTH PRESSURE: 300 PCF/FT

OVERTURNING FACTOR OF SAFETY: 1.5

BEARING PRESSURE FACTOR OF SAFETY: 3

SLOPE STABILITY FACTOR OF SAFETY: 1.5

CONCRETE: TYPE C 3000 PSI

**FOUNDATION NOTES**

- FOR A DISTANCE OF 3'-0" OUTSIDE THE STRUCTURE LINE, REMOVE AT LEAST 12" OF TOP SOIL, VEGETATION (TREE STUMPS AND MAJOR ROOT SYSTEMS SHOULD BE COMPLETELY REMOVED), DEBRIS, ETC., AND ANY ADDITIONAL AMOUNT REQUIRED TO ENSURE THAT THE FINAL GRADING WILL PROVIDE A MINIMUM OF 12" OF SELECT FILL BELOW THE BOTTOM OF THE SLAB. REMOVAL OF SURFICIAL SOIL CAN BE STOPPED IF LIMESTONE IS ENCOUNTERED.
- REWORK AND COMPACT THE TOP 6" OF THE EXPOSED SUBGRADE TO 95% OF THE MAXIMUM DENSITY AT 2% TO 3% ABOVE OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM METHOD D 698 USING A COMPACTIVE EFFORT OF 7.16 FT-LB./CU.IN.. DO NOT ALLOW THE EXPOSED SUBGRADE TO DRY OUT PRIOR TO PLACING THE STRUCTURAL FILL.
- FILL BACK TO REQUIRED GRADE WITH MATERIAL SELECTED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS BELOW. FILL SHOULD EXTEND AT LEAST 3'-0" BEYOND THE FOUNDATION PERIMETER AND SLOPE DOWN AT NOT MORE THAN ONE TO TWO SLOPE TO NATURAL SOIL EXCEPT AT DEEP BEAM CONDITIONS.
- SELECT FILL, WHEN PROPERLY SLAKED AND TESTED BY STANDARD

**LABORATORY METHODS, SHALL MEET THE FOLLOWING REQUIREMENTS:**

RETAINED ON 1-3/4" SCREEN	0%
RETAINED ON 1-1/2" SCREEN	0% - 15%
RETAINED ON 3/4" SCREEN	25% - 55%
RETAINED ON NO. 4 MESH SIEVE	30% - 75%
RETAINED ON NO. 40 MESH SIEVE	60% - 90%

MATERIAL PASSING THE NO. 40 SIEVE SHALL HAVE A MINIMUM PLASTICITY INDEX OF 3 AND SHALL NOT HAVE A PLASTICITY INDEX OF GREATER THAN 18.

MAXIMUM LIQUID LIMIT.....35%

NOTE: SANDY LOAM OR ANY MATERIAL CONTAINING ANY ORGANIC MATTER IS NOT ACCEPTABLE SELECT FILL MATERIAL.

- SAMPLES OF PROPOSED SELECT FILL SHALL BE FURNISHED TO THE TESTING LABORATORY 7 DAYS PRIOR TO INSTALLATION TO PERMIT TIME FOR SPECIFICATION COMPLIANCE INSPECTION AND APPROVAL.
- SELECT FILL SHALL BE COMPACTED IN THE FIELD IN LOOSE LIFTS NOT TO EXCEED 8" TO A MINIMUM OF 95% OF MAXIMUM LABORATORY DENSITY (FILL SHALL BE WITHIN 2% OF OPTIMUM MOISTURE CONTENT DURING COMPACTION) AS DETERMINED BY ASTM METHOD D 698 USING A COMPACTIVE EFFORT OF 7.16 FT-LB./CU.IN.. FIELD DENSITIES SHALL BE CHECKED IN ACCORDANCE WITH ASTM D-2922.
- LABORATORY MOISTURE-DENSITY CURVE OR CURVES AS REQUIRED AND RESULTS OF AT LEAST 2 FIELD DENSITY CHECKS PER LIFT ARE TO BE SUBMITTED TO THE ARCHITECT OR ENGINEER.
- BEAM TRENCHES SHALL BE CUT DIRECTLY INTO COMPACTED FILL TO PLAN DIMENSIONS AND SACKING OF TRENCHES WILL BE PERMITTED FOR INSIDE OF PERIMETER BEAMS. IN CASE SACKING IS USED, DENSITY TESTING WILL NOT BE PERFORMED CLOSER THAN 4'-0" FROM THE INSIDE OF THE PERIMETER BEAM FACE.
- ALL FOUNDATION EXCAVATIONS SHALL BE EXTENDED TO FINAL GRADE AND THE FOOTINGS CONSTRUCTED AND POURED AS SOON AS POSSIBLE TO MINIMIZE POTENTIAL DAMAGE (DUE TO WETTING AND/OR DRYING) TO BEARING SOILS. FOUNDATION CONCRETE SHOULD NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE.

**CONCRETE NOTES**

- ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE (ACI) SPECIFICATION, ACI 301-10 AND THE BUILDING CODE REQUIREMENTS, ACI 318-14.
- ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE "ACI DETAILING MANUAL", PUBLICATION SP-66, LATEST EDITION, ACI 315, LATEST EDITION, AND ACI 315R, LATEST EDITION.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:
 

ALL CONCRETE	3,000 PSI
MINIMUM CEMENT CONTENT	4.5 SACKS/CY
MAXIMUM WATER/CEMENT RATIO	0.55
SLUMP RANGE	2" MIN. - 5" MAX.

TYPE C OR F FLY ASH CAN BE SUBSTITUTED FOR CEMENT 20% TO

25% BY WEIGHT. CALCIUM CHLORIDE IS NOT ACCEPTABLE FOR USE IN MIX. FURNISH MIX DESIGNS FOR ALL CLASSES OF CONCRETE. RETAIN A QUALIFIED TESTING LABORATORY TO MAKE CONCRETE CYLINDERS AND PERFORM COMPRESSIVE TESTS. A MINIMUM OF THREE CYLINDERS SHALL BE TAKEN PER 50 CUBIC YARDS OF CONCRETE, WITH ONE TEST AT 7 DAYS AND TWO AT 28 DAYS. COARSE AND FINE AGGREGATES SHALL COME FROM SOURCES LISTED ON THE "CONCRETE RATED SOURCE QUALITY CATALOG" BY THE TEXAS DEPARTMENT OF TRANSPORTATION AS NON REACTIVE SOURCES PUBLISHED LATEST EDITION. SOURCES OF RIVER GRAVEL AND SAND SHALL HAVE NO MARCASITE OR IRON PYRITE PRESENT AT THE PRODUCTION FACILITY.

- REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
- STANDARD PROTECTIVE COVER OF REINFORCING BARS UNLESS OTHERWISE NOTED SHALL BE:
 

SLABS ON GRADE (TOP)	2 IN.
GRADE BEAMS AND PIERS	
TOPS	1 1/2 IN.
SIDES	3 IN.
BOTTOMS	3 IN.
OTHER	1 1/2 IN.

- AT CORNERS AND "T" INTERSECTIONS OF ALL BEAMS EXTEND 4 CORNER BARS EQUAL TO THE SCHEDULED STEEL IN THE ADJACENT BEAMS 2'-0" EACH WAY, 2 BARS TOP AND 2 BARS BOTTOM. PROVIDE CORNER BARS AT ALL INTERMEDIATE REINFORCING BARS IN WALLS AND DEEP BEAMS.
- ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE "ACI DETAILING MANUAL," PUBLICATION SP-66, LATEST EDITION, ACI 315, LATEST EDITION, AND ACI 315R, LATEST EDITION. PROVIDE CONCRETE BRICK CHAIRS AT ALL BEAMS AND SLABS TO SUPPORT REINFORCING STEEL AT A SPACING NOT TO EXCEED 4'-0" O.C. IN ANY DIRECTION.

- PROVIDE CONTROL JOINTS IN ALL SLABS AT A SPACING NOT TO EXCEED 15'-0" O.C. EACH WAY. JOINT DEPTH SHALL BE A MINIMUM OF 1/4 THE SLAB THICKNESS. IF JOINTS ARE SAW-CUT, THE CUTTING SHALL TAKE PLACE IMMEDIATELY AFTER FINISHING THE SLAB. JOINTS SHALL NOT BE LOCATED IN LINE WITH AND ABOVE GRADE BEAMS. COORDINATE LOCATION OF JOINTS WITH ARCHITECT
- INCLUDE AN ALLOWANCE FOR .5 TONS OF REINFORCING STEEL (ANY SIZE) TO BE USED AS DIRECTED IN THE FIELD FOR SPECIAL CONDITIONS (LABOR PLACING THE SAME TO BE INCLUDED), UPON COMPLETION OF THE PROJECT REBATE ANY AMOUNT REMAINING TO THE OWNER.

- LAP LENGTHS FOR BARS SCHEDULED AND DETAILED "CONT." SHALL BE:
 

FOR 3000 PSI CONCRETE	
#3 BARS - 22 INCHES	#7 BARS - 63 INCHES
#4 BARS - 29 INCHES	#8 BARS - 72 INCHES
#5 BARS - 36 INCHES	#9 BARS - 81 INCHES
#6 BARS - 43 INCHES	

LAP LENGTH FOR WELDED WIRE REINFORCEMENT SHALL BE EQUAL TO A DISTANCE OF TWO TIMES THE MESH SIZE OPENING.

- CONCRETE PLACED BY PUMPING SHALL MEET THE FOLLOWING REQUIREMENTS:

- COARSE AGGREGATE SHALL BE GRADED FROM A MAXIMUM OF 1" DOWN.
- MAXIMUM ALLOWABLE INCREASE IN CEMENT FACTOR SHALL BE 1/2 SACK PER CUBIC YARD OVER NORMAL MIX DESIGN.
- MAXIMUM WATER CEMENT RATIO SHALL CONFORM TO NOTE 3 OF THIS SECTION. IF MORE WORKABILITY IS REQUIRED, AN ADMIXTURE MAY BE USED.
- MAXIMUM WEIGHT RATIO OF FINE AGGREGATES TO COARSE AGGREGATES SHALL NOT EXCEED 2/3.
- REFER TO ACI 301-05, SECTION 800, FOR OTHER PUMPING REQUIREMENTS.

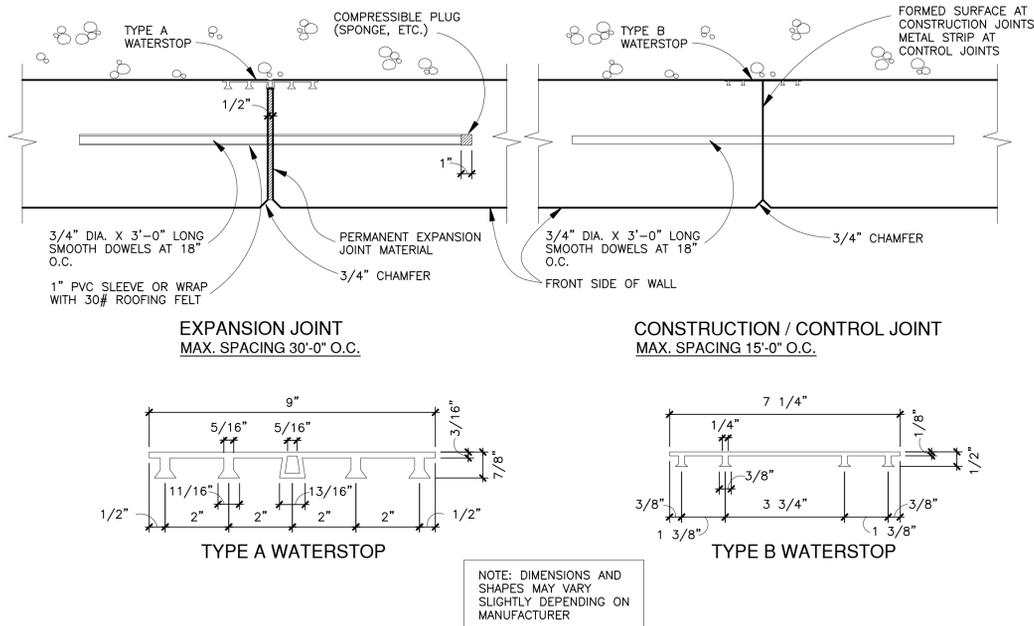
- WELDING OR HEAT BENDING OF REINFORCING BARS SHALL NOT BE PERMITTED, UNLESS APPROVED BY THE ENGINEER.
- DURING PLACEMENT OF CONCRETE, USE A TREMIE OR OTHER MEANS TO LIMIT FREE FALL OF CONCRETE TO 5'-0".
- EXTEND ALL GRADE BEAMS A MINIMUM OF 2'-0" BELOW EXISTING GRADE.
- CONCRETE SHALL BE CONTINUOUSLY CURED FOR A PERIOD OF 7 DAYS FOLLOWING PLACEMENT BY ANY OF THE FOLLOWING METHODS:
  - FOGGING WITH WATER
  - APPLYING AN APPROVED SPRAY ON CONCRETE CURING COMPOUND COVERING WITH A POLY MEMBRANE

- SHOP DRAWINGS SHALL BE PREPARED FOR ALL REINFORCING STEEL AND SUBMITTED FOR REVIEW BY THE ENGINEER. ENGINEER'S REVIEW WILL COVER BAR SIZES, AND GENERAL AGREEMENTS BUT NOT DIMENSIONS OR QUANTITIES. ENGINEERING DRAWINGS SHALL NOT BE REPRODUCED AND USED AS SHOP DRAWINGS. ANY REPRODUCED DRAWINGS WILL BE REJECTED AND RESUBMITAL WILL BE REQUIRED.
- HOT WEATHER CONCRETE:
 

THE TEMPERATURE OF CONCRETE AS PLACED SHALL NOT EXCEED 90°F UNLESS OTHERWISE SPECIFIED OR PERMITTED. LOSS OF SLUMP, FLASH SET, OR COLD JOINTS DUE TO TEMPERATURE OF CONCRETE AS PLACED WILL NOT BE ACCEPTABLE. WHEN TEMPERATURE OF CONCRETE EXCEEDS 90°F, OBTAIN ACCEPTANCE, WHEN REQUIRED, OF PROPOSED PRECAUTIONARY MEASURES. WHEN TEMPERATURE OF STEEL REINFORCEMENT IS GREATER THAN 120°F, FOG STEEL REINFORCEMENT, EMBEDMENTS, SUBGRADE AND FORMS WITH WATER IMMEDIATELY BEFORE PLACING CONCRETE. REMOVE STANDING WATER BEFORE PLACING CONCRETE. REDUCE TIME BETWEEN PLACING AND START OF CURING BY AVOIDING DELAYS DURING CONSTRUCTION. IN THE EVENT OF ANY DELAY DURING CONSTRUCTION PROTECT CONCRETE WITH TEMPORARY COVERINGS, SUCH AS POLYETHYLENE SHEETING OR SPRAY APPLY AN EVAPORATION RETARDER IMMEDIATELY AFTER FINISHING TO MINIMIZE EVAPORATION. APPLY A SUITABLE CURING MATERIAL SUCH AS A CURING COMPOUND, WET BURLAP, OR CURING PAPER.

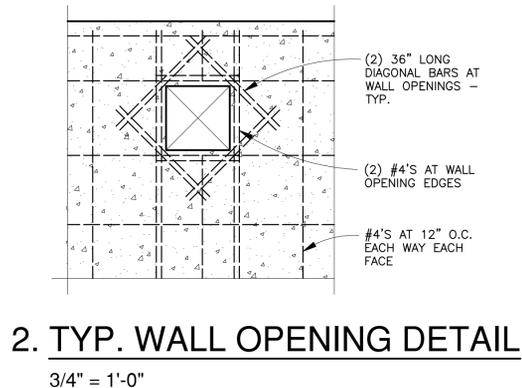
**WATERSTOP AND JOINT NOTES**

- REFER TO DETAIL 1/S-1 FOR WATERSTOPS AT RETAINING WALLS.
- REFER TO DETAIL 1/S-1 FOR EXPANSION JOINTS AND CONSTRUCTION/CONTROL JOINTS AT RETAINING WALLS.
- ALL WATERSTOPS SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATION ITEM NO. 416S - "WATERSTOPS". PROVIDE ALL SUBMITTALS LISTED IN SPECIFICATION AS APPLICABLE.



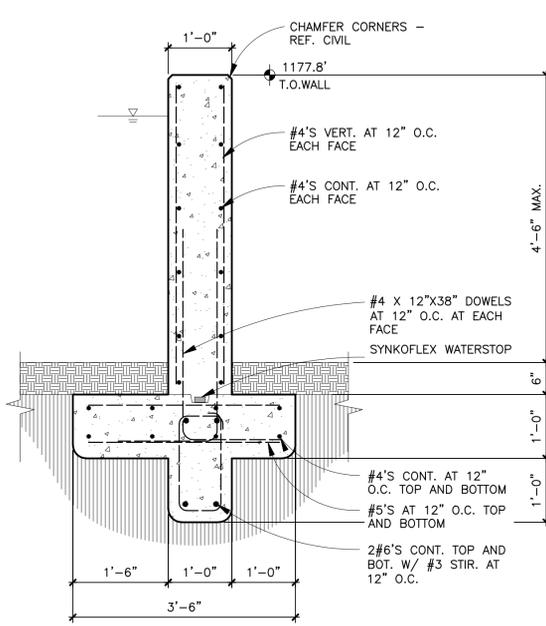
**1. WALL JOINT AND WATERSTOP DETAILS**

NOT TO SCALE



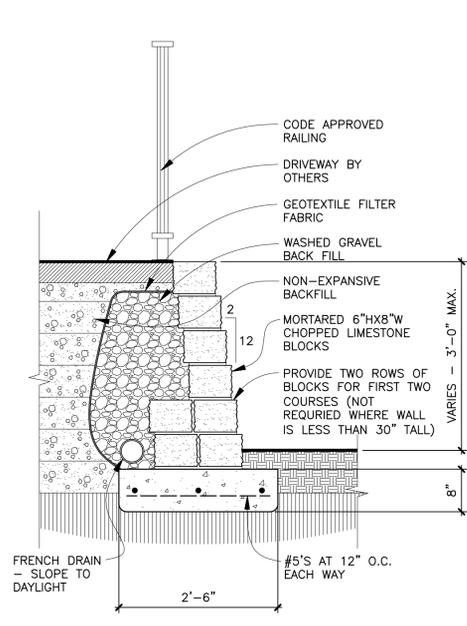
**2. TYP. WALL OPENING DETAIL**

3/4" = 1'-0"



**3. POND DETAIL**

3/4" = 1'-0"



**4. RETAINING WALL DETAIL**

3/4" = 1'-0"



**SMITH STRUCTURAL ENGINEERS**

9701 BRODIE LN., SUITE A-204 AUSTIN, TEXAS 78748  
PHONE: 512-478-5281 FAX: 512-381-0127 REG. #F-3907

**WHIM SITE WALLS**

DRIPPING SPRINGS, TX

RR12 AND FOUNDERS PARK DR.

DATE	03-30-23
PROJECT NUMBER	22113
REVISIONS	

GENERAL NOTES  
FOUNDATION DETAILS

S-1