

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN**

FOR

HOLDEN HILLS G-6 CONDOS

MAY 2023

PREPARED FOR

**HOLDEN HILLS, L.P.
212 LAVACA STREET, SUITE 300
AUSTIN, TEXAS 78701
(512) 478-5788**

PREPARED BY

**LJA ENGINEERING, INC.
7500 RIALTO BLVD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
(512) 439-4700
FIRM NO. F-1386**



Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

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

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Holden Hills G-6 Condos					2. Regulated Entity No.:				
3. Customer Name: Holden Hills, L.P.					4. Customer No.: CN606123644				
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	Modification			Extension		Exception		
6. Plan Type: (Please circle/check one)	WPAP	<input checked="" type="radio"/> CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		<input checked="" type="radio"/> Non-residential			8. Site (acres):		43.41 acres	
9. Application Fee:	\$8,000		10. Permanent BMP(s):			Retention/Irrigation (EAID 11002939)			
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			N/A			
13. County:	Travis		14. Watershed:			Barton Creek Watershed			

Application Distribution

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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	<u>X</u>	—
Region (1 req.)	—	<u>X</u>	—
County(ies)	—	<u>X</u>	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/Edwards Aquifer <input 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 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

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
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.

LAUREN CRONE

Print Name of Customer/Authorized Agent

Lauren Crone

Signature of Customer/Authorized Agent

5/9/2023

Date

****FOR TCEQ INTERNAL USE ONLY****

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Lauren Crone, P.E.

Date: 5/9/2023

Signature of Customer/Agent:

Lauren Crone

Regulated Entity Name: Holden Hills G-6 Condos

Project Information

1. County: Travis
2. Stream Basin: Barton Creek Watershed
3. Groundwater Conservation District (if applicable): _____
4. Customer (Applicant): _____

Contact Person: Erin D. Pickens

Entity: Holden Hills, L.P.

Mailing Address: 212 Lavaca Street, Suite 300

City, State: Austin, Texas

Telephone: 512-478-5788

Email Address: epickens@stratusproperties.com

Zip: 78701

Fax: _____

5. Agent/Representative (If any):

Contact Person: Lauren Crone, P.E.

Entity: LJA Engineering, Inc.

Mailing Address: 7500 Rialto Blvd., Building II, Suite 100

City, State: Austin, Texas

Zip: 78735

Telephone: 512-439-4700

Fax: _____

Email Address: lcrone@lja.com

6. Project Location:

- The project site is located inside the city limits of _____.
- The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of Austin, TX.
- 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.

6964 Bellissimo Ln, Austin, TX 78746

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: Multifamily: 48 Lots

13. Total project area (size of site): 43.41 Acres

Total disturbed area: 9.39 Acres

14. Estimated projected population: N/A

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

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	100,755	÷ 43,560 =	2.31
Parking	4,085	÷ 43,560 =	0.09
Other paved surfaces	62,675	÷ 43,560 =	1.44
Total Impervious Cover	167,515	÷ 43,560 =	3.85

Total Impervious Cover $3.85 \div$ Total Acreage $43.41 \times 100 = 8.87\%$ 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 Travis County MUD No. 4 South Water Recycling Center (name) Treatment Plant. The treatment facility is:

Existing.

Proposed.

N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

<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" = 40'.
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.

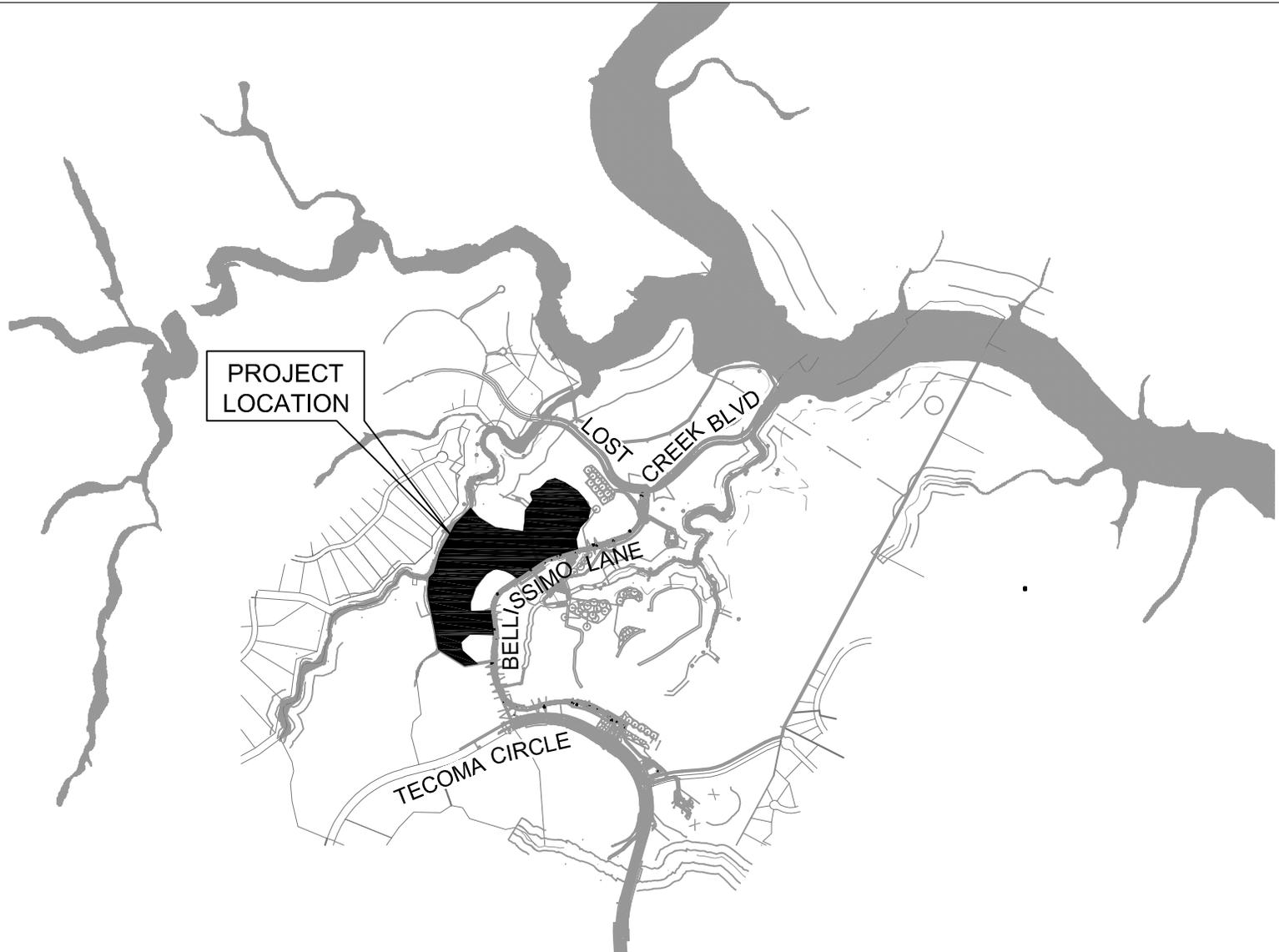
59. The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or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

ATTACHMENT A – Road Map



LJA Engineering

7500 Rialto Blvd, Building II
Suite 100
Austin, Texas 78735



Phone 512.439.4700
Fax 512.439.4716

HOLDEN HILLS G-6 CONDOS ROAD MAP

SCALE: 1" = 2000'

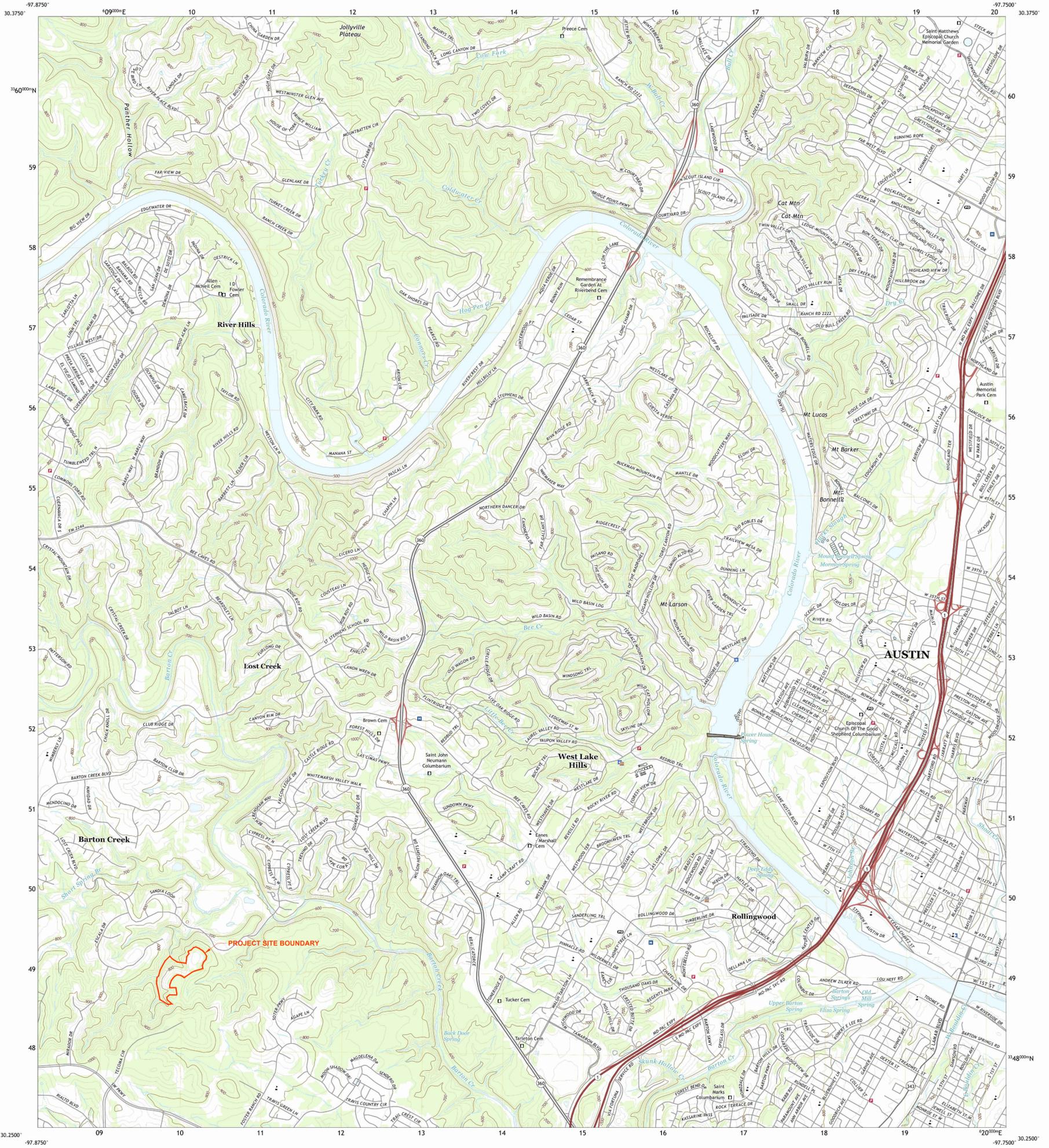
ATTACHMENT B – USGS Quadrangle Map



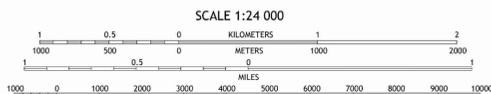
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



AUSTIN WEST QUADRANGLE
TEXAS - TRAVIS COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000 meter grid/Universal Transverse Mercator, Zone 14E
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.



QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

1 Mansfield Dam
2 Jollyville
3 Pflugerville West
4 Bee Cave
5 Austin East
6 Signal Hill
7 Oak Hill
8 Montopola

AUSTIN WEST, TX
2022

FOR PLANNING PURPOSES ONLY

OF 7 SHEETS
SHEET NO. 1

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716

DATE:	REVISIONS			
	NO.	DESCRIPTION	BY	DATE
DESIGNED BY:				
DRAWN BY:				
CHECKED BY:				
DRAWING NAME: USGS QUAD.dwg				

**HOLDEN HILLS G-6 CONDOS
CONTRIBUTING ZONE PLAN
ATTACHMENT B - SIGNAL HILL QUADRANGLE**

ATTACHMENT C – Project Narrative

The proposed Holden Hills G-6 Condos Site Plan consists of 48 detached condos, drives, and streets/drainage/water and wastewater improvements on 43.41 acres within the 2-mile Extra Territorial Jurisdiction of the City of Austin. The land is located in the Barton Creek Watershed and the Edwards Aquifer Contributing Zone. The limits of construction consists of 9.36 acres. The proposed impervious cover equals 8.87 percent of the site area.

Water and wastewater will be provided by Travis County MUD Nos. 4, 7, and 9. The City has agreed to waive the requirement to review and inspect the design and construction of water and infrastructure in Barton Creek, provided that Travis County Municipal Utility District No. 4 will ensure the design and construction of facilities to meet the fire flow requirements as specified by the International Fire Code. Therefore, the City of Austin will not be responsible for review of the water and wastewater.

This project is being designed to comply with the current water quality ordinance. Water Quality is provided for this project by a retention irrigation pond constructed with Barton Creek Sections K, L, & O Phase 1 (RN111435921, EAID11002939).

ATTACHMENT D – Factors Affecting Surface Water Quality

Potential sources of sediment to stormwater runoff:

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

Potential sources other than sediment:

- small fueling activities
- minor equipment maintenance
- sanitary facilities
- solvents, adhesives, paints, etc.
- paving materials, concrete, mortar

ATTACHMENT E – Volume and Character of Stormwater

The proposed project will drain to existing drainage channels located around the development. The proposed development will cause an increase in runoff due to impervious cover and reduced time of concentration; however, that increase will be offset through a retention irrigation pond constructed with Barton Creek Sections K, L, and O Phase 1 (RN111435921, EAID11002939). The water quality calculations to demonstrate the removal of the minimum eighty percent (80%) pollutant load for the developed site are provided following these attachments.

As a result of these measures, the volume and character of the stormwater runoff from the site will be effectively unchanged from predevelopment levels.

ATTACHMENT F – Suitability Letter from Authorized Agent (if OSSF is proposed)

Not Applicable.

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

Not Applicable.

ATTACHMENT H – AST Containment Structure Drawings (if AST is proposed)

Not Applicable.

ATTACHMENT I – 20% or Less Impervious Cover Waiver

Not Applicable.

ATTACHMENT J – BMPs for Upgradient Stormwater

No upgradient stormwater associated with Holden Hills G-6 Condos.

ATTACHMENT K – BMPs for On-Site Stormwater

Temporary Controls: Prior to site clearing, grading and excavation, the stabilized construction entrance will be installed, tree protection/limit of construction fencing will be installed, and silt fencing will be installed at the downstream edge of disturbed areas where shallow sheet runoff occurs. The water quality pond constructed with Barton Creek Sections K, L, and O Phase 1 (RN111435921, EAID11002939) will act as a sediment trap for the project. There are 9.39 acres of disturbed area draining to the sediment trap while under construction. 3,600 c.f. of storage volume is required per acre of disturbed area; therefore 33,804 c.f. of volume is required in the sediment trap. 109,209 c.f. of volume is provided by the sediment trap. During all aspects of construction, the contractor shall maintain these controls. The contractor will be responsible for stabilization practices (revegetation). The contractor will be responsible for removing the temporary controls once the revegetation is established.

Permanent Controls: After construction there will be runoff from building surfaces, paved areas and managed lawn/landscape areas. These areas will be mitigated by permanent revegetation of disturbed areas and through use of a retention/irrigation pond. Water Quality will be provided by Retention Pond A from Barton Creek Sections K, L, and O Phase 1 (RN111435921, EAID11002939). The provided water quality volume is 109,209 cf.

ATTACHMENT L – BMPs for Surface Streams

Temporary Controls: Prior to site clearing, grading and excavation, the stabilized construction entrance will be installed, tree protection/limit of construction fencing will be installed, and silt fencing will be installed at the downstream edge of disturbed areas where shallow sheet runoff occurs. The water quality pond constructed with Barton Creek Sections K, L, and O Phase 1 (RN111435921, EAID11002939) will act as a sediment trap for the project. There are 9.39 acres of disturbed area draining to the

sediment trap while under construction. 3,600 c.f. of storage volume is required per acre of disturbed area; therefore 33,804 c.f. of volume is required in the sediment trap. 109,209 c.f. of volume is provided by the sediment trap. During all aspects of construction, the contractor shall maintain these controls. The contractor will be responsible for stabilization practices (revegetation). The contractor will be responsible for removing the temporary controls once the revegetation is established.

Permanent Controls: After construction there will be runoff from building surfaces, paved areas and managed lawn/landscape areas. These areas will be mitigated by permanent revegetation of disturbed areas and through use of a retention/irrigation pond. Water Quality will be provided by Retention Pond A from Barton Creek Sections K, L, and O Phase 1 (RN111435921, EAID11002939). The provided water quality volume is 109,209 cf.

ATTACHMENT M – Construction Plans

Copies of the construction plans are included with this submittal.

ATTACHMENT N – Inspection, Maintenance, Repair, and Retrofit Plan

Not Applicable. No Permanent BMPs are planned with this project.

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

Not Applicable

ATTACHMENT P – Measures for Minimizing Surface Stream Contamination

Temporary Controls: Prior to site clearing, grading and excavation, the stabilized construction entrance will be installed, tree protection/limit of construction fencing will be installed, and silt fencing will be installed at the downstream edge of disturbed areas where shallow sheet runoff occurs. The water quality pond constructed with Barton Creek Sections K, L, and O Phase 1 (RN111435921, EAID11002939) will act as a sediment trap for the project. There are 9.39 acres of disturbed area draining to the sediment trap while under construction. 3,600 c.f. of storage volume is required per acre of disturbed area; therefore 33,804 c.f. of volume is required in the sediment trap. 109,209 c.f. of volume is provided by the sediment trap. During all aspects of construction, the contractor shall maintain these controls. The contractor will be responsible for stabilization practices (revegetation). The contractor will be responsible for removing the temporary controls once the revegetation is established.

Permanent Controls: After construction there will be runoff from building surfaces, paved areas and managed lawn/landscape areas. These areas will be mitigated by permanent revegetation of disturbed areas and through use of a retention/irrigation pond. Water Quality will be provided by Retention Pond A from Barton Creek Sections K, L, and O Phase 1 (RN111435921, EAID11002939). The provided water quality volume is 109,209 cf.

HOLDEN HILLS G-6 CONDOS
TEXAS POLLUTANT DISCHARGE
ELIMINATION SYSTEM
STORMWATER POLLUTION
PREVENTION PLAN

May 2023

Prepared for:

HOLDEN HILLS, L.P.
212 LAVACA STREET, SUITE 300
Austin, Texas 78701
(512) 477-2400

Prepared by:

LJA ENGINEERING, INC.
7500 RIALTO BLVD., BUILDING II
SUITE 100
AUSTIN, TEXAS 78735
(512) 439-4700
FRN-F-1386

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HOLDEN HILLS G-6 CONDOS

**TEXAS POLLUTANT DISCHARGE
ELIMINATION SYSTEM**

STORMWATER POLLUTION PREVENTION PLAN

A. SITE DESCRIPTION

1. Project Name: Holden Hills G-6 Condos
2. Location: 6964 Bellissimo Ln, Austin, TX 78746
3. Facility Operators: Holden Hills, L.P. (Plans and Specifications)
212 Lavaca Street
Austin, Texas 78701
512-478-5788
Date N.O.I. submitted: _____
General Permit Authorization No.: _____

Date N.O.I. submitted: _____
General Permit Authorization No.: _____
4. Property Owner: Holden Hills, L.P.
212 Lavaca Street
Austin, Texas 78701
512-478-5788
5. Project Description: The proposed Holden Hills G-6 Condos consists of 48 detached condos, drives, and streets/drainage/water and wastewater improvements on 43.41 acres within the 2-mile Extra Territorial Jurisdiction of the city of Austin. The land is located in the Barton Creek Watershed and the Edwards Aquifer Contributing Zone. The proposed impervious cover equals 3.85 acres or 8.87 percent of the site area.
6. Site Area: The construction limits and disturbance caused by construction will include approximately 9.39 acres.
7. Runoff Coefficient: Currently, the site area for the Holden Hills G-6 Condos property is represented by a composite 25-year and 100-year runoff coefficient of 0.39 and 0.46, respectively. After construction is completed, the composite 25-year and 100-year runoff coefficient will be 0.58 and 0.65, respectively.
8. Existing Soils: According to the USDA Soil Survey of Travis County, the soil classifications within the proposed project are Brackett-Rock outcrop complex (BID) and Brackett-Rock outcrop-Real complex (BoF)

Bracket-Rock outcrop complex (BID): These soils occupy undulating to rolling topography generally on the ridges in the Edwards Plateau. Typically, this soil has a gravelly clay loam about 6 inches thick. The subsoil, which extends down to a depth of about 18 inches, is clay loam. The underlying material is bedrock which extends down to a depth of 60 inches. The slope ranges from 1 to 12 percent. The soil is well drained. The runoff class is high. This soil belongs to the hydrologic group D.

Bracket-Rock outcrop-Real complex (BoF): These soils occupy rolling to hilly topography generally on the ridges in the Edwards Plateau. Typically, this soil has a gravelly clay loam about 6 inches thick. The subsoil, which extends down to a depth of about 14 inches, is gravelly clay loam. The underlying material is bedrock which extends down to a depth of 60 inches. The slope ranges from 8 to 30 percent. The soil is well drained. The runoff class is high. This soil belongs to the hydrologic group D.

9. Factors Affecting Surface Water Quality:

Potential sources of sediment to stormwater runoff:

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

Potential sources other than sediment:

- small fueling activities
- minor equipment maintenance
- sanitary facilities
- solvents, adhesives, paints, etc.
- paving materials, concrete, mortar

10. Location of Receiving Waters: The Holden Hills G-6 Condos project is located within the Barton Creek Watershed. Based on the boundary maps prepared by the Texas Commission on Environmental Quality, the property is not located in the Edward's Aquifer Recharge Zone, but it is located in the Edwards Aquifer Contributing Zone. There are no wetlands associated with this project.

11. Off-Site Operations: Disposal of spoil material will be the responsibility of the Contractors. Spoil shall be temporarily disposed of at the designated onsite temporary disposal area and permanently removed to a permitted off-site spoil disposal area. The Contractors shall be independently responsible as Operators for obtaining necessary permits in conjunction with the off-site disposal of spoil material or acquisition of borrow material.

12. Endangered Species: There are no known endangered species within the boundaries of the project.

B. POLLUTION PREVENTION CONTROLS

1. Sequence of Construction:

- (1) Install tree protection. (1 week) (0.3 acres)
- (2) Install temporary erosion and sedimentation controls. (1 week) (9.39 acres)
- (3) Clear and grub for roadways and underground utilities. (1 week) (1.98 acres)
- (4) Excavate and place embankment to roadway subgrade. (4 weeks) (1.33 acres)
- (5) Construct all underground utilities. (2 months) (1.33 acres)
- (6) Test utilities. (2 weeks)
- (7) Assure all utilities have been placed within roadway. (1 week) (1.33 acres)
- (8) Once all utilities below subgrade have been tested, finish subgrade and test. (1 Month) (1.33 acres)
- (9) Lay first coarse of base (2 weeks) (1.33 acres)
- (10) Lay curb and gutter. (4 weeks) (0.15 acres)
- (11) Dress up behind back of curb. (2 weeks) (0.97 acres)
- (12) Lay second coarse base. (2 weeks) (1.33 acres)
- (13) After base has been tested and passed, lay asphalt. (2 weeks) (0.91 acres)
- (14) Finish grading behind curb and revegetate. (2 weeks) (5.43 acres)
- (15) After vegetation is established, remove temporary erosion controls. (1 week)

2. Erosion and Sedimentation Controls:

Temporary vegetative stabilization:

1. From September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Oats at 0.5 pounds per 1000 SF, Cereal Rye Grain at 0.5 pounds per 1000 SF) with a total rate of 1.5 pounds per 1000 SF. Cool season cover crops are not permanent erosion control.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF.
 - a. Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of ½ pound per 1000 SF.
 - b. Hydromulch shall comply with Table 1, below.
 - c. Temporary erosion control shall be acceptable when the grass has grown at least 1 ½ inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

- d. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 1 Hydromulching for Temporary Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Applications Rates
100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)	70% or greater wood/straw 30% or less paper or natural fibers	0-3 Months	Moderate slopes From flat to 3:1	1500 to 2000 lbs per acre

Permanent vegetative stabilization:

1. From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetation stabilization is desired, the grasses shall be mowed to a height of less than one half (1/2) inch and the area shall be re-seeded in accordance with 2. below.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF with a purity of 95% with 85% germination. Bermuda grass is a warm season grass and is considered permanent erosion control.
 - a. Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.
 - b. Hydromulch shall comply with table 2, below.
 - c. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at daily intervals (minimum) during the first two months. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule for one week.
 - d. Permanent erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
 - e. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Table 2 Hydromulching for Permanent Vegetation Stabilization

Material	Description	Longevity	Typical Applications	Applications Rates
Bonded Fiber Matrix (BFM)	80% Organic Defibrated Fibers 10% Tackifier	6 Months	On slopes up to 2:1 and erosive soil conditions	2500 to 4000 lbs per acre (see manufacturers recommendations)
Fiber Reinforced Matrix (FRM)	65% Organic Defibrated Fibers 25% Reinforcing Fibers or less 10% Tackifier	Up to 12 Months	On slopes up to 1:1 and erosive soil conditions	3000 to 4500 lbs per acre (see manufacturers recommendations)

b. Structural Controls:

- (i) Erosion and sediment structural controls have been designed to retain sediment on-site to the extent practicable with consideration for local topography, soil type, and rainfall.
- (ii) Control measures must be properly selected, installed, and maintained according to the manufacturer's or designer's specifications.
- (iii) Holden Hills, L.P. will be the facility operator with control over the construction plans and specifications, including the ability to make modifications in the plans and specifications. Prior to site clearing, grading and excavation, stabilized construction entrances will be installed, tree protection/limit of construction fencing will be installed, and silt fences will be installed at the downstream edge of disturbed areas where shallow sheet runoff occurs. Rock berms will be placed downstream of the areas where concentrated runoff occurs. To insure that no additional areas are disturbed other than those included in the limits of construction, orange mesh fences will be placed on the upstream side of the limits of construction to keep construction activity out of areas not designated for construction. The Contractor will install the stabilized construction entrance and silt fence prior to the start of any construction and be responsible for maintenance of those facilities throughout construction. The Contractor will be responsible for stabilization (revegetation). The Contractor will also be responsible for removing the temporary controls once the revegetation is established.

3. Stormwater Management Controls:

- a. Temporary Sediment Controls: A stabilized construction entrance will be placed as shown on the *Erosion/Sedimentation Control & Tree Protection Plan* and silt fences will be constructed at the downstream edge of the disturbed areas. Silt fence will also be used at selected locations of significant fill, around material stockpile sites, and around any other area that would be a pollutant source during storm events. The rock berms will be placed immediately downstream of areas where concentrated runoff occurs, and within defined channels downstream from development, as appropriate. Additionally, silt fence will typically be utilized on the downstream side of rock berms to supplement sediment removal. The retention irrigation ponds from Barton Creek Sections K, L, and O Phase 1 (EAP ID# 11002939) will be rough graded at the beginning of construction so it can be used as a sediment trap during construction. The utility trenches will also be utilized as temporary sediment traps to the extent feasible during construction.
The contractor will install the erosion/sedimentation controls prior to the start of any construction. The contractor will be responsible for maintaining the erosion control measures and removing the controls once the revegetation is established. The locations of such controls are shown in *the Erosion/Sedimentation Control & Tree Protection Plan*.
- b. Permanent Stormwater Controls: Once construction associated with this project is completed, the site will be revegetated in accordance with the stabilization practices identified in this plan. A retention irrigation ponds from Barton Creek Sections K, L, and O Phase 1 (EAP ID# 11002939) and vegetative filter strips will provide water quality control and treatment for stormwater runoff from the developed areas being conveyed to the creeks.

4. Other Controls:

- a. **Waste Disposal:** All construction-related waste materials will be collected and stored at a temporary onsite spoil disposal site. The Contractors will be independently responsible as Operators for controlling and preventing offsite migration of litter, construction debris, and construction materials.
- b. **Sanitary Waste:** The Contractors will be responsible for placing portable units onsite during construction, and waste will be collected and disposed of in accordance with state and local regulations.
- c. **Off-site Vehicle Tracking:** Stabilized construction entrances will be provided at the entry location to the construction project. The Contractors will be responsible for maintaining the entrances, and removing any sediment deposited onto adjacent streets. Vehicles leaving the site will be washed, as required.
- d. **Dust Control:** Contractors will spray water on disturbed areas and spoils areas, and apply mulch, as required, to control dust.
- e. **Dewatering:** When it becomes necessary to pump standing water from the site, the Contractors shall utilize the methods depicted in the Dewatering Detail included with this plan. Standing water removed via open channel will be routed through silt fence and/or rock berm before leaving the site.

5. **Timing of Controls and Measures:** Erosion and sediment structural control measures will be in place prior to clearing, grading or construction of any portion of the site. Construction phasing may occur, but in all instances erosion and sedimentation control measures will be in place in those areas prior to start of construction. Disturbed areas will be restored as described under Stabilization Practices. Temporary erosion and sediment controls will be removed only after all disturbed areas have been restored.

C. STATE AND LOCAL REQUIREMENTS

The stormwater pollution prevention plan complies with the requirements of the City of Austin, Travis County, and the Texas Commission on Environmental Quality (TCEQ) in effect at the time of permitting.

D. INSPECTION AND MAINTENANCE PROCEDURES

Holden Hills, L.P. (and/or their qualified agents) and Contractors, as Operators, shall be independently responsible for inspection of the controls, and for required record keeping (reference Appendix A). All Operators will be responsible for revisions to the controls, as necessary, based on inspections. The Contractors will be responsible for maintenance of the controls.

1. Inspection of Controls:

- a. Personnel provided by the Operators shall inspect disturbed areas of the construction site that have not been finally stabilized, areas used for storage of materials that are exposed to precipitation, discharge locations, and structural controls for evidence of,

or the potential for, pollutants entering the drainage system. Personnel conducting these inspections must be knowledgeable of TPDES General Permit No. TXR150000, familiar with the construction site, and knowledgeable of this plan. Sediment and erosion control measures identified in this plan shall be inspected to ensure that they are operating correctly. Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking. Inspections must be conducted at least once every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.

- b. Where sites have been finally or temporarily stabilized, inspections shall be conducted at least once every month.
- c. In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable.
- d. This plan must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions to the plan must be completed within seven (7) calendar days following the inspection. If existing controls are modified or if additional controls are necessary, an implementation schedule must be described in this plan and/or Inspection and Maintenance Report, and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable.
- e. An Inspection and Maintenance Report summarizing the scope of the inspection, the dates of the inspection, and major observations relating to the implementation and/or revision of this plan must be made and retained as part of the plan. Major observations should include: The locations of discharges of sediment or other pollutants from the site; locations of controls that need to be maintained; locations of controls that failed to operate as designed or proved inadequate for a particular location; and locations where additional controls are needed. Reports must identify any incidents of non-compliance.

2. Maintenance of Controls:

- a. All protective measures and controls identified in this plan shall be maintained in effective operating condition. If, through inspections or other means, it is determined that controls are not operating effectively, then the Contractors, as Operators, shall perform maintenance as necessary to maintain the continued effectiveness of stormwater controls, and prior to the next rain event if feasible. If maintenance prior to the next anticipated storm event is impracticable, the reason shall be documented in the plan and maintenance must be scheduled and accomplished as soon as practicable. Erosion and sediment controls that have been intentionally disabled, run-over, removed, or otherwise rendered ineffective must be replaced or corrected immediately upon discovery.
- b. If periodic inspections or other information indicates a control has been used incorrectly, is performing inadequately, or is damaged, then the Operators shall replace or modify the control as soon as practicable after making the discovery.

- c. Sediment must be removed from sediment traps and sedimentation ponds from Barton Creek Sections K, L, and O Phase 1 (EAP ID# 11002939) no later than the time that design capacity has been reduced by 50%.
- d. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
- e. If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event if feasible. If the Operators do not own or operate the off-site conveyance, then the Operators must work with the owner or operator of the property to remove the sediment.

E. POLLUTION PREVENTION MEASURES

1. Non-Storm Water Discharges: The following non-stormwater discharges may occur from the site during the construction period:
 - a. discharges from fire fighting activities;
 - b. uncontaminated fire hydrant flushings (excluding discharges of hyperchlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life), which include flushings from systems that utilize potable water, surface water, or groundwater that does not contain additional pollutants (uncontaminated fire hydrant flushings do not include systems utilizing reclaimed wastewater as a source water);
 - c. water from the routine external washing of vehicles, the external portion of buildings or structures, and pavement, where detergents and soaps are not used and where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed; and if local, state, or federal regulations are applicable, the materials are removed according to those regulations), and where the purpose is to remove mud, dirt, or dust;
 - d. uncontaminated water used to control dust;
 - e. potable water sources including waterline flushings (excluding discharges of hyperchlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life);
 - f. uncontaminated air conditioning condensate;
 - g. uncontaminated ground water or spring water, including foundation or footing drains where flows are not contaminated with industrial materials such as solvents; and
 - h. lawn watering and similar irrigation drainage.
2. Material Inventory: The materials or substances listed below are expected to be present onsite during construction:
 - Concrete and concrete products

- Asphalt and asphalt products
 - Metal reinforcing materials - rebar, welded wire fabric
 - Fertilizers

 - Petroleum based products
 - Wood
 - Plastic (PVC) and metal pipe and fittings
 - Rock, gravel, sand, and soil
 - Paint
3. Material Management Practices: The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff:
- a. Good Housekeeping: The following good housekeeping practices will be followed onsite during the construction project:
- An effort will be made to store only enough product required to do the job.
 - All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers.
 - Materials will be stored in the temporary spoils disposal area as shown on erosion/sedimentation control plan, or an area as may otherwise be approved by Standard Pacific of Texas, Inc. and Engineer.
 - Products will be kept in their original containers with the original manufacturers' labels.
 - Whenever possible, all of a product will be used before disposing of the container.
 - Manufacturers' recommendations for proper use and disposal will be followed.
 - The Contractor will inspect daily to ensure proper use and disposal of materials onsite.
- b. Hazardous Products: These practices are used to reduce the risks associated with hazardous materials (if applicable):
- Products will be kept in original containers unless they are not resealable.
 - Original labels and material safety data will be retained, as they contain important product information.
 - If surplus product must be disposed of, manufacturers' and/or local and state

recommended methods for proper disposal will be followed.

c. The following product specific practices will be followed onsite:

- **Petroleum Products:** All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers that are clearly labeled. Any asphaltic substances used onsite will be applied according to the manufacturers' recommendations.
- **Fertilizers:** Fertilizers will be applied only in the minimum amounts recommended by the manufacturer or as otherwise indicated on the plans. Once applied, fertilizer will be worked into the soil to limit exposure to stormwater. The contents of any partially used bags of fertilizer will be stored in a manner so as to avoid spills.
- **Concrete:** Onsite concrete truck wash out is allowed, but is restricted as noted below. Excess dried concrete will be removed from the site and transported to a permitted off-site spoil disposal area.
 - Direct discharge of concrete truck wash out water to surface water in the state, including discharge to storm sewers, is prohibited.
 - Concrete truck wash out water shall be discharged to areas at the construction site where structural controls have been established to prevent direct discharge to surface waters, or to areas that have minimal slope that allow infiltration and filtering of wash out water to prevent direct discharge to surface waters. Structural controls may consist of temporary berms, temporary shallow pits, temporary storage tanks with slow rate release, or other reasonable measure to prevent runoff from the construction site.
 - Wash out of concrete trucks during rainfall events shall be minimized. The direct discharge of concrete truck washout water is prohibited at all times, and the Operators shall insure that controls are sufficient to prevent the discharge of concrete truck wash out as the result of rain.
 - The discharge of wash out water shall not cause or contribute to groundwater contamination.

4. Spill Control Practices: In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Site personnel will be made aware of the manufacturers' recommended methods for spill cleanup and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept onsite in an accessible location known to site personnel.
- All spills will be cleaned up immediately upon discovery.

5. Releases of Reportable Quantities (RQ): The EPA has issued regulations that define what reportable quantity levels are for oil and hazardous substances. These regulations can be found at 40 CFR Part 110, 40 CFR Part 117, or 40 CFR Part 302. The TCEQ has issued similar regulations under 30 TAC Chapter 327. If there is an RQ release during the construction period, then the following steps must be taken:

- For quantities less than the reportable quantity* – The contractor will contain and isolate the spilled substance. The remaining spilled substance and contaminated soil will be removed and disposed of properly.
- For quantities more than the reportable quantity* – The contractor will contain and isolate the spilled substance in accordance with 30 TAC Chapter 327. The contractor will then contact the appropriate spill response team and the TCEQ Austin Regional Office (512)339-2929 or the State Emergency Response Center at 1 (800)832-8224 and the National Response Center immediately at (800) 424-8802. The remaining spilled substance and contaminated soil will be removed and disposed of in an using approved emergency response methods. The proper authorities shall be kept informed during the cleanup process. Within 14 days, modify the SWPPP with a written description of the release providing the date and circumstances of the release and the steps to be taken to prevent another release.

* Reportable quantity (RQ) is defined in 30 TAC Chapter 327. The RQ for petroleum products, oil, and industrial solid waste are shown below. For hazardous substances see 30 TAC Chapter 327.4 and 40 CFR Chapter 302.4.

The RQ for *oil, petroleum product and used oil* is as follows:

- (1) The RQ for crude oil and oil other than that defined as petroleum product or used oil shall be:
 - (A) for spills or discharges onto land – 210 gallons (five barrels); or
 - (B) for spills or discharges directly into water in the state – quantity sufficient to create a sheen.
- (2) The RQ for petroleum product or used oil shall be:
 - (A) except as noted under (B) below, for spills or discharges onto land – 25 gallons;
 - (B) for spills or discharges to land from PST exempted facilities – 210 gallons (five barrels); or
 - (C) for spills or discharges directly into water in the state – quantity sufficient to create a sheen.

The RQ for spills or discharges into water in the state for *industrial solid waste or other substances* shall be 100 pounds.

6. Spill Response Handbook: The TCEQ Small-Business Handbook for Spill Response (RG-285) is provided as a supplementary resource and can be found in *Appendix D*.

F. POLLUTION PREVENTION PLAN CERTIFICATION

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

Facility Operator (Plans and Specifications):

By: _____
Name Title Date

Printed Name: _____
Company: _____
Address: _____

EXHIBIT 1
PROJECT LOCATION MAP

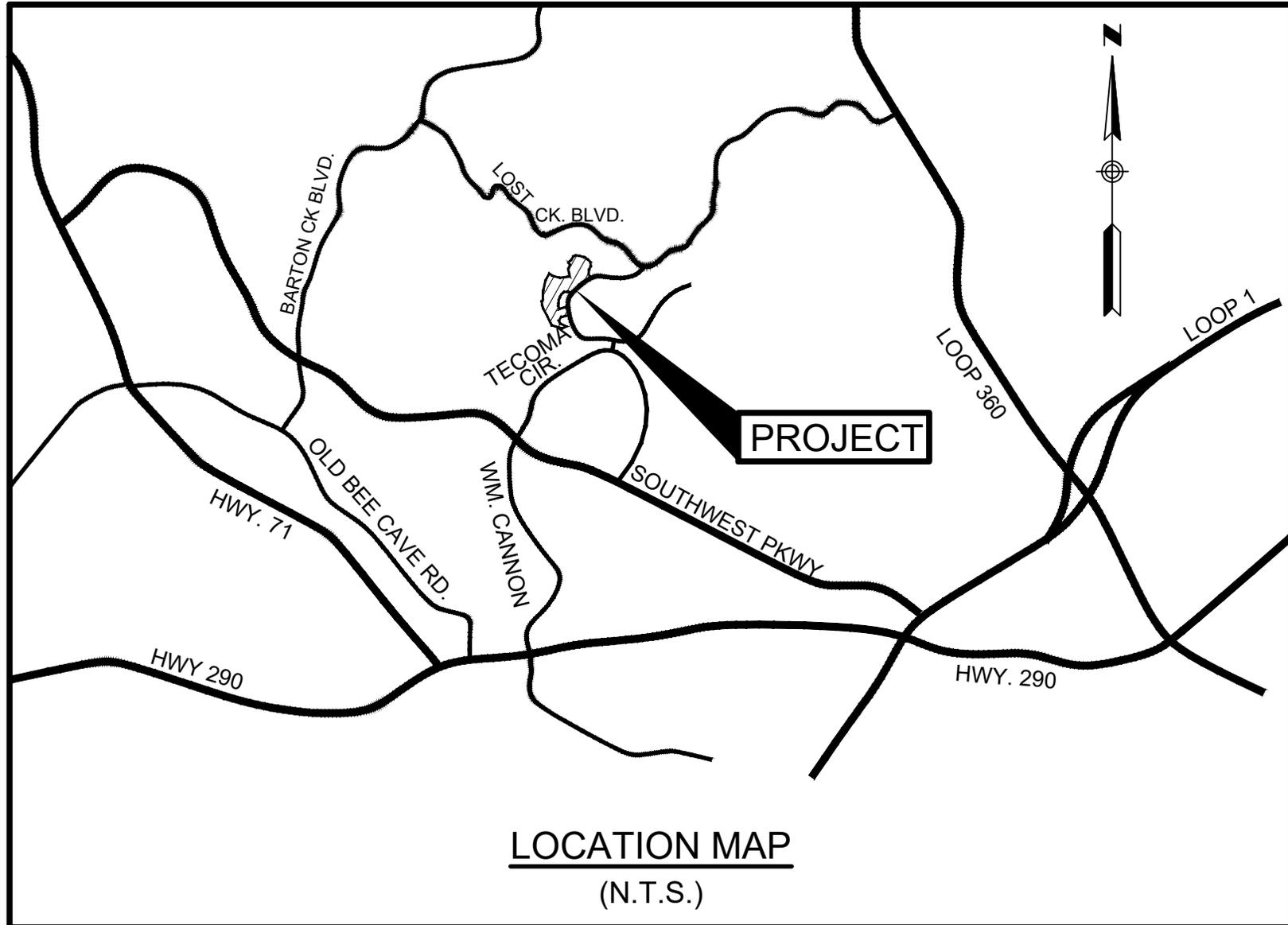
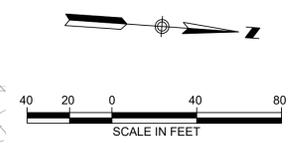


EXHIBIT 2

**SITE MAP / TEMPORARY
EROSION/SEDIMENTATION CONTROL & TREE
PROTECTION PLAN**

\\s111\1435_Bldg_C\1st\Construction Plans\New\2025.dwg
 User: dze
 Last Modified: Feb 14, 23 - 12:12
 Plot Date/Time: Feb 24, 23 - 14:03:32



LEGEND

- SILT FENCE
- DISTURBED AREA
- TREE PROTECTION
- ROCK BERM
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING AREA
- CONCRETE WASHOUT

TREE LEGEND

- TREES TO REMAIN
- TREES TO BE REMOVED

- NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE LOC TO THE OFFSITE DETENTION / WATER QUALITY PONDS.
 2. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
 3. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
 4. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER EOM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 5. WHEN INSTALLING MULCH LOG, IF DAYLIGHT CAN BE SEEN UNDER MULCH LOG DUE TO TOPOGRAPHIC CHANGES, ADD ADDITIONAL ROW OF MULCH LOG TO CLOSE GAPS.
 6. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES EXCEEDING 15%.

SITE PLAN RELEASE

FILE NUMBER: _____ EXPIRATION DATE: _____
 CASE MANAGER: _____ APPLICATION DATE: _____
 APPROVED ADMINISTRATIVELY ON: _____
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 under Section 112 of Chapter 25-5 of the Austin City Code.

Development Services Department
 DATE OF RELEASE: _____ Zoning: _____
 Rev. No. 1 _____ Correction No.1 _____
 Rev. No. 2 _____ Correction No.2 _____
 Rev. No. 3 _____

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

**HOLDEN HILLS G-6 CONDOS
 6964 BELLISSIMO LANE
 SITE DEVELOPMENT PLANS**

NO.	REVISIONS DESCRIPTION	DATE	BY

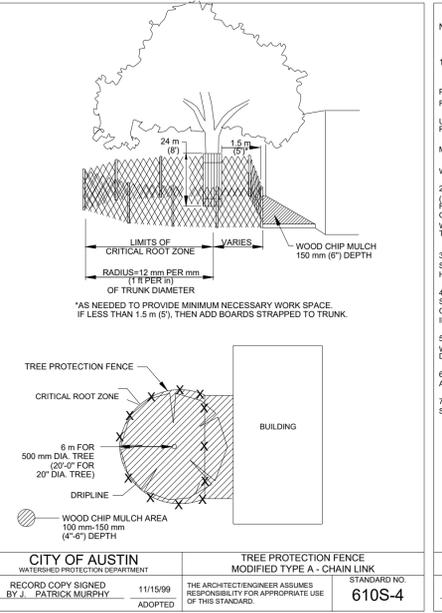
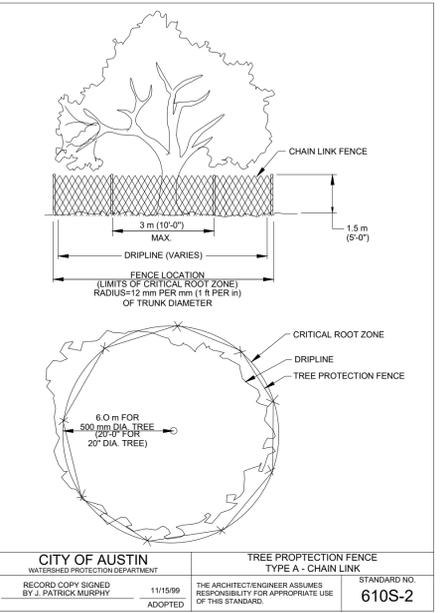
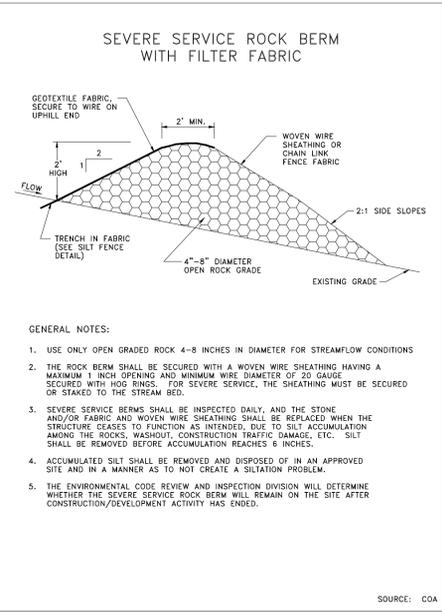
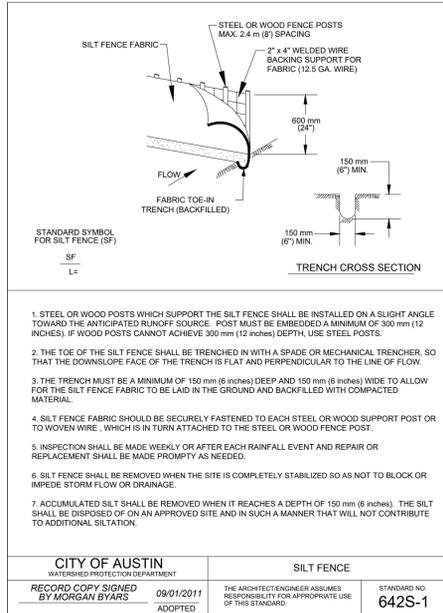
DATE: _____	DESIGNED BY: _____
DRAWN BY: _____	CHECKED BY: _____
	DRAWING NAME: _____

LJA Engineering, Inc.
 Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-1386

LJA Engineering, Inc.
 7500 Right Boulevard
 Building II, Suite 100
 Austin, Texas 78725

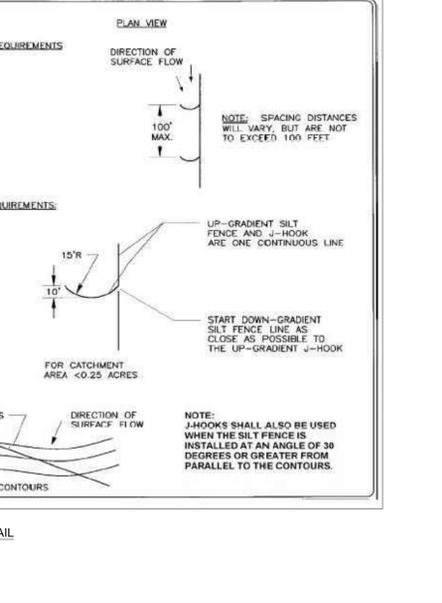
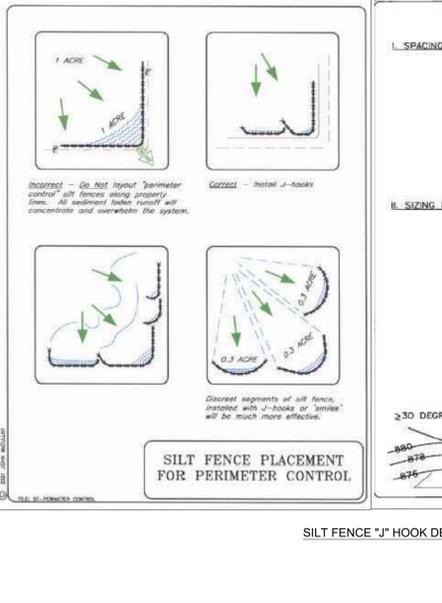
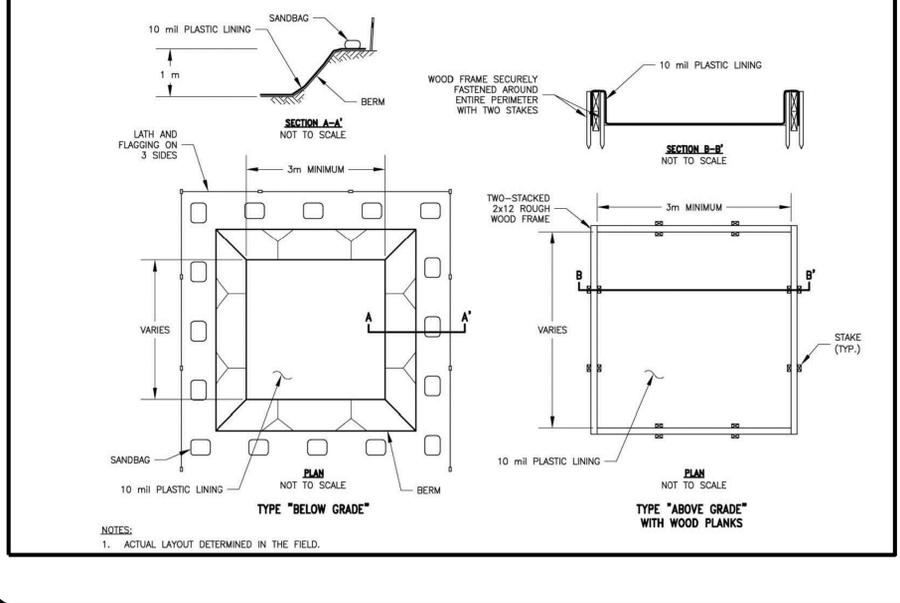
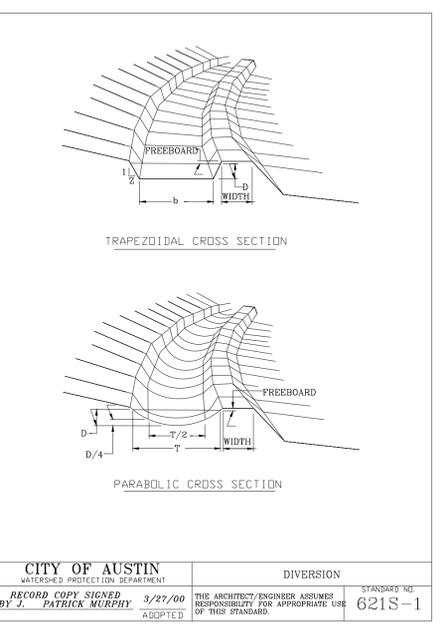
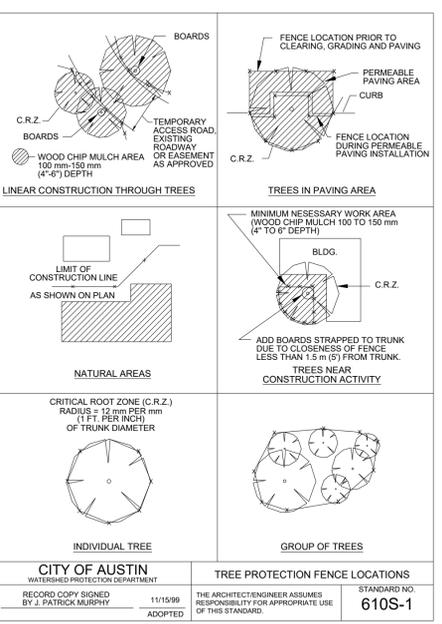
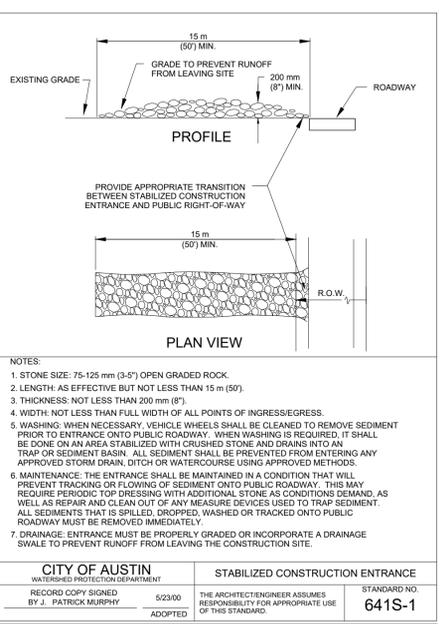
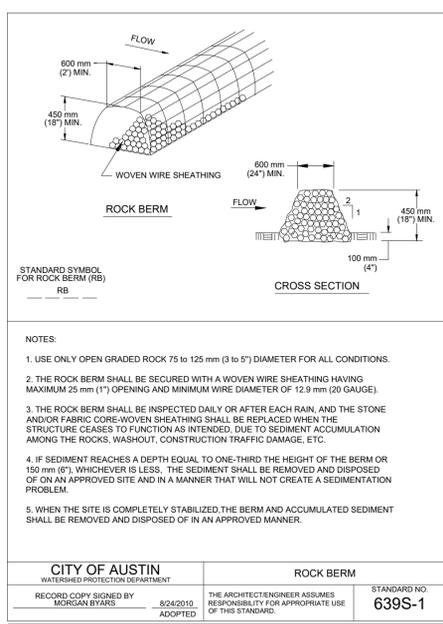
JOB NUMBER:
 A111-435

SHEET NO.
 OF 42 SHEETS



CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT
RECORD COPY SIGNED BY MAPI VIGIL 10/30/09 ADOPTED
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.
STANDARD NO. 628S-2

TAG	SIZE	DESCRIPTION	Removed
173	9	LIVE OAK	
175	12	LIVE OAK	
189	8	LIVE OAK	*
190	11	LIVE OAK	2 BOLE 9-4
191	8	LIVE OAK	
192	13	LIVE OAK	3 BOLE 7-5-5
193	9	LIVE OAK	
194	8	LIVE OAK	
195	14	LIVE OAK	3 BOLE 8-6-6
3161	10	LIVE OAK	*
3162	9	LIVE OAK	*
3163	14	LIVE OAK	2 BOLE 9-9
3164	11	LIVE OAK	
3165	11	LIVE OAK	
3179	9	LIVE OAK	*
3180	9	LIVE OAK	
3181	10	LIVE OAK	
3182	9	LIVE OAK	
3183	8	LIVE OAK	
3184	11	LIVE OAK	
3185	11	LIVE OAK	2 BOLE 8-5
3186	8	LIVE OAK	*
3187	21	LIVE OAK	
3188	11	LIVE OAK	*
3189	9	LIVE OAK	*
3190	8	LIVE OAK	*
3191	12	LIVE OAK	2 BOLE 8,7
3192	9	LIVE OAK	
3193	9	LIVE OAK	
3194	8	LIVE OAK	*
3195	9	LIVE OAK	*
3196	8	LIVE OAK	
3197	12	LIVE OAK	2 BOLE 8,7
3198	8	LIVE OAK	
3199	9	LIVE OAK	
3200	9	LIVE OAK	*
3201	11	LIVE OAK	*
3202	9	LIVE OAK	*
3203	9	LIVE OAK	
3204	8	LIVE OAK	
3205	11	LIVE OAK	2 BOLE 7,7
3206	8	LIVE OAK	*
3207	11	LIVE OAK	
3208	10	LIVE OAK	
3209	8	CEDAR	*
3212	9	LIVE OAK	
3213	9	LIVE OAK	
3214	8	LIVE OAK	
3232	9	LIVE OAK	
3235	10	LIVE OAK	
3236	17	LIVE OAK	
3237	9	LIVE OAK	*
3238	8	LIVE OAK	*
3239	8	LIVE OAK	*
3240	8	LIVE OAK	*
3241	9	LIVE OAK	
3242	12	LIVE OAK	
3243	20	LIVE OAK	
3244	11	LIVE OAK	*
3245	8	LIVE OAK	



CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT
RECORD COPY SIGNED BY MAPI VIGIL 10/30/09 ADOPTED
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173	9	LIVE OAK	
175	12	LIVE OAK	
189	8	LIVE OAK	*
190	11	LIVE OAK	2 BOLE 9-4
191	8	LIVE OAK	
192	13	LIVE OAK	3 BOLE 7-5-5
193	9	LIVE OAK	
194	8	LIVE OAK	
195	14	LIVE OAK	3 BOLE 8-6-6
3161	10	LIVE OAK	*
3162	9	LIVE OAK	*
3163	14	LIVE OAK	2 BOLE 9,9
3164	11	LIVE OAK	
3165	11	LIVE OAK	
3179	9	LIVE OAK	*
3180	9	LIVE OAK	
3181	10	LIVE OAK	
3182	9	LIVE OAK	
3183	8	LIVE OAK	
3184	11	LIVE OAK	
3185	11	LIVE OAK	2 BOLE 8,5
3186	8	LIVE OAK	*
3187	21	LIVE OAK	
3188	11	LIVE OAK	*
3189	9	LIVE OAK	*
3190	8	LIVE OAK	*
3191	12	LIVE OAK	2 BOLE 8,7
3192	9	LIVE OAK	
3193	9	LIVE OAK	
3194	8	LIVE OAK	*
3195	9	LIVE OAK	*
3196	8	LIVE OAK	
3197	12	LIVE OAK	2 BOLE 8,7
3198	8	LIVE OAK	
3199	9	LIVE OAK	
3200	9	LIVE OAK	*
3201	11	LIVE OAK	*
3202	9	LIVE OAK	*
3203	9	LIVE OAK	
3204	8	LIVE OAK	
3205	11	LIVE OAK	2 BOLE 7,7
3206	8	LIVE OAK	*
3207	11	LIVE OAK	
3208	10	LIVE OAK	
3209	8	CEDAR	*
3212	9	LIVE OAK	
3213	9	LIVE OAK	
3214	8	LIVE OAK	
3232	9	LIVE OAK	
3235	10	LIVE OAK	
3236	17	LIVE OAK	
3237	9	LIVE OAK	*
3238	8	LIVE OAK	*
3239	8	LIVE OAK	*
3240	8	LIVE OAK	*
3241	9	LIVE OAK	
3242	12	LIVE OAK	
3243	20	LIVE OAK	
3244	11	LIVE OAK	*
3245	8	LIVE OAK	

TAG	SIZE	DESCRIPTION	Removed
3246	9	LIVE OAK	
3247	9	LIVE OAK	2 BOLE 6,6
3248	9	LIVE OAK	
3249	10	LIVE OAK	
3250	12	LIVE OAK	
3257	9	LIVE OAK	*
3258	9	LIVE OAK	*
3259	8	LIVE OAK	*
3260	9	LIVE OAK	*
3261	8	LIVE OAK	*
3262	9	LIVE OAK	*
3263	9	LIVE OAK	*
3264	8	LIVE OAK	*
3265	8	LIVE OAK	*
3266	19	LIVE OAK	2 BORE 13,11
3267	8	CEDAR	*
3268	10	LIVE OAK	
3269	8	LIVE OAK	*
3270	9	LIVE OAK	*
3292	8	LIVE OAK	*
3294	12	LIVE OAK	2 BOLE 8,8
3298	9	LIVE OAK	*
3299	8	CEDAR	*
3312	8	LIVE OAK	*
3313	8	LIVE OAK	*
3314	9	LIVE OAK	*
3315	8	LIVE OAK	*
3316	9	LIVE OAK	*
3317	9	CEDAR	*
3318	11	CEDAR	2 BOLE 8,6
3319	9	CEDAR	*
3320	11	LIVE OAK	2 BOLE 8,6
3321	12	LIVE OAK	2 BOLE 9,6
3322	9	LIVE OAK	*
3323	10	LIVE OAK	*
3324	12	LIVE OAK	*
3325	15	LIVE OAK	2 BOLE 11,8
3326	11	LIVE OAK	2 BOLE 8,6
3327	9	LIVE OAK	*
3328	8	LIVE OAK	*
3329	8	LIVE OAK	*
3330	8	LIVE OAK	*
3331	8	LIVE OAK	*
3332	10	LIVE OAK	2 BOLE 7,6
3335	9	LIVE OAK	*
3336	9	LIVE OAK	*
3337	8	LIVE OAK	*
3338	9	CEDAR	*
3339	8	CEDAR	*
3343	19	LIVE OAK	3 BOLE 10,9,8
3344	9	LIVE OAK	2 BOLE 6,5
3345	7	LIVE OAK	*
3346	8	LIVE OAK	*
3347	8	LIVE OAK	*
3348	9	LIVE OAK	*
3349	10	LIVE OAK	*
3350	9	LIVE OAK	*
3351	9	LIVE OAK	*
3352	10	LIVE OAK	*
3353	8	CEDAR	*
3354	9	CEDAR	*
3355	9	CEDAR	*
3356	13	SPANISH OAK	*
3357	13	LIVE OAK	2 BOLE 9,7
3371	9	LIVE OAK	*
3372	9	CEDAR	*
3382	8	CEDAR	*
3383	8	CEDAR	*
3384	17	LIVE OAK	2 BOLE 12,9
3385	10	LIVE OAK	*
3386	12	LIVE OAK	*
3387	12	LIVE OAK	*
3388	12	LIVE OAK	*
3389	12	LIVE OAK	*
3390	9	LIVE OAK	*
3391	9	LIVE OAK	*
3392	9	CEDAR	*
3393	9	CEDAR	*
3394	9	CEDAR	*
3395	11	LIVE OAK	*
3396	8	LIVE OAK	*
3397	9	LIVE OAK	*
3398	9	LIVE OAK	*
3399	8	LIVE OAK	*
3400	8	LIVE OAK	*
3401	9	LIVE OAK	*
3402	8	LIVE OAK	*
3403	8	CEDAR	*
3404	8	CEDAR	*
3405	9	LIVE OAK	*

SITE PLAN RELEASE

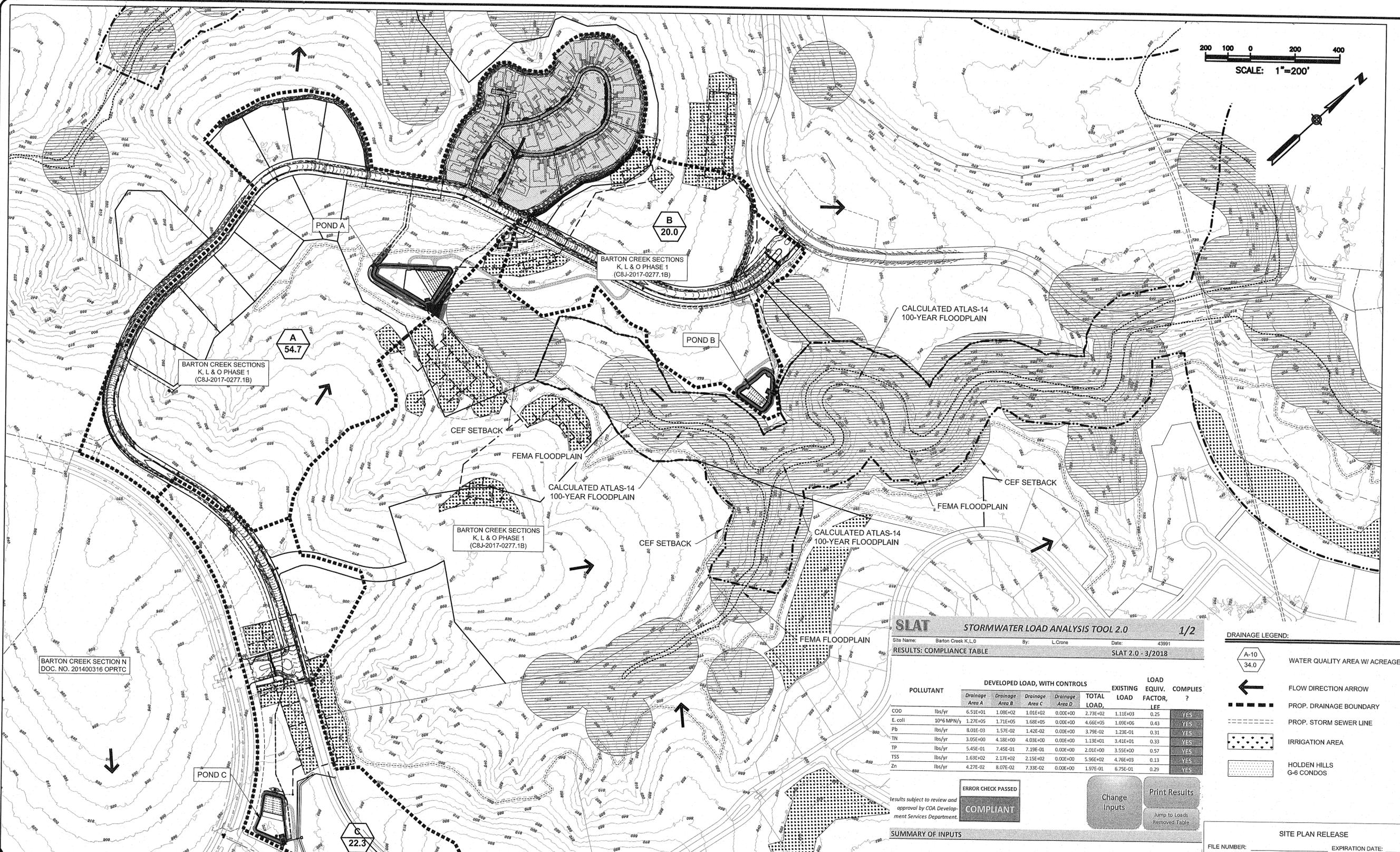
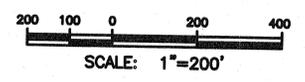
FILE NUMBER: _____ EXPIRATION DATE: _____
CASE MANAGER: _____ APPLICATION DATE: _____
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
under Section 112 of Chapter 25-5 of the Austin City Code



EXHIBIT 3

WATER QUALITY PLAN / PERMANENT CONTROLS





SLAT STORMWATER LOAD ANALYSIS TOOL 2.0 1/2
Site Name: Barton Creek K.L.O. By: L.Crone Date: 4/30/18
RESULTS: COMPLIANCE TABLE SLAT 2.0 - 3/2018

POLLUTANT	DEVELOPED LOAD, WITH CONTROLS				TOTAL LOAD	LOAD EQUIV. FACTOR	COMPLIES ?
	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D			
COD lbs/yr	6.51E+01	1.08E+02	1.01E+02	0.00E+00	2.73E+02	1.11E+03	0.25 YES
E. coli 10 ⁶ MPN/yr	1.27E+05	1.71E+05	1.68E+05	0.00E+00	4.66E+05	1.09E+06	0.43 YES
Pb lbs/yr	8.01E-03	1.57E-02	1.42E-02	0.00E+00	3.79E-02	1.23E-01	0.31 YES
TN lbs/yr	3.05E+00	4.18E+00	4.03E+00	0.00E+00	1.13E+01	3.41E+01	0.33 YES
TP lbs/yr	5.45E-01	7.45E-01	7.19E-01	0.00E+00	2.01E+00	3.55E+00	0.57 YES
TSS lbs/yr	1.63E+02	2.17E+02	2.15E+02	0.00E+00	5.96E+02	4.76E+03	0.13 YES
Zn lbs/yr	4.27E-02	8.07E-02	7.33E-02	0.00E+00	1.97E-01	6.75E-01	0.29 YES

- DRAINAGE LEGEND:**
- WATER QUALITY AREA W/ ACREAGE
 - FLOW DIRECTION ARROW
 - PROP. DRAINAGE BOUNDARY
 - PROP. STORM SEWER LINE
 - IRRIGATION AREA
 - HOLDEN HILLS G-6 CONDOS

ERROR CHECK PASSED
COMPLIANT
Change Inputs
Print Results
Jump to Loads Removed Table

SUMMARY OF INPUTS

Site Location: Within Barton Springs Zone - Compare to Existing Loads

	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	TOTALS
Drainage Area, A _n (Ac)	54.70	19.98	22.33	N/A	97.01
Developed I _c , I _{c0} (%)	12.7	27.5	24.7	N/A	18%

SCM 1

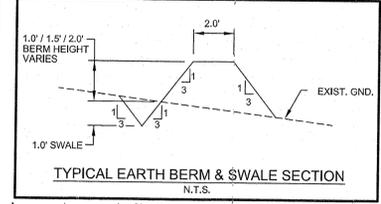
	Retention Basin	Retention Basin	Retention Basin	
Water Qual. Vol, WQV (in)	0.55	0.58	0.55	N/A
Actual Volume (ft ³)	109209	42066	44582	N/A
Drawdown Time, DDT (hrs)	60	60	60	N/A
Flowrate (gpm)	226.91	87	93	N/A

SCM 2

	Infiltration Field	Infiltration Field	Infiltration Field	
Infiltration Rate (in/hr)	0.20	0.20	0.20	N/A
Appx. Min. Infiltr. Field Area (Ac)	5.01	1.93	2.05	N/A
Average Irrigation Rate (gpm)	226.9	87.4	92.6	N/A
Error with Input Values?	NO	NO	NO	NO

PROPOSED IMPERVIOUS COVER FOR SINGLE FAMILY, INCLUDING BLOCK A, LOTS 41, 54, 55, 56 AND BLOCK C, LOT 6

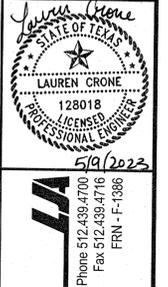
LOT SIZES	NO. LOTS	IMP/LOT (S.F.)	IMP. COVER (SF)	IMP AC.
15,000 S.F. < 1.0 AC.	64	5000	320000	7.35
1.00 AC < 3.0 AC.	11	7000	77000	1.77
SUBTOTAL	75		397000	9.11
ROAD IMP. COVER			478,741	10.99
TOTAL IMPERVIOUS COVER				20.10



REVISIONS

NO.	DATE	DESCRIPTION	BY

DESIGNED BY: LAC
DRAWN BY: LAC
CHECKED BY: LAC
DRAWING NAME: KLG-011-1015-010



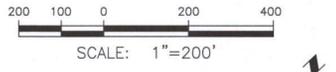
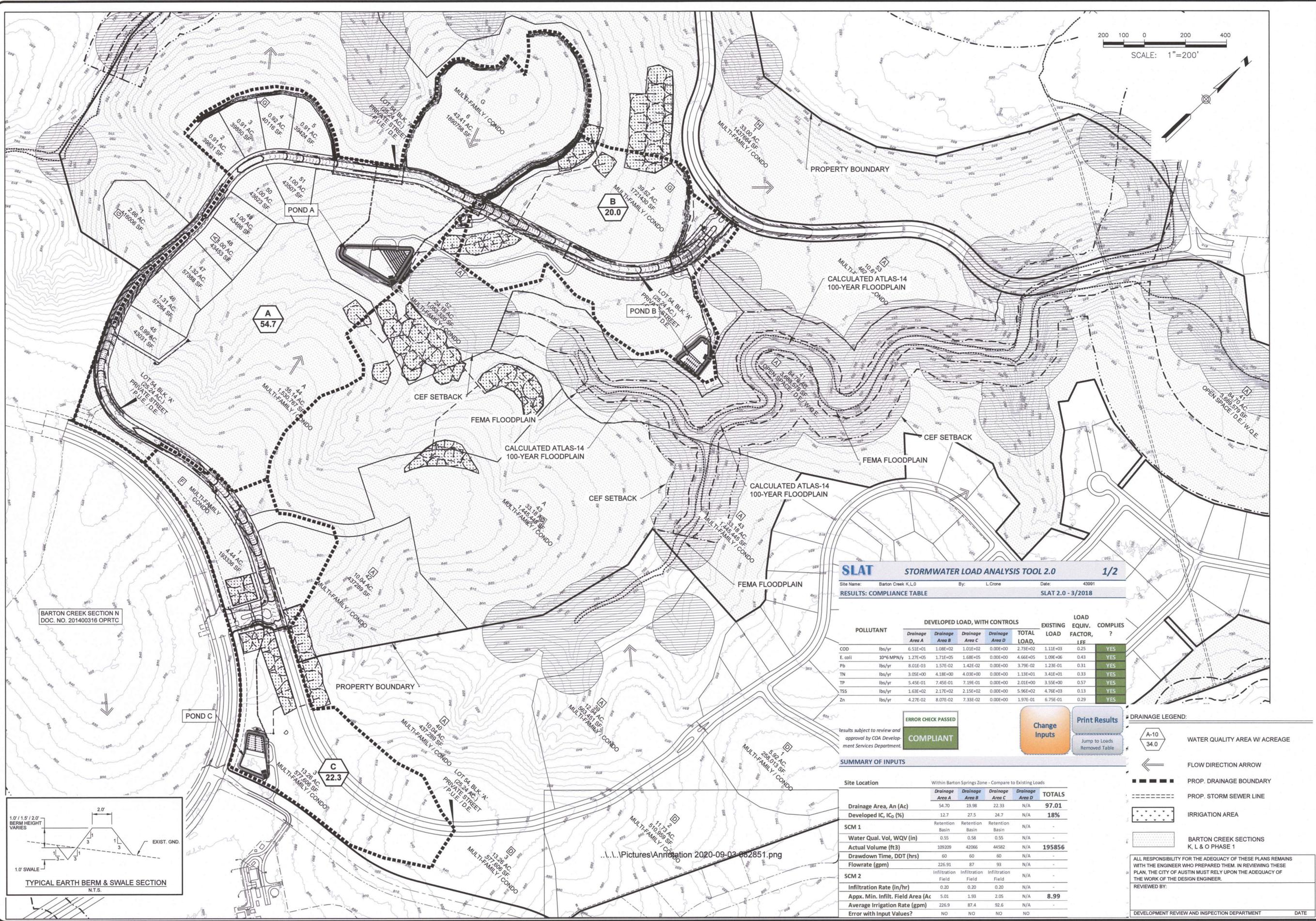
LJA Engineering, Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.930.4700
Fax 512.930.4716
FRN - F-1386

SITE PLAN RELEASE

FILE NUMBER: _____ EXPIRATION DATE: _____
CASE MANAGER: _____ APPLICATION DATE: _____
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
under Section **112** of Chapter **25-5** of the Austin City Code.

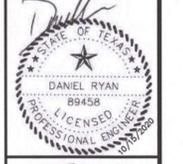
Development Services Department
DATE OF RELEASE: _____ Zoning: _____
Rev. No. 1 _____ Correction No.1 _____
Rev. No. 2 _____ Correction No.2 _____
Rev. No. 3 _____

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



**BARTON CREEK
SECTIONS 'K', 'L', & 'O'
PAVING & DRAINAGE IMPROVEMENTS
WATER QUALITY PLAN**

NO.	DESCRIPTION	BY	DATE
1	DESIGNED BY: JCN	JCN	OCTOBER, 2019
2	DRAWN BY: JCN	JCN	
3	CHECKED BY: JAC	JAC	
4	DRAWING NAME: KLD.PLD.DWG	KLD	



LJA Engineering Inc.
 Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-1386

LJA Engineering Inc.
 7500 Rialto Boulevard
 Building II, Suite 100
 Austin, Texas 78735

JOB NUMBER: A111-427
 SHEET NO. **32**
 OF 112 SHEETS

SLAT STORMWATER LOAD ANALYSIS TOOL 2.0 1/2
 Site Name: Barton Creek K,L,O By: L.Crane Date: 4/30/2018
 RESULTS: COMPLIANCE TABLE SLAT 2.0 - 3/2018

POLLUTANT	DEVELOPED LOAD, WITH CONTROLS				TOTAL LOAD	EXISTING LOAD	LOAD EQUIV. FACTOR, LFE	COMPLIES ?
	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D				
COD lbs/yr	6.51E+01	1.08E+02	1.01E+02	0.00E+00	2.73E+02	1.11E+03	0.25	YES
E.coli 10 ⁶ MPN/y	1.27E+05	1.71E+05	1.68E+05	0.00E+00	4.66E+05	1.09E+06	0.43	YES
Pb lbs/yr	8.01E-03	1.57E-02	1.42E-02	0.00E+00	3.79E-02	1.23E-01	0.31	YES
TN lbs/yr	3.05E+00	4.18E+00	4.03E+00	0.00E+00	1.13E+01	3.41E+01	0.33	YES
TP lbs/yr	5.45E-01	7.45E-01	7.19E-01	0.00E+00	2.01E+00	3.55E+00	0.57	YES
TSS lbs/yr	1.63E+02	2.17E+02	2.15E+02	0.00E+00	5.96E+02	4.76E+03	0.13	YES
Zn lbs/yr	4.27E-02	8.07E-02	7.33E-02	0.00E+00	1.97E-01	6.75E-01	0.29	YES

ERROR CHECK PASSED
COMPLIANT
 Change Inputs
 Print Results
 Jump to Loads Removed Table

SUMMARY OF INPUTS

Site Location: Within Barton Springs Zone - Compare to Existing Loads

	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	TOTALS
Drainage Area, An (Ac)	54.70	19.98	22.33	N/A	97.01
Developed IC, IC ₀ (%)	12.7	27.5	24.7	N/A	18%
SCM 1	Retention Basin	Retention Basin	Retention Basin	N/A	-
Water Qual. Vol, WQV (in)	0.55	0.58	0.55	N/A	-
Actual Volume (ft ³)	109209	42066	44582	N/A	195856
Drawdown Time, DDT (hrs)	60	60	60	N/A	-
Flowrate (gpm)	226.91	87	93	N/A	-
SCM 2	Infiltration Field	Infiltration Field	Infiltration Field	N/A	-
Infiltration Rate (in/hr)	0.20	0.20	0.20	N/A	-
Appx. Min. Infiltr. Field Area (Ac)	5.01	1.93	2.05	N/A	8.99
Average Irrigation Rate (gpm)	226.9	87.4	92.6	N/A	-
Error with Input Values?	NO	NO	NO	NO	-

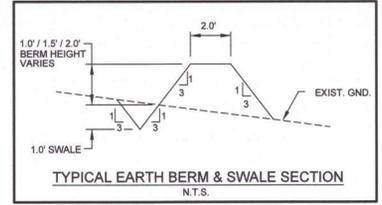
DRAINAGE LEGEND:

- A-10 34.0 WATER QUALITY AREA W/ ACREAGE
- ← FLOW DIRECTION ARROW
- PROP. DRAINAGE BOUNDARY
- - - - PROP. STORM SEWER LINE
- IRRIGATION AREA
- BARTON CREEK SECTIONS K, L & O PHASE 1

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

REVIEWED BY: _____ DATE: _____

DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT



1. 10/15/2017
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DAM CERTIFICATION FOR WATER QUALITY POND

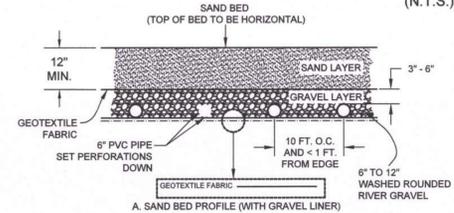
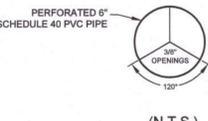
I, DANIEL RYAN, P.E., TEXAS LICENSE NUMBER 89458, CERTIFY THAT THE DESIGN OF THE WATER QUALITY POND DAM IN THIS SET OF PLANS CAN SAFELY PASS 75-PERCENT OF THE PROBABLE MAXIMUM FLOOD BASED ON THE HYDROLOGIC, HYDRAULIC, STRUCTURAL, AND GEOTECHNICAL ANALYSIS USING STANDARD ACCEPTED ENGINEERING PRACTICES.



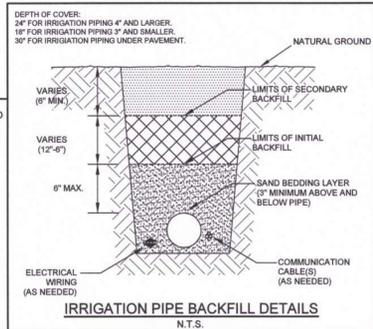
SAND BED SPECIFICATION

THE TOP LAYER SHALL BE TWELVE (12) TO EIGHTEEN (18) INCHES OF 0.02-0.04 INCH DIAMETER SAND WHICH CORRESPONDS WITH ASTM C-33 CONCRETE SAND (SMALLER SAND SIZE IS NOT ACCEPTABLE). UNDER THE SAND SHALL BE A LAYER OF ONE-HALF (0.5) TO ONE AND ONE-HALF (1.5) INCH DIAMETER WASHED, ROUND RIVER GRAVEL WHICH PROVIDES A MINIMUM OF THREE (3) INCHES OF COVER OVER THE TOP OF THE UNDERDRAIN LATERAL PIPES. TWO (2) INCHES OF GRAVEL IS REQUIRED UNDER THE LATERAL PIPES. THE SAND AND GRAVEL MUST BE SEPERATED BY A LAYER OF GEOTEXTILE FABRIC MEETING THE SPECIFICATIONS LISTED BELOW.

- NOTES:
1. ALL LATERALS SHALL BE SCH-40 PVC PERFORATED PIPE. PERFORATIONS SHOULD BE THREE-EIGHTHS (3/8) INCH. MAXIMUM SPACING BETWEEN ROWS OF PERFORATIONS SHOULD NOT EXCEED SIX (6) INCHES.

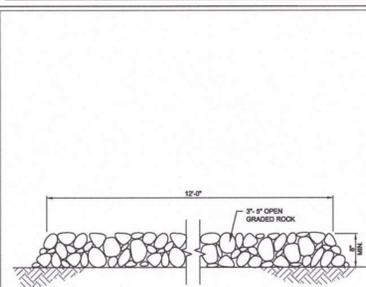


SAND BED DETAIL
(N.T.S.)



IRRIGATION PIPE BACKFILL DETAILS
(N.T.S.)

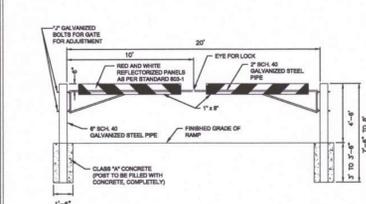
CLEANOUT DETAIL
(N.T.S.)



STORMWATER DRAINAGE FACILITY
NO MOTORIZED VEHICLES
NO DUMPING

FOR MAINTENANCE INFORMATION
CALL TRAVIS COUNTY MUD
NO. 4 (512-335-7580)

HEIGHT	24"
LENGTH	18"
THICKNESS	0.20"
SUBSTRATE	ALUMINUM ALLOY, 6061-T-6, OR TYPE IV, 5002-H38 (ASTM B-209)
COLOR	LETTERING AND BORDER BLACK



POND PIPE GATE AT RAMP DETAIL
(N.T.S.)

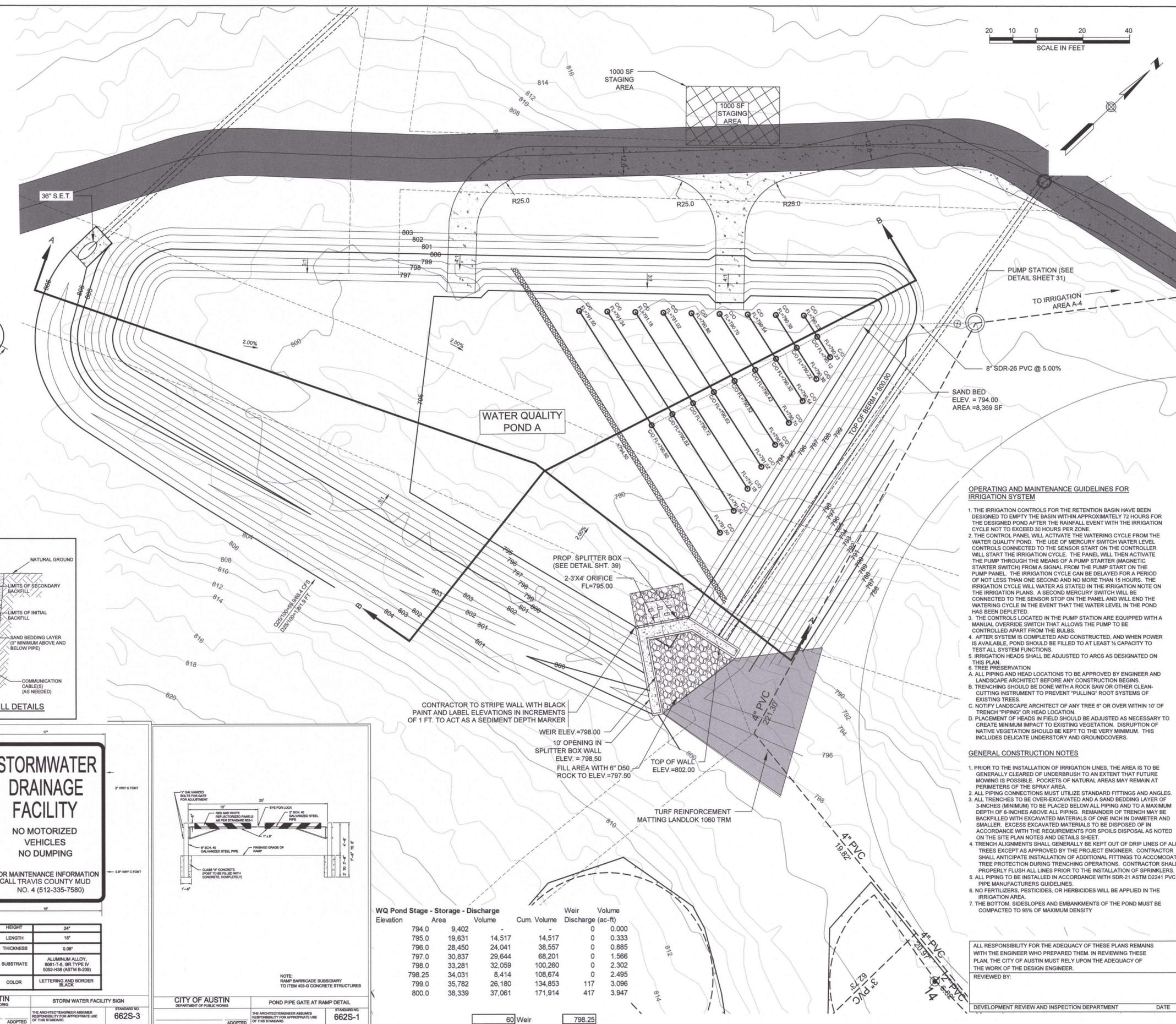
WQ Pond Stage - Storage - Discharge		Weir Discharge (ac-ft)	Volume (ac-ft)
Elevation	Area		
794.0	9,402	0	0.000
795.0	19,631	14,517	0.333
796.0	28,450	38,557	0.885
797.0	30,837	29,644	1.566
798.0	33,281	32,059	2.302
798.25	34,031	8,414	2.495
799.0	35,782	26,180	3.096
800.0	38,339	37,061	3.947

- NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
 2. THICKNESS: NOT LESS THAN 800 mm (8").
 3. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS

CITY OF AUSTIN
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CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS



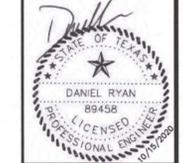
- OPERATING AND MAINTENANCE GUIDELINES FOR IRRIGATION SYSTEM**
1. THE IRRIGATION CONTROLS FOR THE RETENTION BASIN HAVE BEEN DESIGNED TO EMPTY THE BASIN WITHIN APPROXIMATELY 72 HOURS FOR THE DESIGNED POND AFTER THE RAINFALL EVENT WITH THE IRRIGATION CYCLE NOT TO EXCEED 30 HOURS PER ZONE.
 2. THE CONTROL PANEL WILL ACTIVATE THE WATERING CYCLE FROM THE WATER QUALITY POND. THE USE OF MERCURY SWITCH WATER LEVEL CONTROLS CONNECTED TO THE SENSOR START ON THE CONTROLLER WILL START THE IRRIGATION CYCLE. THE PANEL WILL THEN ACTIVATE THE PUMP THROUGH THE MEANS OF A PUMP STARTER (MAGNETIC STARTER SWITCH) FROM A SIGNAL FROM THE PUMP START ON THE PUMP PANEL. THE IRRIGATION CYCLE CAN BE DELAYED FOR A PERIOD OF NOT LESS THAN ONE SECOND AND NO MORE THAN 15 HOURS. THE IRRIGATION CYCLE WILL WATER AS STATED IN THE IRRIGATION NOTE ON THE IRRIGATION PLANS. A SECOND MERCURY SWITCH WILL BE CONNECTED TO THE SENSOR STOP ON THE PANEL AND WILL END THE WATERING CYCLE IN THE EVENT THAT THE WATER LEVEL IN THE POND HAS BEEN DEPLETED.
 3. THE CONTROLS LOCATED IN THE PUMP STATION ARE EQUIPPED WITH A MANUAL OVERRIDE SWITCH THAT ALLOWS THE PUMP TO BE CONTROLLED APART FROM THE BULBS.
 4. AFTER SYSTEM IS COMPLETED AND CONSTRUCTED, AND WHEN POWER IS AVAILABLE, POND SHOULD BE FILLED TO AT LEAST 1/2 CAPACITY TO TEST ALL SYSTEM FUNCTIONS.
 5. IRRIGATION HEADS SHALL BE ADJUSTED TO ARCS AS DESIGNATED ON THIS PLAN.
 6. TREE PRESERVATION
 - A. ALL PIPING AND HEAD LOCATIONS TO BE APPROVED BY ENGINEER AND LANDSCAPE ARCHITECT BEFORE ANY CONSTRUCTION BEGINS.
 - B. TRENCHING SHOULD BE DONE WITH A ROCK SAW OR OTHER CLEAN-CUTTING INSTRUMENT TO PREVENT "PULLING" ROOT SYSTEMS OF EXISTING TREES.
 - C. NOTIFY LANDSCAPE ARCHITECT OF ANY TREE 6" OR OVER WITHIN 10' OF TRENCH "PIPING" OR HEAD LOCATION.
 - D. PLACEMENT OF HEADS IN FIELD SHOULD BE ADJUSTED AS NECESSARY TO CREATE MINIMUM IMPACT TO EXISTING VEGETATION. DISRUPTION OF NATIVE VEGETATION SHOULD BE KEPT TO THE VERY MINIMUM. THIS INCLUDES DELICATE UNDERSTORY AND GROUNDCOVERS.

- GENERAL CONSTRUCTION NOTES**
1. PRIOR TO THE INSTALLATION OF IRRIGATION LINES, THE AREA IS TO BE GENERALLY CLEARED OF UNDERBRUSH TO AN EXTENT THAT FUTURE MOWING IS POSSIBLE. POCKETS OF NATURAL AREAS MAY REMAIN AT PERIMETERS OF THE SPRAY AREA.
 2. ALL PIPING CONNECTIONS MUST UTILIZE STANDARD FITTINGS AND ANGLES.
 3. ALL TRENCHES TO BE OVER-EXCAVATED AND A SAND BEDDING LAYER OF 3-INCHES (MINIMUM) TO BE PLACED BELOW ALL PIPING AND TO A MAXIMUM DEPTH OF 6-INCHES ABOVE ALL PIPING. REMAINDER OF TRENCH MAY BE BACKFILLED WITH EXCAVATED MATERIALS OF ONE INCH IN DIAMETER AND SMALLER. EXCESS EXCAVATED MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS FOR SPOILS DISPOSAL AS NOTED ON THE SITE PLAN NOTES AND DETAILS SHEET.
 4. TRENCH ALIGNMENTS SHALL GENERALLY BE KEPT OUT OF DRIP LINES OF ALL TREES EXCEPT AS APPROVED BY THE PROJECT ENGINEER. CONTRACTOR SHALL ANTICIPATE INSTALLATION OF ADDITIONAL FITTINGS TO ACCOMMODATE TREE PROTECTION DURING TRENCHING OPERATIONS. CONTRACTOR SHALL PROPERLY FLUSH ALL LINES PRIOR TO THE INSTALLATION OF SPRINKLERS.
 5. ALL PIPING TO BE INSTALLED IN ACCORDANCE WITH SDR-21 ASTM D2241 PVC PIPE MANUFACTURERS GUIDELINES.
 6. NO FERTILIZERS, PESTICIDES, OR HERBICIDES WILL BE APPLIED IN THE IRRIGATION AREA.
 7. THE BOTTOM, SIDESLOPES AND EMBANKMENTS OF THE POND MUST BE COMPACTED TO 95% OF MAXIMUM DENSITY.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

BARTON CREEK
SECTIONS 'K', 'L', & 'O'
PAVING & DRAINAGE IMPROVEMENTS
WATER QUALITY POND A

NO.	REVISIONS	DESCRIPTION	DATE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	DRAWING NAME:
1				JON	JON	JON	KL.D.P1.DWG.DWG



LJA Engineering Inc.
7500 Riata Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER:
A111-427

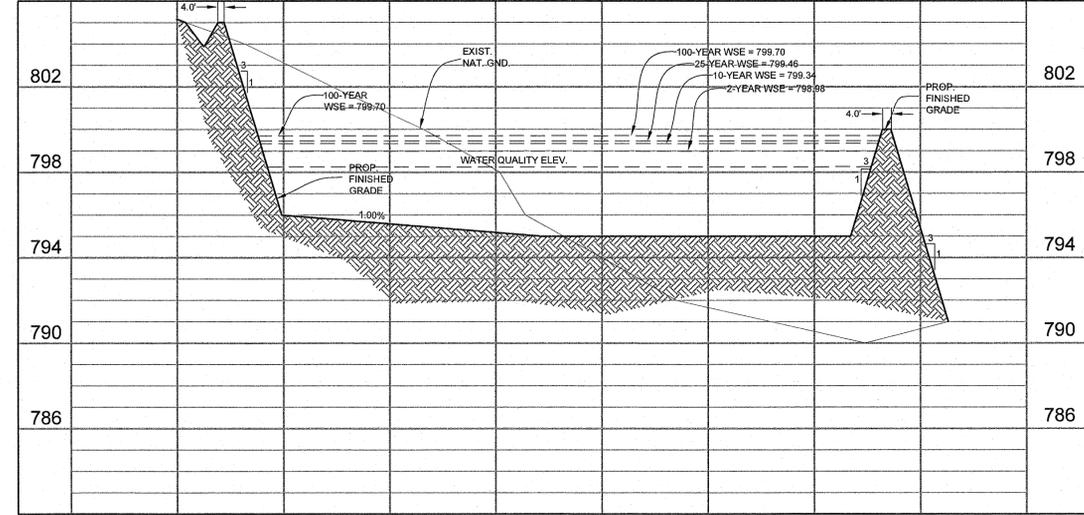
SHEET NO.
33

DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT
DATE

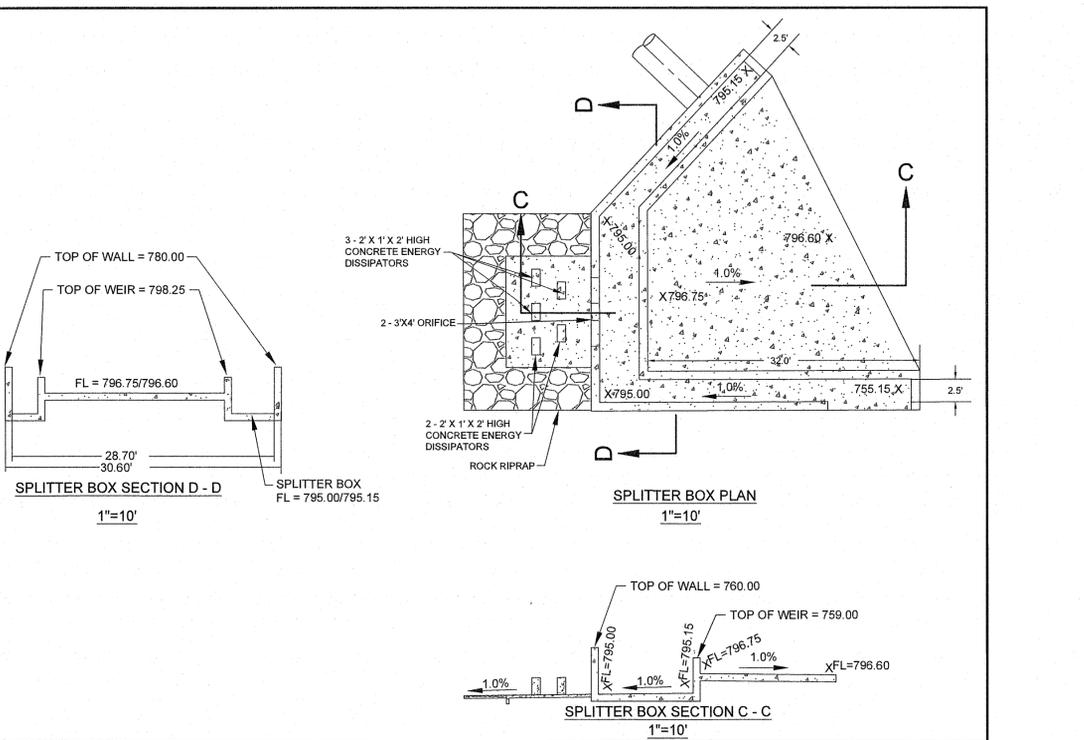
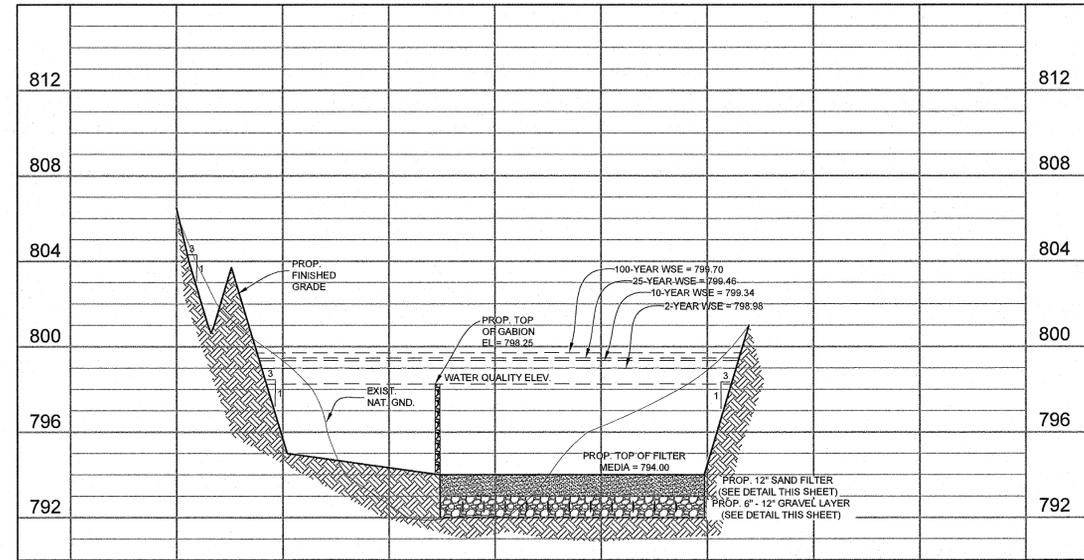
STORMWATER
IRRIGATION AREA
NO TRESPASSING

IRRIGATION AREA SIGN
(N.T.S.)

WATER QUALITY POND PUMP SPECIFICATIONS	
Goulds Pump Model No.	VIS-WF
Peak Horsepower	7.5
Speed (rpm)	3450
Phase	THREE
Stages	THREE
Impeller	STAINLESS
Shaft	STAINLESS
Bowl	CAST IRON
Pumping Rate (gpm)	145
Pumping Head (ft.)	121
Pump On Elevation (ft.)	793.00
Low Level Alarm Elevation (ft.)	790.50
Pump Off Elevation (ft.)	791.00
Top Elevation (ft.)	803.50
Bottom Elevation (ft.)	784.50
Wet Well Depth (ft.)	19.00



POND CROSS SECTION A - A



STORMWATER IRRIGATION NOTES

- ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL VALVES. PRESSURE REGULATION COMPONENTS SHALL BE REQUIRED WHERE STATIC PRESSURE EXCEEDS MANUFACTURER'S RECOMMENDED OPERATING RANGE.
- SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
- SERVICABLE CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENTIAL MAY CAUSE LOW HEAD DRAINAGE ADJACENT TO PAVING.
- SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED FOR MINIMUM RUN-OFF AND MINIMUM OVERSPRAY ONTO NON-IRRIGATED AREAS (I.E., PAVING AND STRUCTURES).
- ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING.
- SYSTEM SHALL INCLUDE RAINFALL/TEMPERATURE/WIND SENSORS TO INTERRUPT IRRIGATION AT SELECTED RAINFALL LEVEL, TEMPERATURE, AND WIND SPEED. SENSOR SHALL BE HUNTER MINI-WEATHER STATION OR APPROVED EQUAL. SENSOR SHALL BE MOUNTED SO IT IS NOT INFLUENCED BY IRRIGATION SPRAY OR ADJACENT TREES/STRUCTURES.
- AFTER THE 12 HOUR DELAY, HUNTER MINI-WEATHER STATION SHALL ACT TO OVERRIDE PUMP CONTROLS WHENEVER A PUMP IS OPERATING OR INTENDED TO OPERATE.
- IRRIGATION CONSTRUCTION PLANS SHALL INCLUDE A WATER BUDGET. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE CONTROLLER DOOR. WATER BUDGET SHALL INCLUDE:
 - INFORMATION REGARDING IRRIGATION SCHEDULE INCLUDING 12-HOUR DELAY AND PUMPING INTERVALS.
 - LOCATION OF EMERGENCY STORM IRRIGATION SYSTEM SHUT-OFF VALVE.
 - ALL PIPE SHALL BE PURPLE SDR-21 PVC PIPE. NON-POTABLE MARKING TAKE SHALL BE USED FOR ALL PIPE.

NOTES:

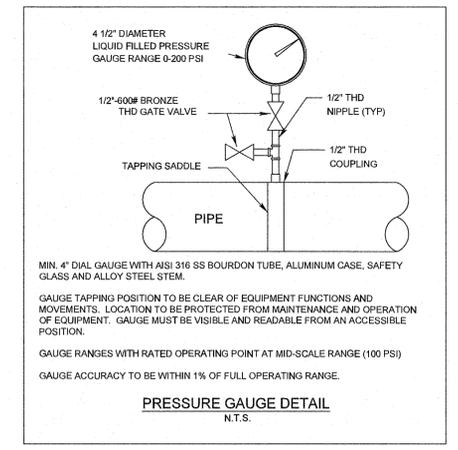
- REFER TO STRUCTURAL AND ELECTRICAL SHEETS FOR ADDITIONAL DETAILS.
- ACCESS DOOR SHALL BE HALLIDAY PRODUCTS MODEL No. S1R3642 (OR APPROVED EQUIVALENT). ACCESS DOOR AND FRAME SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
- THE PUMP FOR THE WATER QUALITY POND SHALL BE VERTICAL DEEP-WELL SUBMERSIBLE TYPE, ENCLOSED POLISHED BRONZE IMPELLERS WITH STAINLESS STEEL SHAFTING. CONTRACTOR SHALL ALSO PROVIDE A SHROUD FOR THE PUMP AND MOTOR. THE PUMP SHALL BE NON-OVERLOADING THROUGHOUT THE ENTIRE RANGE OF OPERATION. THE PUMP SHALL RETAIN A MINIMUM SERVICE FACTOR OF 1.15.
- PUMP CABLES SHALL BE AIR AND WATER RATED AND SHALL BE INTERNALLY SPLICED IN THE MOTOR.
- PUMP OPERATION:
 - PRIMARY LEVEL SENSING FOR PUMP OPERATION SHALL BE BY A TRANSDUCER IN THE WET WELL. FULL BACK-UP FLOATS SHALL BE PROVIDED FOR.
 - LOW LEVEL SHUT OFF/ALARM, 2) "PUMP ON" ACTIVATION, 3) HIGH LEVEL "PUMP ON" ACTIVATION, 4) PUMPS OFF.
 - PUMPING SEQUENCE SHALL BEGIN 12 HOURS AFTER "PUMP ON" WATER LEVEL IS REACHED IN THE WET WELLS.
 - PUMPS SHALL BE CONTROLLED TO RUN ON AN ADJUSTABLE CYCLE TIME INITIALLY SET AT 1 HOUR FOLLOWED BY THE SAME TIME OF NO PUMPING FOR ONE CYCLE.
 - PUMP CYCLES SHALL BE REPEATED UNTIL "PUMP OFF" WET WELL LEVEL IS REACHED (EXCEPT AS NOTED BELOW):
 - IF WATER LEVEL CONTINUES TO RISE TO THE FULL WATER QUALITY VOLUME, THE "PUMP ON" SENSOR IS ENERGIZED AND A NEW 12-HOUR DELAY IS STARTED WHICH WILL OVERRIDE THE PREVIOUS 12-HOUR DELAY.
 - FLASHING ALARM LIGHT SHALL BE ACTIVATED IF 1) PUMPS ARE NOT RUNNING WITHIN 36 HOURS OF "PUMP ON" SIGNAL; 2) LOW LEVEL FLOAT HAS DROPPED; 3) HIGH LEVEL FLOAT HAS FLOATED; 4) PUMP HAS FAILED TO OPERATE.
 - THE PUMPS MUST ALTERNATE ON START-UP. EITHER PUMP SHALL BE CAPABLE OF RUNNING THE ENTIRE SYSTEM.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES, PERMITS, INSPECTIONS, ETC. UNTIL THE PROJECT HAS BEEN GRANTED FINAL ACCEPTANCE. CONTRACTOR SHALL ALSO ACQUIRE AN ELECTRIC METER PERMIT FROM THE CITY OF AUSTIN.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE MANUFACTURER'S WARRANTY. ALL COMPONENTS TO BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
 - DUCTILE IRON PIPE INSIDE THE WET WELLS SHALL BE COATED WITH 14-20 MILS TMEMO SERIES 46 H-113 H-BUILD COAL TAR EPOXY. SURFACE PREPARATION SHALL BE AS PER MANUFACTURER'S INSTRUCTIONS.
 - SYSTEM SHALL INCLUDE RAINFALL/TEMPERATURE/WIND SENSORS TO INTERRUPT IRRIGATION AT SELECTED RAINFALL LEVEL, TEMPERATURE, AND WIND SPEED. SENSOR SHALL BE HUNTER MINI-WEATHER STATION OR APPROVED EQUAL. SENSOR SHALL BE MOUNTED TO AVOID INFLUENCE BY IRRIGATION SPRAY OR ADJACENT TREES AND STRUCTURES.
 - AFTER THE INITIAL 12 HOUR DELAY, THE WEATHER STATION SHALL ACT TO OVERRIDE PUMP CONTROLS WHENEVER A PUMP IS OPERATING OR INTENDED TO OPERATE.
 - IF THE WEATHER STATION IS IN OVERRIDE MODE, IRRIGATION WILL NOT BEGIN UNTIL WEATHER STATION INDICATES ACCEPTABLE CONDITIONS. PUMP ALTERNATION SHALL OCCUR ANY TIME AN OPERATING PUMP IS TURNED OFF DUE TO A SIGNAL FROM THE WEATHER STATION. PUMP ALTERNATION SEQUENCE SHALL BE MAINTAINED IF WEATHER STATION ACTS TO OVERRIDE PUMP CONTROLS.
 - ALARM LIGHT SHALL BE MOUNTED A MINIMUM OF 5 FEET ABOVE NATURAL GROUND, ALONG WITH A GREEN PUMP RUN LIGHT.

OPERATION NARRATIVE:

THE SYSTEM IS DESIGNED FOR THE PUMPS TO BEGIN EMPTYING THE WET WELL 12 HOURS AFTER THE TIMER IS ACTIVATED BY WATER FILLING THE WET WELL TO THE "LEAD PUMP ON" FLOAT. THE IRRIGATION WILL THEN BEGIN WITH ONE PUMP RUNNING FOR AN ADJUSTABLE PERIOD OF TIME FOLLOWED BY THE OTHER PUMP, AND CONTINUE ALTERNATING UNTIL THE "ALL PUMPS OFF" FLOAT IS REACHED. A WEATHER STATION WILL REGULATE THE IRRIGATION SEQUENCE TO PREVENT IRRIGATION UNDER ADVERSE CONDITIONS. AT THE END OF THE ADVERSE CONDITIONS, THE PUMP CYCLE WILL CONTINUE IF THE WET WELL LEVEL IS AT OR ABOVE THE "LEAD PUMP ON" FLOAT.

OPERATING AND MAINTENANCE GUIDELINES FOR WATER QUALITY SYSTEM

- THE BANKS AND SIDE SLOPES SHOULD BE MOWED AT LEAST TWICE A YEAR. VEGETATION GROWING WITHIN THE BASINS MUST NOT BE ALLOWED TO EXCEED 18 INCHES IN HEIGHT.
- SILT REMOVED FROM THE BASIN AS A RESULT OF MAINTENANCE SHOULD BE DISPOSED OF ON SITE IF PROPERLY STABILIZED ACCORDING TO PRACTICES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL CRITERIA OF THE CITY OF AUSTIN.
- THE FLOAT BULBS, THE CONTROL STATION, THE PUMP, AND THE ELECTRONIC CONTROLS SHOULD BE INSPECTED PERIODICALLY, AT LEAST EVERY TWO MONTHS, TO ENSURE THAT THE SYSTEM IS FUNCTIONING PROPERLY. DURING THE INITIAL CONTRACTOR ONE-YEAR WARRANTY PERIOD, THE OWNER'S DESIGNATED REPRESENTATIVE WILL BE RESPONSIBLE FOR THESE PERIODIC INSPECTIONS (MINIMUM EVERY 2 MONTHS).



BARTON CREEK
SECTIONS 'K', 'L', & 'O'
PAVING & DRAINAGE IMPROVEMENTS
WATER QUALITY POND A DETAILS

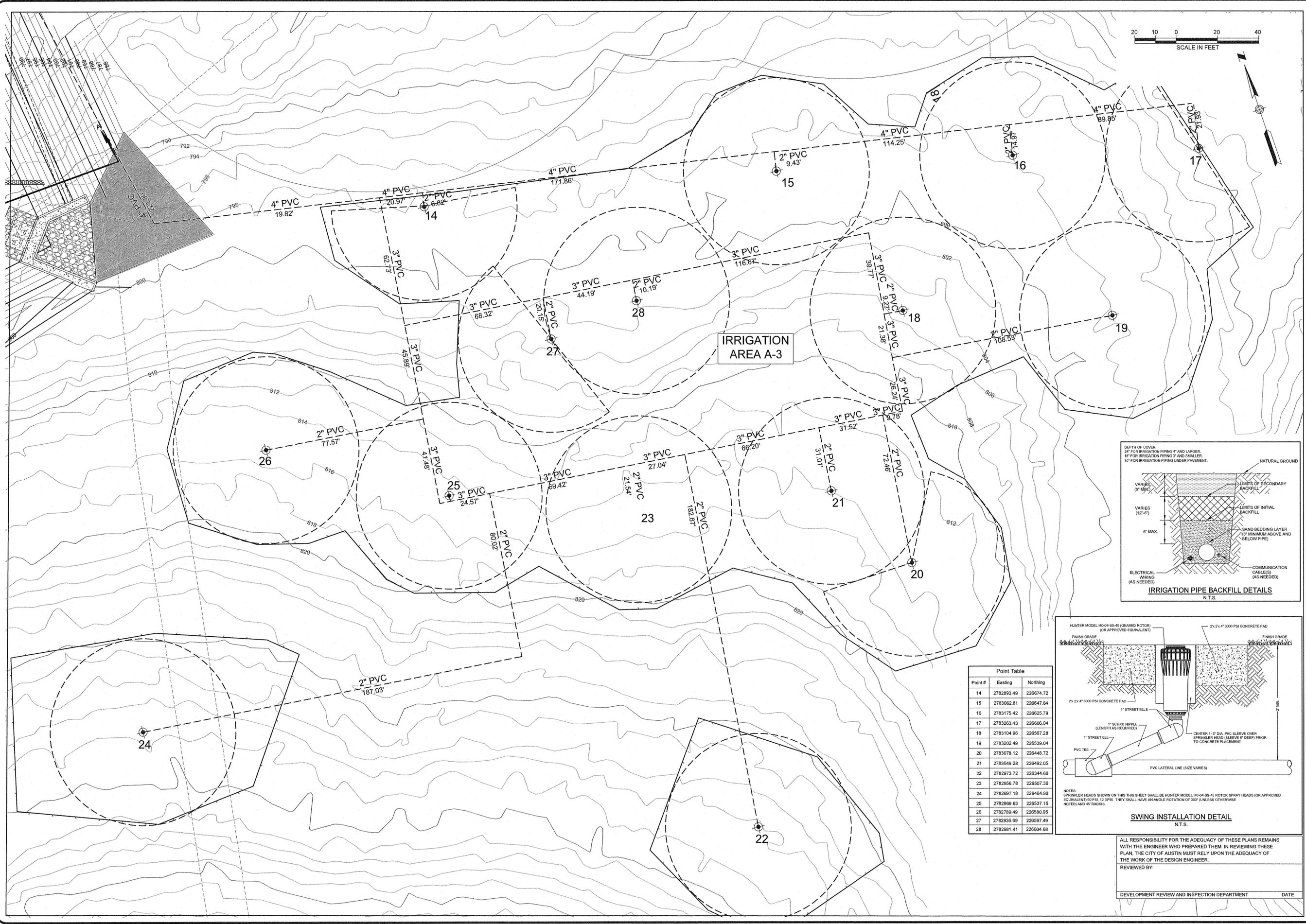
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DESIGNED BY: JCN
DRAWN BY: JCN
CHECKED BY: JCN
DRAWING NAME: KL.D.P.L.D.M.G.

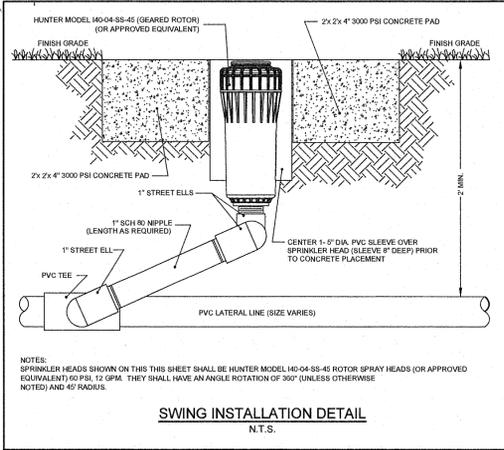
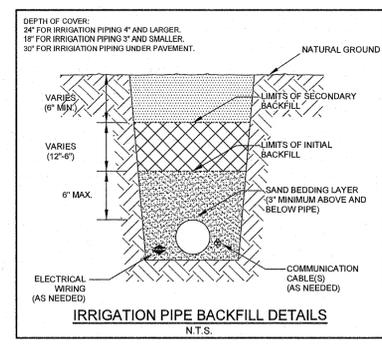
LJA Engineering Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A111-427
SHEET NO. **34**
OF SHEETS

1. Barton Creek Stormwater Management System - 100% Final Design
 2. LJA Engineering Inc. - 100% Final Design
 3. Barton Creek Stormwater Management System - 100% Final Design
 4. Barton Creek Stormwater Management System - 100% Final Design
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IRRIGATION AREA A-3



Point #	Easting	Northing
14	2782893.49	226674.72
15	2783062.81	226647.64
16	2783175.42	226625.79
17	2783263.43	226606.04
18	2783104.96	226567.28
19	2783202.49	226539.04
20	2783078.12	226448.72
21	2783049.28	226492.05
22	2782973.72	226344.60
23	2782956.78	226507.30
24	2782697.18	226464.90
25	2782869.63	226537.15
26	2782789.49	226590.95
27	2782936.69	226597.49
28	2782981.41	226604.68

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

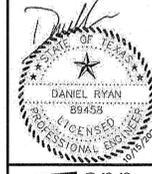
REVIEWED BY: _____

DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT DATE _____

BARTON CREEK
SECTIONS 'K', 'L', & 'O'
PAVING & DRAINAGE IMPROVEMENTS
WATER QUALITY POND A IRRIGATION PLAN
(SHEET 2)

NO.	REVISIONS DESCRIPTION	BY	DATE

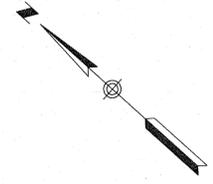
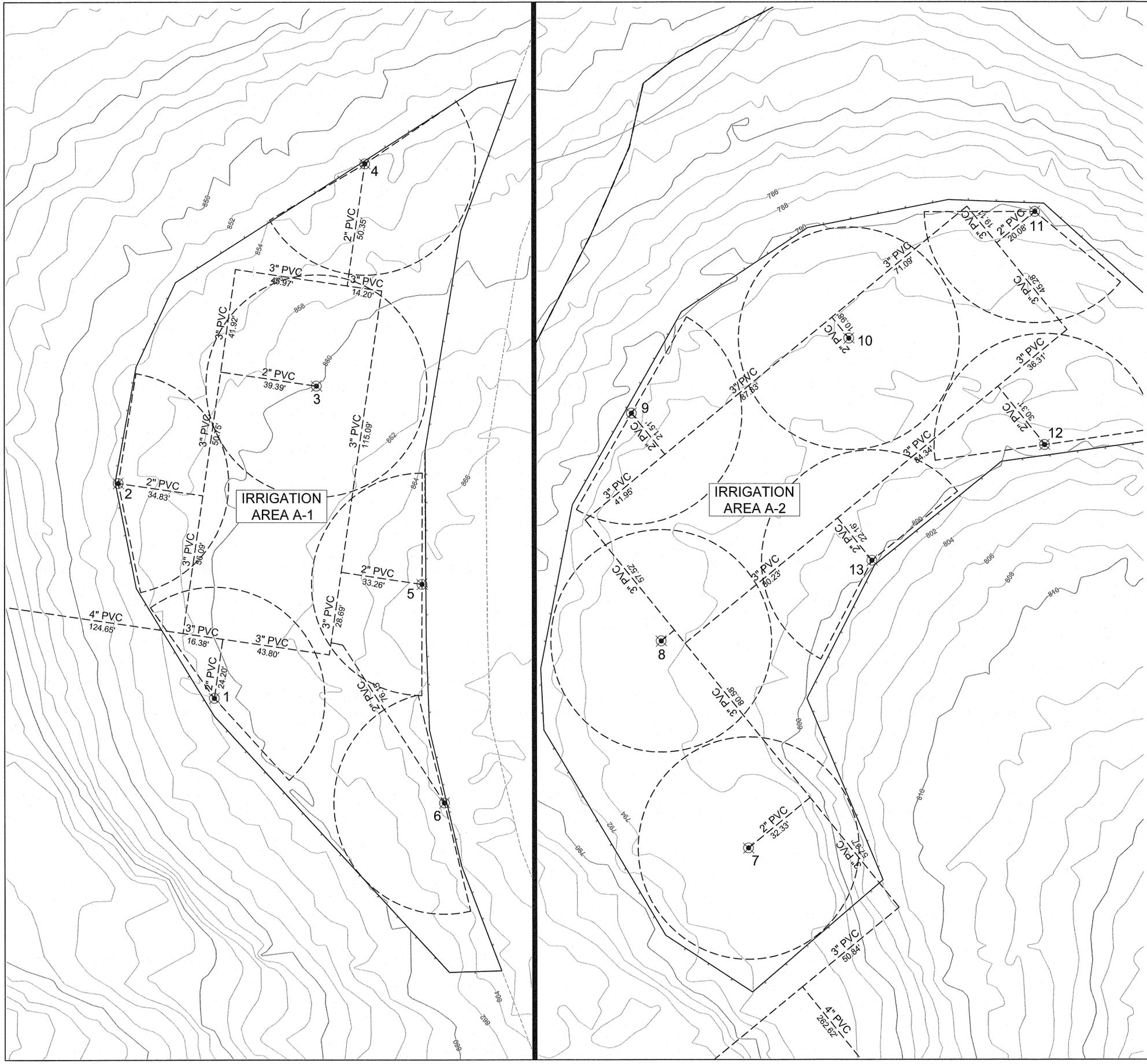
DATE: OCTOBER 2019
 DESIGNED BY: JCN
 DRAWN BY: JCN
 CHECKED BY: JAC
 DRAWING NAME: KL.D.P.L.D.M.C.D.R.G.



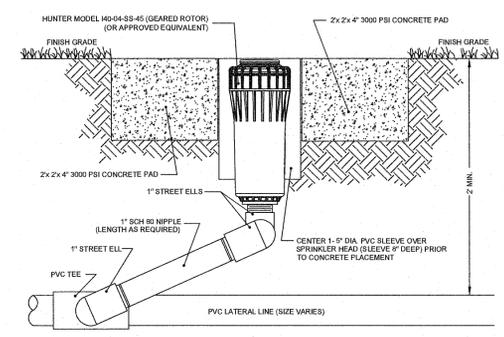
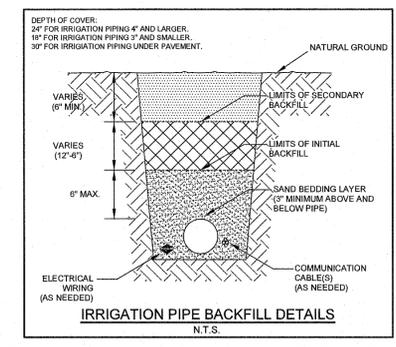
LJA Engineering Inc.
 Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-1386

JOB NUMBER: A111-427
 SHEET NO. 35 OF SHEETS

1. All work shall conform to the City of Austin Engineering Department standards.
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 3. All work shall conform to the City of Austin Engineering Department standards.
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 10. All work shall conform to the City of Austin Engineering Department standards.



Point #	Easting	Northing
1	2783386.08	226223.61
2	2783423.66	226311.26
3	2783507.30	226278.48
4	2783586.82	226324.76
5	2783477.32	226192.59
6	2783418.30	226126.02
7	2783390.62	226967.80
8	2783428.29	226750.72
9	2783487.93	226821.97
10	2783570.21	226777.26
11	2783659.28	226756.19
12	2783592.51	226689.45
13	2783510.37	226709.55



NOTES:
 SPRINKLER HEADS SHOWN ON THIS SHEET SHALL BE HUNTER MODEL 40-64-SS-45 ROTOR SPRAY HEADS (OR APPROVED EQUIVALENT) 1/2" P.S.I. 12" S.P.H. THEY SHALL HAVE AN ANGLE ROTATION OF 90° UNLESS OTHERWISE NOTED AND 45° RADIUS.

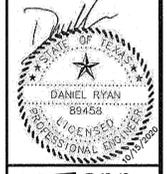
SWING INSTALLATION DETAIL
 N.T.S.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST REPLY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
 REVIEWED BY: _____
 DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT DATE

BARTON CREEK
SECTIONS 'K', 'L', & 'O'
PAVING & DRAINAGE IMPROVEMENTS
WATER QUALITY POND A IRRIGATION PLAN
(SHEET 1)

REVISIONS	DESCRIPTION	BY	DATE

DATE: OCTOBER 2019
 DESIGNED BY: JCN
 DRAWN BY: JCN
 CHECKED BY: JAC
 DRAWING NAME: KL.D.P.L.D.I.R.C.DWG



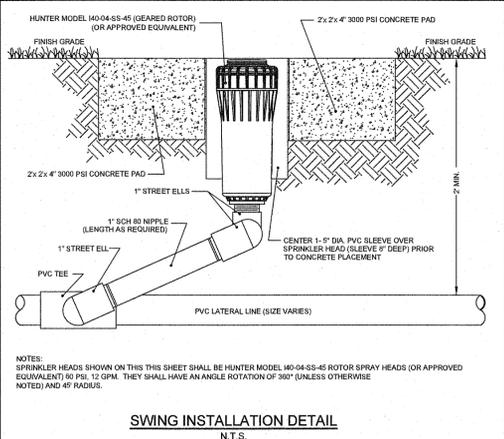
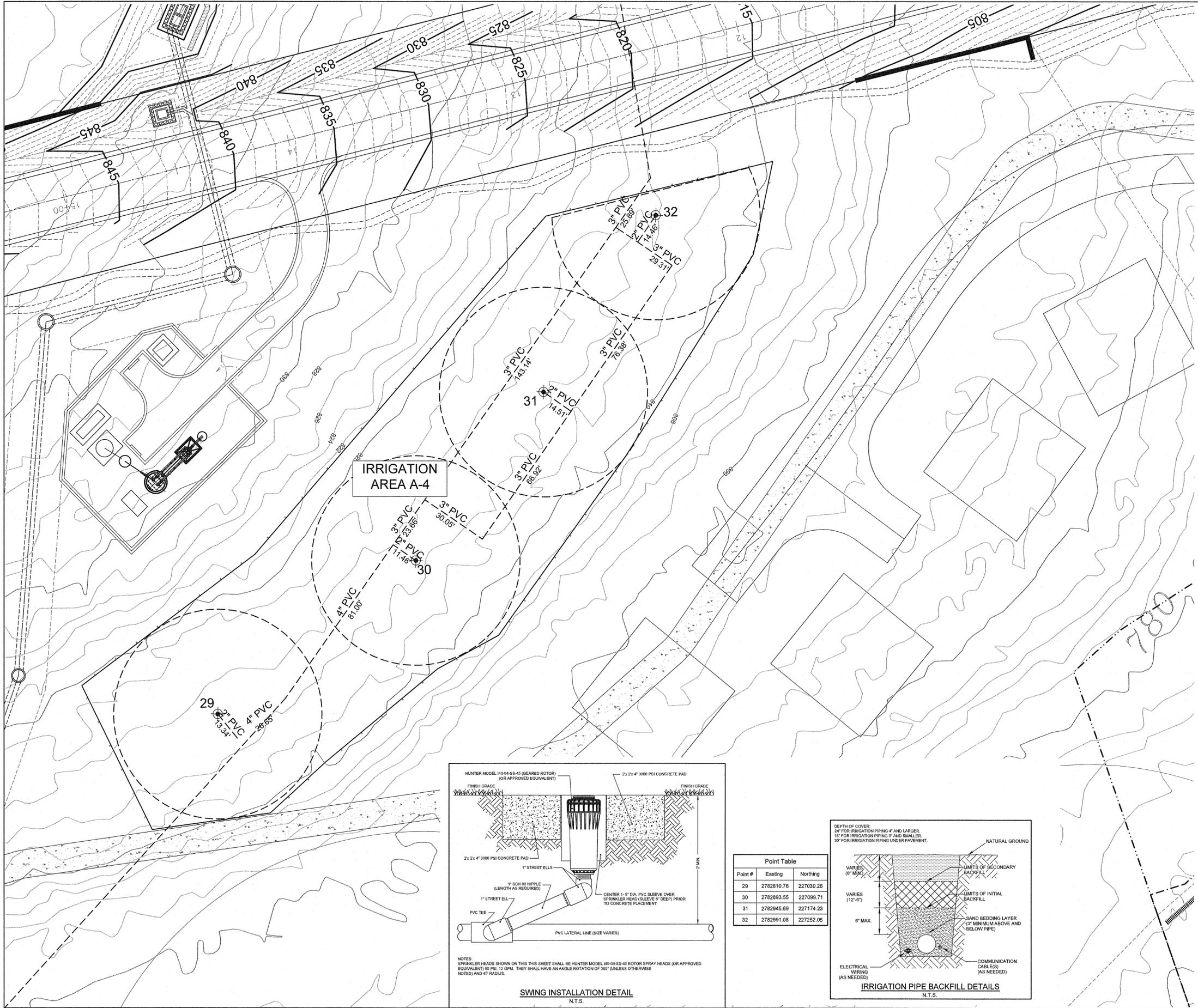
LJA Engineering Inc.
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 Austin, Texas 78735

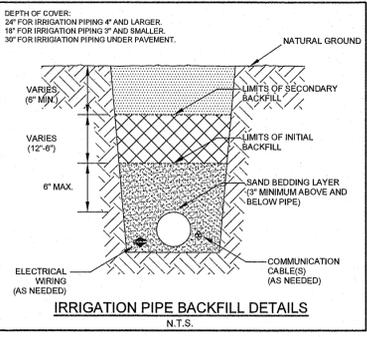
JOB NUMBER:
 A111-427

SHEET NO.
36
 OF SHEETS

1. No part of this drawing shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the engineer who prepared this drawing.
 2. The City of Austin is not responsible for the accuracy of the information provided in this drawing.
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Point #	Easting	Northing
29	2782810.76	227030.26
30	2782893.55	227099.71
31	2782945.69	227174.23
32	2782991.08	227252.05



User: Administrator
 Plot Date/Time: Oct. 15, 2015 15:13
 Plot Size/Time: Oct. 15, 2015 17:25:28
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BARTON CREEK
SECTIONS 'K', 'L', & 'O'
PAVING & DRAINAGE IMPROVEMENTS
WATER QUALITY POND & IRRIGATION PLAN
 (SHEET 3)

NO.	REVISIONS DESCRIPTION	BY	DATE



LJA Engineering Inc.
 7500 Ritale Boulevard
 Building II, Suite 100
 Austin, Texas 78735
 Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-1386

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
 DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT _____ DATE _____

LJA Engineering Inc.
 JOB NUMBER: A111-427
 SHEET NO. **37**
 OF SHEETS

APPENDIX A

**SAMPLE INSPECTION AND MAINTENANCE
REPORT FORM**

TPDES Construction Inspection and Maintenance Report Form

Project Name: Holden Hills G-6 Condos _____

Permit Number: _____

Facility Operators: _____

Inspector's Name: _____

(attach qualifications summary for each inspector)

Date of Last Rainfall: _____

Amount of Last Rainfall: _____

Date of Inspection: _____

Inspection Notes

Condition Code*	Area Inspected	Changes Required (if any)
<input type="checkbox"/>	Stabilized Construction Entrance(s)	
<input type="checkbox"/>	Silt fencing and rock berms downstream of improvements	
<input type="checkbox"/>	Severe service rock berm and silt fencing downstream of detention pond	
<input type="checkbox"/>	Severe service rock berm and silt fencing inside Vega Avenue right-of-way	
<input type="checkbox"/>	Sediment Trap (Water Quality Pond)	
<input type="checkbox"/>	Silt fencing downstream of Temporary Spoils/ Construction Staging Areas	
<input type="checkbox"/>	Areas temporarily and/or finally stabilized (inspect at least once every month)	
<input type="checkbox"/>		

*Condition Codes
01 - In compliance with the storm water pollution prevention plan and permit
02 - To be repaired or replaced within 24 hours.
03 - To be repaired or replaced within 48 hours.
04 - To be repaired or replaced within 7 days.

Please note major construction activities taking place. Include dates when major grading activities and/or disturbances occur, dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated. Major observations should include: The locations of discharges of sediment or other pollutants from the site; locations of controls that need to be maintained; locations of controls that failed to operate as designed or proved inadequate for a particular location; and locations where additional controls are needed. (Attach additional pages as required and/or attach daily construction reports.)

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

Signature: _____ Date: _____

Signature: _____ Date: _____

APPENDIX B

**NAMES AND QUALIFICATIONS OF PERSONNEL
MAKING INSPECTIONS**

APPENDIX C

**CERTIFIED NOTICES OF INTENT AND
ACKNOWLEDGEMENT CERTIFICATES**



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

IMPORTANT INFORMATION

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

Use the NOI Checklist to ensure all required information is completed correctly.

Incomplete applications delay approval or result in automatic denial.

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

ePERMITS

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

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

APPLICATION FEE AND PAYMENT

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

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

Provide your payment information for verification of payment:

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

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

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

If Yes, provide the authorization number here: TXR15 [REDACTED]

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

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN 606123644

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

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

Holden Hills, L.P.

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

Prefix (Mr. Ms. Miss): Ms.

First and Last Name: Erin D. Pickens Suffix: [REDACTED]

Title: Senior Vice President Credentials: [REDACTED]

Phone Number: 512-478-5788 Fax Number: [REDACTED]

E-mail: epickens@stratusproperties.com

Mailing Address: 212 Lavaca Street

City, State, and Zip Code: Austin, TX 78701

Mailing Information if outside USA:

Territory: [REDACTED]

Country Code: [REDACTED] Postal Code: [REDACTED]

d) Indicate the type of customer:

- | | |
|---|---|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Federal Government |
| <input checked="" type="checkbox"/> Limited Partnership | <input type="checkbox"/> County Government |
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Trust | <input type="checkbox"/> City Government |
| <input type="checkbox"/> Sole Proprietorship (D.B.A.) | <input type="checkbox"/> Other Government |
| <input type="checkbox"/> Corporation | <input type="checkbox"/> Other: [REDACTED] |
| <input type="checkbox"/> Estate | |

e) Is the applicant an independent operator? Yes No

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

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

0-20

251-500

21-100

501 or higher

101-250

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

State Franchise Tax ID Number: 32086275834

Federal Tax ID:

Texas Secretary of State Charter (filing) Number: 0804723318

DUNS Number (if known):

SECTION 2. APPLICATION CONTACT

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

Yes, go to Section 3

No, complete this section

Prefix (Mr. Ms. Miss): Mrs.

First and Last Name: Lauren Crone Suffix:

Title: Sr. Project Manager Credential: P.E.

Organization Name: LJA Engineering, Inc.

Phone Number: 512-439-4700 Fax Number:

E-mail: lcrone@lja.com

Mailing Address: 7500 Rialto Blvd, Bldg II, Suite 100

Internal Routing (Mail Code, Etc.):

City, State, and Zip Code: Austin, TX 78735

Mailing information if outside USA:

Territory:

Country Code: Postal Code:

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

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

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

- b) Name of project or site (the name known by the community where it's located): Holden Hills G-6 Condos
- c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Construction of roads and associated utilities
- d) County or Counties (if located in more than one): Travis County
- e) Latitude: 30.269085 Longitude: -97.854679
- f) Site Address/Location

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

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

Section A:

Street Number and Name: 6964 Bellissimo Lane

City, State, and Zip Code: Austin, TX 78746

Section B:

Location Description:

City (or city nearest to) where the site is located:

Zip Code where the site is located:

SECTION 4. GENERAL CHARACTERISTICS

- a) Is the project or site located on Indian Country Lands?
 - Yes, do not submit this form. You must obtain authorization through EPA Region 6.
 - No
- b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?
 - Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.
 - No
- c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? 1611
- d) What is the Secondary SIC Code(s), if applicable? 1623
- e) What is the total number of acres to be disturbed? 9.39
- f) Is the project part of a larger common plan of development or sale?

Yes

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

g) What is the estimated start date of the project? 2023

h) What is the estimated end date of the project? 2024

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

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? Barton Creek

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1428

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

Yes No

If Yes, provide the name of the MS4 operator:

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

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

Yes, complete the certification below.

No, go to Section 5

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

SECTION 5. NOI CERTIFICATION

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

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

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

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

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

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: [REDACTED]

Operator Signatory Title: [REDACTED]

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

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

Signature (use blue ink): _____ Date: _____

APPENDIX D

**TEXAS COMMISSION ON ENVIRONMENTAL
QUALITY SMALL-BUSINESS HANDBOOK FOR
SPILL RESPONSE (RG-285)**

APPENDIX D – SPILL NOTIFICATION PROCEDURE

To report an environmental emergency, discharge, spill or air release, contact:

STATE

- State of Texas Spill-Reporting Hotline and the SERC: 1-800-832-8224 (24 hours)
- TCEQ Regional Office – Austin Region 512-339-2929 (M-F 8:00 am – 5:00 pm)

FEDERAL

- National Response Center: 1-800-424-8802 (notifying NRC does not constitute notice to the state.)

When making a report of a spill or pollution complain, please have the following information at hand:

- The date and time of the spill or release.
- The identity of chemical name of any material released or spilled, as well as whether the substance is extremely hazardous.
- The estimate of the quantity of material released or spilled and the time or duration of the event.
- The exact location of the spill, including the name of receiving waters. Receiving waters for this project include Barton Creek.
- The extent of actual and potential water pollution.
- The source of the release or spill.
- The name, address, and phone number of the party in charge of, or responsible for, the facility, vessel, or activity associated with the release or spill.
- The name and phone number of the party at the site who is in charge of operations.
- The steps being taken or proposed to contain and clean up the released or spilled material and any precautions taken to minimize impacts, including evacuation.
- The extent of any injuries.
- Any known or anticipated health risks associated with the incident and where appropriate, advice regarding medical attention necessary for persons exposed.
- Possible hazards to the environment (air, soil, water, wildlife, etc.) This assessment may include references to accepted chemical databases, material safety data sheets, and health advisories. The TCEQ may request estimated or measured concentrations of contaminant for the state's hazard assessment.
- The identities of any government or private sector representative responding at the scene.

IMPORTANT WEBSITES:

Emergency Response Home (<https://www.tceq.texas.gov/response/index.html>)
Spills, Discharges, and Releases (<https://www.tceq.texas.gov/response/spills/spills.html>)

APPENDIX E

**TPDES GENERAL PERMIT NO. TXR150000 FOR
STORMWATER DISCHARGES FROM
CONSTRUCTION ACTIVITIES**

Texas Commission on Environmental Quality

P.O. Box 13087, Austin, Texas 78711-3087



GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM

under provisions of
Section 402 of the Clean Water Act
and Chapter 26 of the Texas Water Code

This permit supersedes and replaces
TPDES General Permit No. TXR150000, issued March 5, 2008

Construction sites that discharge stormwater associated with construction activity
located in the state of Texas
may discharge to surface water in the state

only according to monitoring requirements and other conditions set forth in this general permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ or Commission), the laws of the State of Texas, and other orders of the Commission of the TCEQ. The issuance of this general permit does not grant to the permittee the right to use private or public property for conveyance of stormwater and certain non-stormwater discharges along the discharge route. This includes property belonging to but not limited to any individual, partnership, corporation or other entity. Neither does this general permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to use the discharge route.

This general permit and the authorization contained herein shall expire at midnight, five years from the permit effective date.

EFFECTIVE DATE: March 5, 2013

ISSUED DATE: FEB 19 2013

A handwritten signature in black ink that reads "Bryan W. Shaw".

For the Commission

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

I _____ Erin D. Pickens _____
Print Name

Senior Vice President of Holden Hills, L.L.C., a Texas limited liability company,
General Partner of Holden Hills, L.P., a Texas limited partnership
_____ Title - Owner/President/Other

of _____ Holden Hills, L.P., a Texas limited partnership _____
Corporation/Partnership/Entity Name

have authorized _____ Lauren Crone, P.E. _____
Print Name of Agent/Engineer

of _____ LJA Engineering, Inc. _____
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Stratus Properties Operating Co., L.P.,
a Delaware limited partnership

By: STRS L.L.C.,
a Delaware limited liability company,
General Partner

By: Stratus Properties Inc.,
a Delaware corporation, Sole Member

Erin D Pickens

Applicant's Signature - Erin D. Pickens,
Senior Vice President

05/04/2023

Date

THE STATE OF TEXAS

County of Travis

BEFORE ME, the undersigned authority, on this day personally appeared Erin D. Pickens, Senior Vice President of Holden Hills GP, L.L.C., a Texas limited liability company, General Partner of Holden Hills, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same for the purpose and consideration therein expressed.

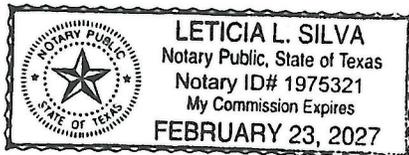
GIVEN under my hand and seal of office on this 4th day of May, 2023.

Leticia L Silva

NOTARY PUBLIC

Leticia L Silva

Typed or Printed Name of Notary



MY COMMISSION EXPIRES: February 23, 2027

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Holden Hills G-6 Condos

Regulated Entity Location: 6964 Bellissimo Lane, Austin, TX 78746

Name of Customer: Holden Hills, L.P., a Texas limited partnership

Contact Person: Erin Pickens

Phone: 512-478-5788

Customer Reference Number (if issued): CN 606123644

Regulated Entity Reference Number (if issued): RN _____

Austin Regional Office (3373)

Hays

Williamson

Travis

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

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

Overnight Delivery to: TCEQ - Cashier

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

<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	43.41 Acres	\$ 8,000
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Extension of Time	Each	\$

Signature: Erin D. Pickens

Date: 05/04/2023

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

<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
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	≥ 500	\$10,000
	< 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



TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<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 606123644		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 Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)			
<i>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).</i>			
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		<i>If new Customer, enter previous Customer below:</i>	
Holden Hills, L.P., a Texas limited partnership		Stratus Properties Operating Co., L.P.	
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
0804723318	32086275834		
11. Type of Customer:	<input type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship		<input type="checkbox"/> Other:
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"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant			
15. Mailing Address:	212 Lavaca Street, Suite 300		
	City	State	ZIP
	Austin	TX	78701
			ZIP + 4
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		epickens@stratusproperties.com	
18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)	

SECTION III: Regulated Entity Information

21. General Regulated Entity Information <i>(If 'New Regulated Entity' is selected, a new permit application is also required.)</i>							
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information							
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>							
22. Regulated Entity Name <i>(Enter name of the site where the regulated action is taking place.)</i>							
Holden Hills G-6 Condos							
23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>							
		City		State		ZIP	
						ZIP + 4	
24. County		Travis					

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

25. Description to Physical Location:		Extends from Tacoma Circle to Lost Creek Blvd					
26. Nearest City				State		Nearest ZIP Code	
Austin				TX		78701	
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>							
27. Latitude (N) In Decimal:		30.268997		28. Longitude (W) In Decimal:		-97.854254	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
29. Primary SIC Code (4 digits)		30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)	
1611		1623		23411		23491	
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>							
Construction of roads and utilities							
34. Mailing Address:		212 Lavaca Street, Suite 300					
		City	Austin	State	TX	ZIP	78701
						ZIP + 4	
35. E-Mail Address:		epickens@stratusproperties.com					
36. Telephone Number			37. Extension or Code			38. Fax Number <i>(if applicable)</i>	
(512) 478-5788						() -	

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 checked="" 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 type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Lauren Crone, P.E.	41. Title:	Sr. Project Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 439-4700		() -	lcrone@lja.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Holden Hills, L.P., a Texas limited partnership By: Holden Hills GP, L.L.C., a Texas limited liability company its General Partner	Job Title:	Senior Vice President
Name (In Print):	By: Erin D. Pickens	Phone:	(512) 478- 5788
Signature:		Date:	05/04/2023