Southwest Engineers

Civil | Environmental | Land Development

WATER POLLUTION ABATEMENT PLAN (WPAP)

FOR

FM 1626 OFFICE PARK

690 S FM 1626,
BUDA, HAYS COUNTY, TEXAS 78610

Prepared For:

24 BELLY PROPERTIES, LLC.
P.O. BOX 385
BUDA, TX 78610

Prepared By:

SOUTHWEST ENGINEERS, INC
205 CIMARRON PARK LOOP, SUITE B
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May 2023
Project #: 0918-003-21

Southwest Engineers
WWW.SWENGINEERS.COM | TBPE NO. F-1909

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BUDA, TX 78610
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I.

EDWARDS AQUIFER APPLICATION COVER PAGE (TCEQ-20705)

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: FM 1626 OFFICE PARK						**2. Regulated Entity No.:**			
3. Customer Name: 24 Belly Properties, LLC						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	(New)		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	(WPAP)	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		(Non-residential)			**8. Site (acres):**			7.025
9. Application Fee:	$5,000		**10. Permanent BMP(s):**					Batch Detention Pond	
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**					N/A	
13. County:	Hays		**14. Watershed:**					Onion Creek - Colorado River	

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	✓	__	__
Region (1 req.)	✓	__	__
County(ies)	✓	__	__
Groundwater Conservation District(s)	__Edwards Aquifer Authority ✓Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin ✓Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence __Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	__	__	__	__	__
Region (1 req.)	__	__	__	__	__
County(ies)	__	__	__	__	__
Groundwater Conservation District(s)	__ Edwards Aquifer Authority __Trinity-Glen Rose	__Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch __Helotes __Hill Country Village __Hollywood Park __San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Hayden Dringenberg
Print Name of Customer/Authorized Agent  03/21/2023
Signature of Customer/Authorized Agent Date

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

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512-312-4336

II.

General Information Form
(TCEQ-0587)

General Information Form

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Hayden Dringenberg

Date: 03/21/2023

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: FM 1626 Buda Office Complex
2. County: Hays County
3. Stream Basin: Colorado River Basin
4. Groundwater Conservation District (If applicable): Barton Springs Edwards Aquifer Conservation District
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☒ WPAP
   ☐ SCS
   ☐ Modification
   ☐ AST

☐ UST ☐ Exception Request

7. Customer (Applicant):

   Contact Person: Kayl Goebler
   Entity: 24 Belly Properties, LLC
   Mailing Address: PO BOX 385
   City, State: Buda, TX Zip: 78610
   Telephone: 512-971-6405 FAX: _____
   Email Address: kayl@centexindustrial.com

8. Agent/Representative (If any):

   Contact Person: Hayden Dringenberg
   Entity: Southwest Engineers, Inc.
   Mailing Address: 205 Cimarron Park Loop
   City, State: Buda, TX Zip: 78610
   Telephone: 512-312-4336 FAX: _____
   Email Address: hayden.dringenberg@swengineers.com

9. Project Location:

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

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

    690 S FM 1626

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

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

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

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

☐ Survey staking will be completed by this date: _____

14. ☒ **Attachment C – Project Description**. Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:

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

15. Existing project site conditions are noted below:

    ☐ Existing commercial site
    ☐ Existing industrial site
    ☒ Existing residential site
    ☐ Existing paved and/or unpaved roads
    ☐ Undeveloped (Cleared)
    ☐ Undeveloped (Undisturbed/Uncleared)
    ☐ Other: _____

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

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

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

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

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

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

WATER POLLUTION ABATEMENT PLAN
ATTACHMENT A

ROAD/LOCATION MAP



680 S FM 1626,
BUDA, TEXAS 78610

CONTRIBUTING ZONE PLAN
ATTACHMENT B

USGS/EDWARDS AQUIFER RECHARGE ZONE MAPS

USGS
science for a changing world

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

The National Map
US Topo

BUDA QUADRANGLE
TEXAS
7.5-MINUTE SERIES

SITE LOCATION

TRAVIS CO
HAYS CO

Hays
Creedmoor
Turnersville
AUSTIN
BUDA
KYLE
Woods Hill
Manchaca Springs
Heep Lake
Barron Lake
Lake Number 1
Allen Cem
Antioch Cem
Barton Cem
Carl Cem
Martin Church Cem

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

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

Imagery.....NAIP, September 2016 - November 2016
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2018
Hydrography.....National Hydrography Dataset, 2000 - 2018
Contours.....National Elevation Dataset, 2002 - 2004
Boundaries.....Multiple sources; see metadata file 2016 - 2017

Wetlands.....FWS National Wetlands Inventory 1982

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
MN
GN
3°43′ 66 MILS
0°36′ 11 MILS

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

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

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES
1 Signal Hill
2 Oak Hill
3 Montopolis
4 Mountain City
5 Creedmoor
6 San Marcos North
7 Uhland
8 Lockhart North

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

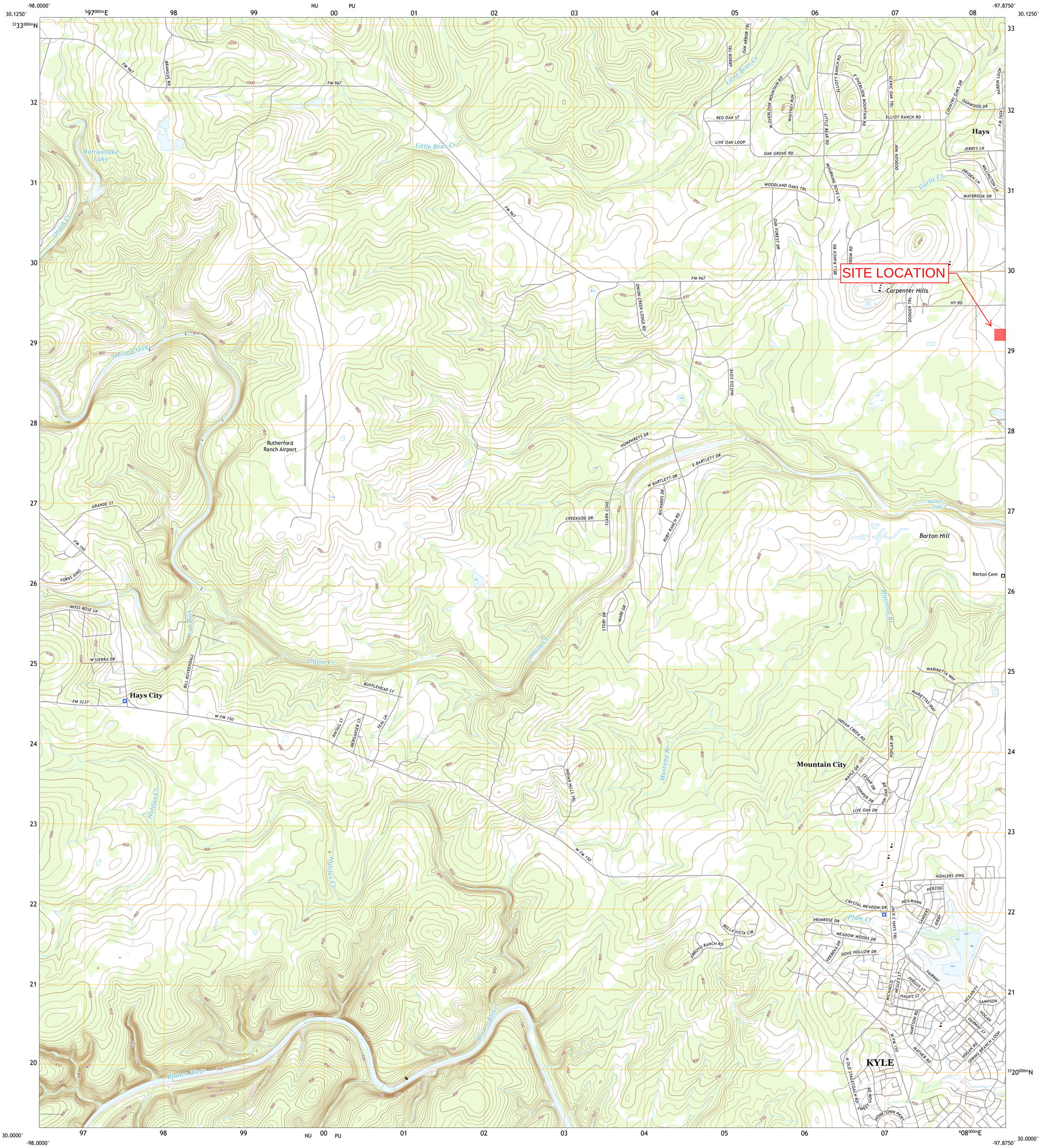
BUDA, TX
2019

NSN 7643016395271
NGA REF NO. USGSX24K5986

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

The National Map US Topo

MOUNTAIN CITY QUADRANGLE
TEXAS - HAYS 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
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Contours.....National Elevation Dataset, 2002 - 2004
Boundaries.....Multiple sources; see metadata file 2016 - 2017

Wetlands.....FWS National Wetlands Inventory 1982 - 1983

MN
GN
3°48' 68 MILS
0°32' 9 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

SCALE 1:24 000

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

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES
1 Dripping Springs
2 Signal Hill
3 Oak Hill
4 Driftwood
5 Buda
6 Wimberley
7 San Marcos North
8 Uhland

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

MOUNTAIN CITY, TX
2019

NSN 7643016397344
NGA REF NO. USGSX24K71001

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GENERAL INFORMATION SECTION
ATTACHMENT C

PROJECT DESCRIPTION

The subject property consists of a 7.025-acre tract located at 690 S FM 1626, Buda, TX 78610. The property is located within the City of Buda City Limits, Hays County, and the Edwards Aquifer Recharge and Contribution Zone within the Transition Zone as defined by the Texas Commission on Environmental Quality (TECQ). The subject tract is located within the Onion Creek-Colorado River Watershed. Currently, the property consists of a single-family dwelling structure, barn and gravel driveway with runoff draining primarily by overland sheet flow in a northeasterly direction. The remainder of the site is undeveloped with natural vegetation. The proposed development includes the construction of twelve (12) office buildings with associate parking lot, access driveways, and a batch detention pond. The batch detention pond will be used as a Permanent Best Management Practices (BMP) onsite to treat storm water generated from the maximum allowable impervious cover of 60%. The BMP has been designed in accordance with TEQ's complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices RG-348 Addendum Sheet. Stormwater will be detained in the proposed batch detention pond prior to being released into an existing roadway ditch along the FM 1626 Right-of-Way.

This Water Pollution Abatement Plan (WPAP) describes the measures taken to design the batch detention pond. The design calculations are based on a maximum allowable impervious cover of +/- 4.22 acres draining to the batch detention pond at an ultimate built-out of 60% impervious cover. The impervious cover will be a combination of building roofs and paved areas (asphalt and concrete). Please refer to the site construction drawings provided with this WPAP for more information.

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III.

Geologic Assessment Form
(TCEQ-0585)

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), Effective June 1, 1999

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

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

Signature

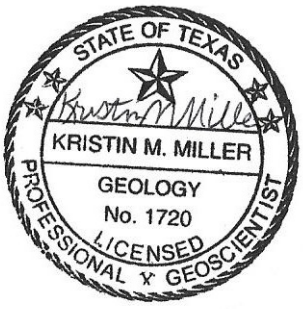
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Kristin M. Miller Telephone: 512-415-6986

Date: 02/23/2021 Fax: _____

Representing: Escarpment Environmental (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: 690 FM-1826, Buda, Hays County, Texas

Project Information

1. Date(s) Geologic Assessment was performed: 01/22/2022
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☒ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)

Soil Name	Group*	Thickness(feet)
TaB Tarpley clay, 1 tp 3 % slopes	C	up to 1.4
DOC – Doss Silty Loam Clay, 1 to 5% slopes	C	up to 18 inches

** Soil Group Definitions (Abbreviated)*

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

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

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

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

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

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

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

   Applicant's Site Plan Scale: 1" = n/a'
   Site Geologic Map Scale: 1" = 40'
   Site Soils Map Scale (if more than 1 soil type): 1" = 100'

9. Method of collecting positional data:

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

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

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

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

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

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

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

    ☒ There are 1 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
    - ☐ The wells are not in use and have been properly abandoned.
    - ☐ The wells are not in use and will be properly abandoned.
    - ☒ The wells are in use and comply with 16 TAC Chapter 76.

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

Administrative Information

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

Attachment A

Geologic Assessment Table

Ga

GEOLOGIC ASSESSMENT TABLE **PROJECT NAME: 5 acres, 690 FM 1626, Buda, Texas** JOB NUMBER: E22001

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B	1C	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	NOT SENSITIVE	SENSITIVE	CATCHMENT AREAS (ACRES)		TOPOGRAPHY
	*DATUM: HDD/ WGS 84					X	Y	Z		10						<40	>40	<1.6	>1.6	
S-1 Well	**30.088948°**	**-97.875866°**	**MB**	**30**	**Kgt**									5	35			0	0	hilltop
S-2 Fault	**30.089587°**	**-97.875886°**	**MB**	**30**	**Kgt**									5	35			0	0	hilltop

*DATUM: Decimal Degrees/ WGS 84

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

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

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

8B RELATIVE INFILTRATION RATE	
HIGH	> 35
INTERMEDIATE	20 TO 34
LOW	5 TO 19

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.
My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.
The seal appearing on this document was authorized by Kristin M. White, P.G. 1720 on: 1-Feb-2022

For Escarpment Environmental,

Kristin M. Miller
Signature

21-May-2023
Date



Attachment B

Geologic Stratigraphic Column

ESCARPMENT ENVIRONMENTAL

Geologic & Environmental Consulting for Land Development

Geologic Stratigraphic Column

System	Group or Formation	Member	Thickness in feet	Symbol	Description
Cretaceous	Del Rio Clay		40 to 75	Kdr	Calcareous clay.
Cretaceous	Georgetown Formation		40 to 60	Kgt	Reddish-brown, gray to light tan, interbedded, nodular-weathering, hard, fine-grained limestone, marly limestone, and marl, containing abundant fossil shells *Waconella wacoensis*.

Geologic Stratigraphic Column

System	Hydrologic Subdivision	Group or Formation	Member	Thickness in feet	Symbol	Description
Cretaceous	Upper Confining Unit	Del Rio Clay		40 to 75	Kdr	Calcareous clay.
Cretaceous	I	Georgetown Formation		40 to 60	Kgt	Reddish-brown, gray to light tan, interbedded, nodular-weathering, hard, fine-grained limestone, marly limestone, and marl, containing abundant fossil shells *Waconella wacoensis*.

Attachment C

Geologic Description

ESCARPMENT ENVIRONMENTAL

Geologic & Environmental Consulting for Land Development

5-acre property
690 FM 1626
Buda, Hays County, Texas
Escarpment No. 021011

Edwards Aquifer Zones

The subject site is mapped as within the Edwards Aquifer Recharge Zone and Contributing within Transition Zone as mapped by the Texas Natural Resource Conservation Commission (TCEQ) Recharge Zone Boundary Maps (TCEQ, 2005)

The proposed project is mapped by the Texas Commission on Environmental Quality as within the Edwards Aquifer Recharge Zone (unconfined zone) and Contributing Zone within Transition Zone (an area that drains back toward the recharge zone), the site geology appears to function as a confined zone that contributes surface runoff toward the Edwards Aquifer Recharge Zone, rather than direct recharge on the subject property.

Geology

The proposed project is underlain by the Georgetown and Del Rio Clay geologic formations (Garner et al., 1976). The Georgetown Formation is gray to light-tan, marly, fossiliferous limestone that often contains oyster-like clams (pectins), brachiopods (*Waconella wacoensis*), small foraminifera (*Globergerina* sp.), and oysters (*Texigryphaea washitaensis*) (Garner et al., 1976). It is about 10 to 40 feet thick in Hays County.

The Del Rio clay Formation overlies the Georgetown Formation and forms the upper confining unit of the Edwards aquifer (Garner and Young, 1976). The Del Rio Formation is dark bluish-gray, calcareous, pyritic, bentonitic and fossiliferous clay, with thin, lenticular, calcareous, siltstone beds (shale) (Garner et al., 1976, Rose, 1972). The Del Rio is described as having no porosity, low permeability, and no cavern development (Garner and Young, 1976). The primary marker fossils for Del Rio clay are pecten-type fossil clams and an abundance of ram's horns also known as the fossilized oyster *Ilymatogyra arietina* (formerly *Exogyra arietina*) (Rose, 1972).

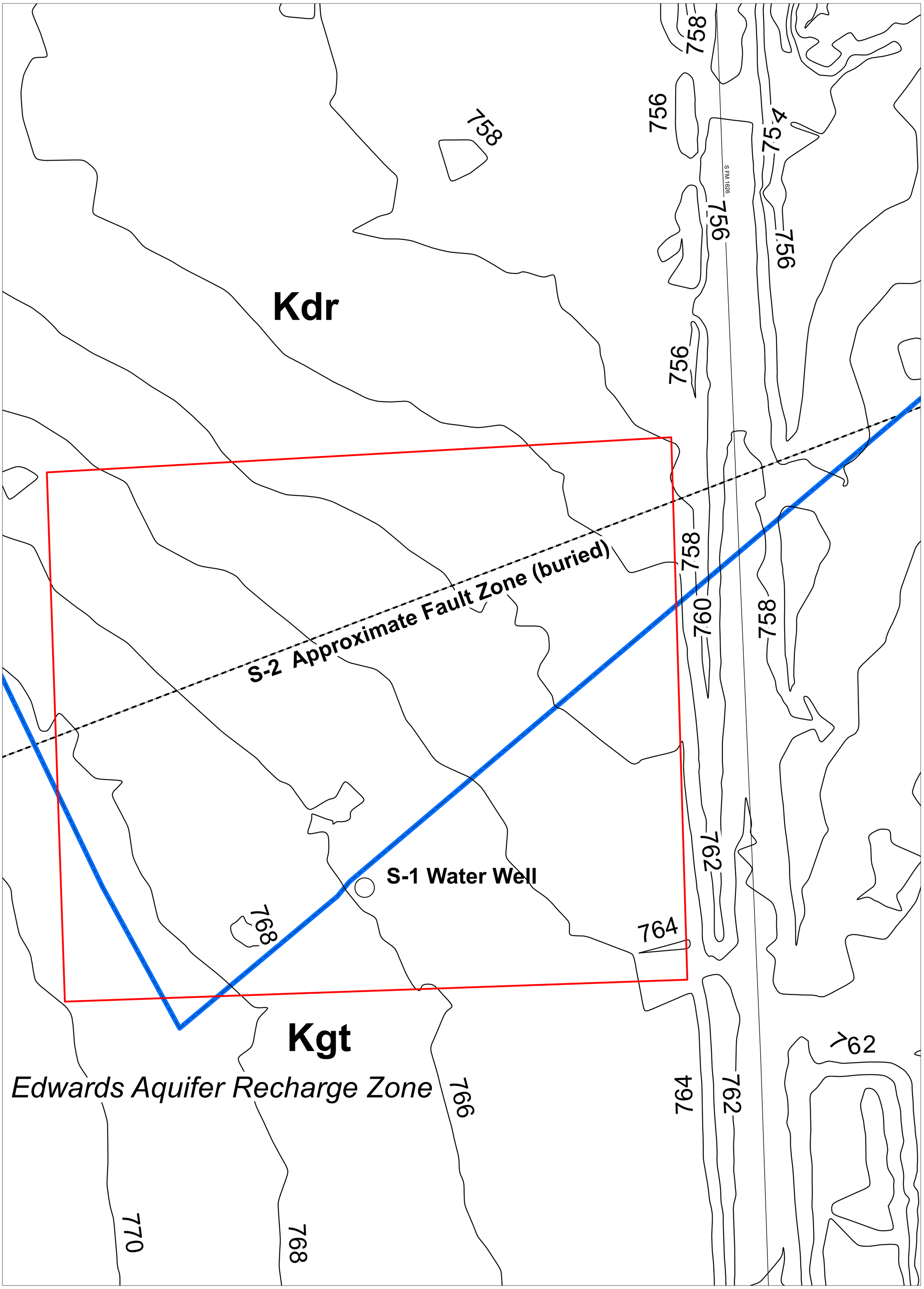
Garner, L. E., and K. P. Young, Environmental Geology of the Austin Area: An Aid to Urban Planning, *Report of Investigations* 86, The University of Texas at Austin, Bureau of Economic Geology, reprinted 1992, 1976.

TCEQ, Edwards Aquifer Recharge Zone Boundary Maps. 2005.

Attachment D

Site Geologic Map

E220004-geology



Geology: Field Observations and Garner and Young, UT-BDG, 1981
Recharge Zone Boundary: TCEQ, 2006.

Legend

- Site Boundary
- Topographic Cotour (feet)
- Edwards Aquifer Recharage Zone Boundary
- Garner Fault
- Kdr; Del Rio
- Kgt; Georgetown Fm
- Water Well

1 inch = 40 feet
0 20 40
Feet

The seal appearing on this document was authorized by Kristin M. Miller, P.G. # 1720 February 23, 2022

STATE OF TEXAS
KRISTIN M. MILLER
GEOLOGY
No. 1720
LICENSED
PROFESSIONAL GEOSCIENTIST

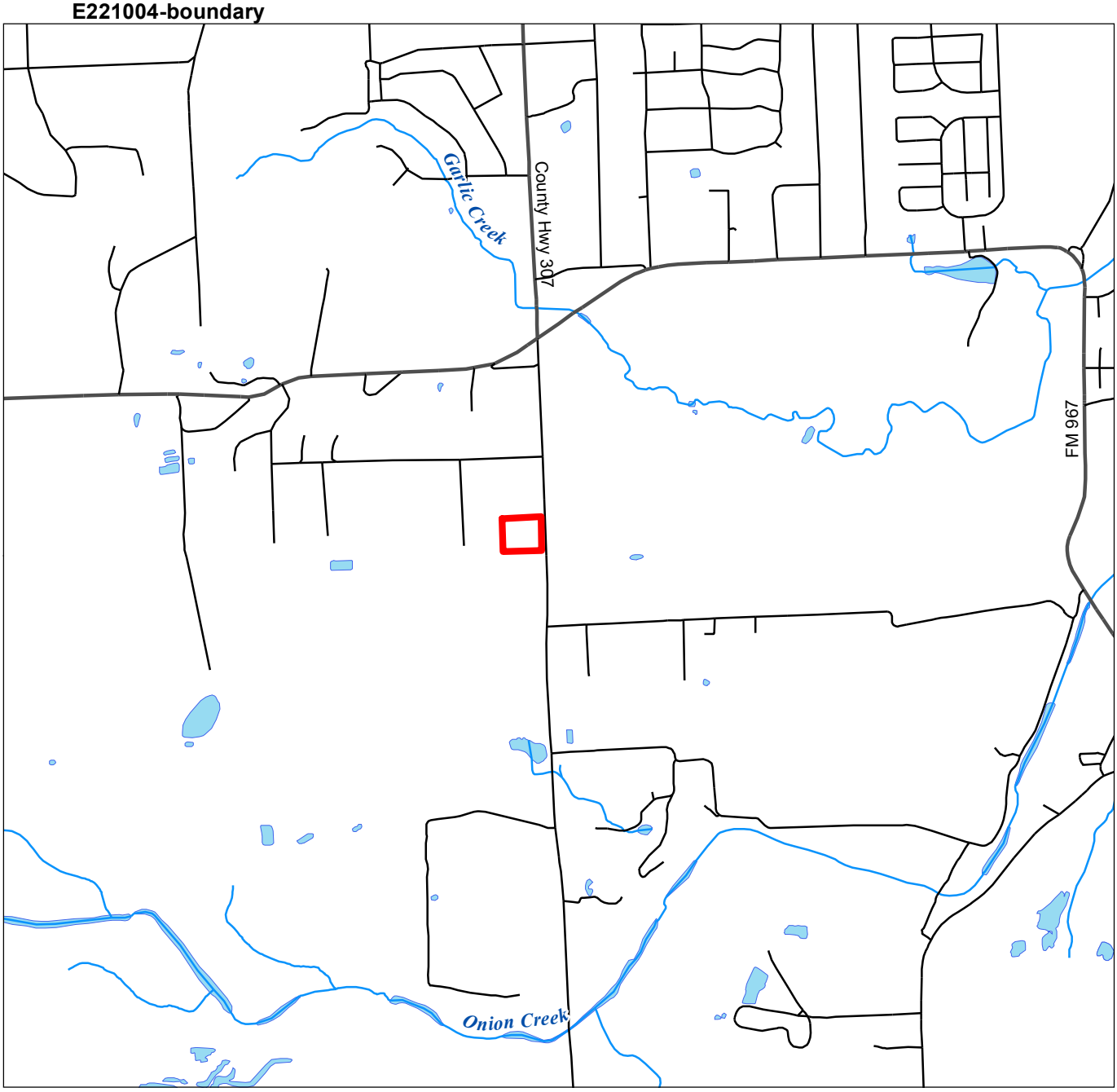
ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development

Site Geologic Map
5-acre property
690 FM 1626
Buda, Hays County, Texas

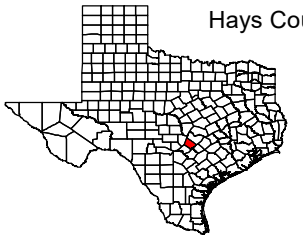
Attachment E

Maps

E221004-boundary



Basemap, USGS Moutain City,Texas, Quadrangle Maps, 1965.
Recharge Zone Boundary: TCEQ, 2006.
Water Wells: TWDB, 2006 and Driller Submitted Locations



Legend

1 inch = 2,400 feet

0 1,125 2,250

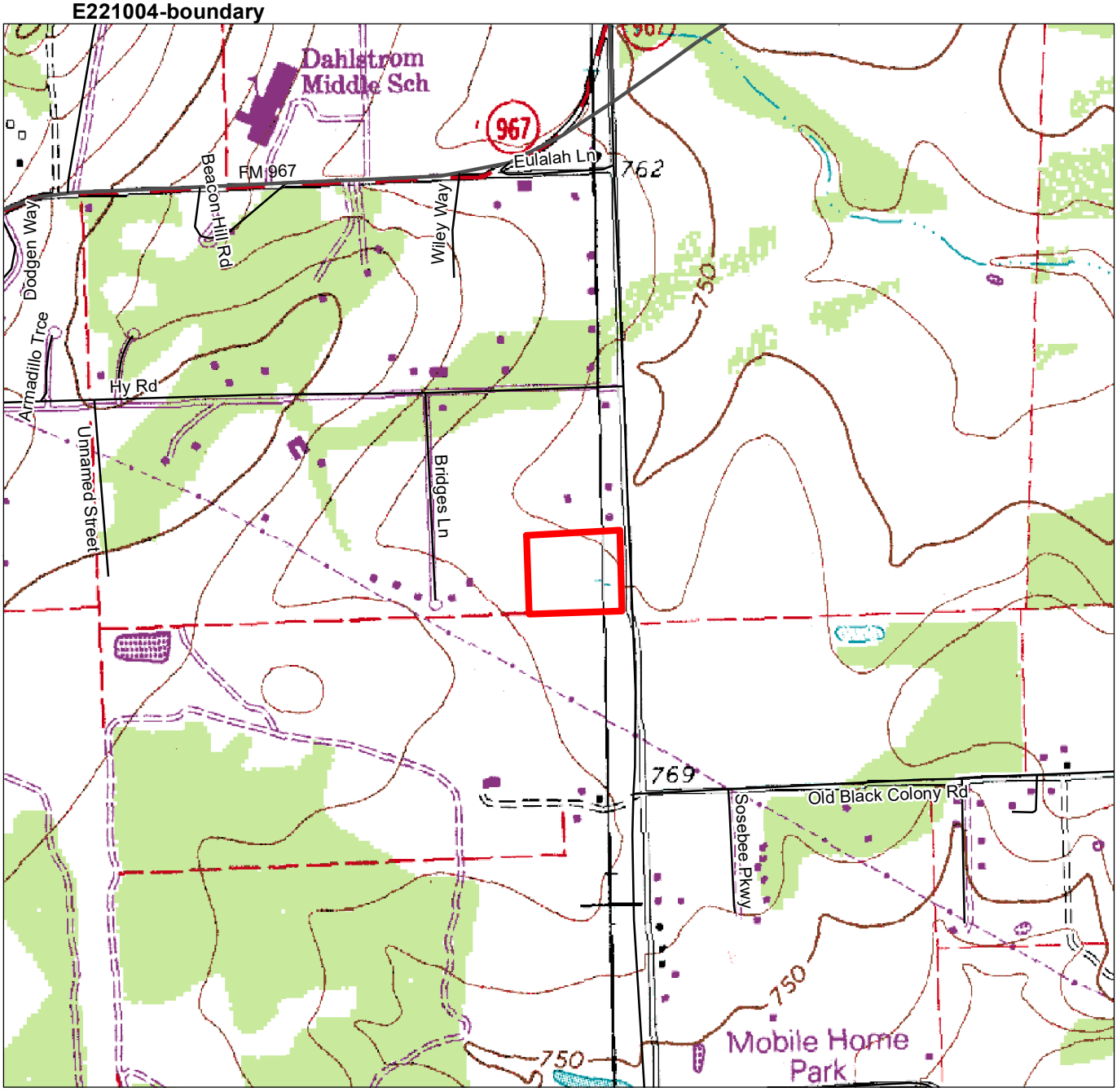
Feet

ESCARPMENT ENVIRONMENTAL

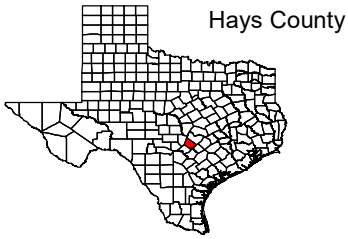
Geologic & Environmental Consulting for Land Development

Location Map
5-acre property
690 FM 1626
Buda, Hays County, Texas

E221004-boundary



Basemap, USGS Moutain City,Texas, Quadrangle Maps, 1965.
Recharge Zone Boundary: TCEQ, 2006.
Water Wells: TWDB, 2006 and Driller Submitted Locations



Legend

1 inch = 1,000 feet

0 500 1,000

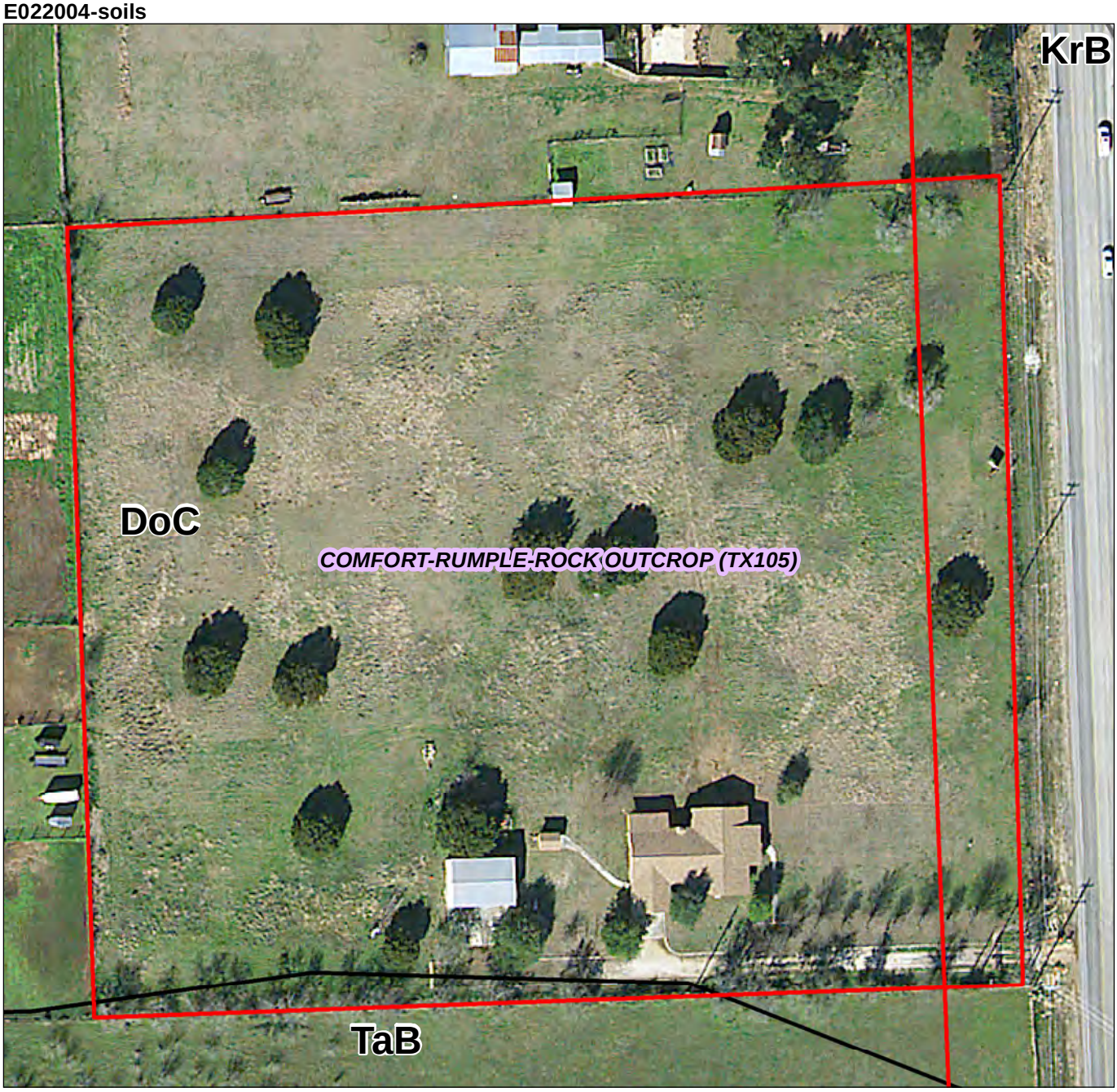
Feet

ESCARPMENT ENVIRONMENTAL

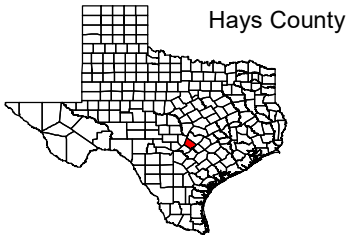
Geologic & Environmental Consulting for Land Development

Site Boundary Map
5-acre property
690 FM 1626
Buda, Hays County, Texas

E022004-soils



Aerial Photograph: CAPCOG, 2015 (Buda NW Quadrangle)
Soils: NRCS, 2021



Legend

ProjectBounds

Soil Association (NRCS, 1994)

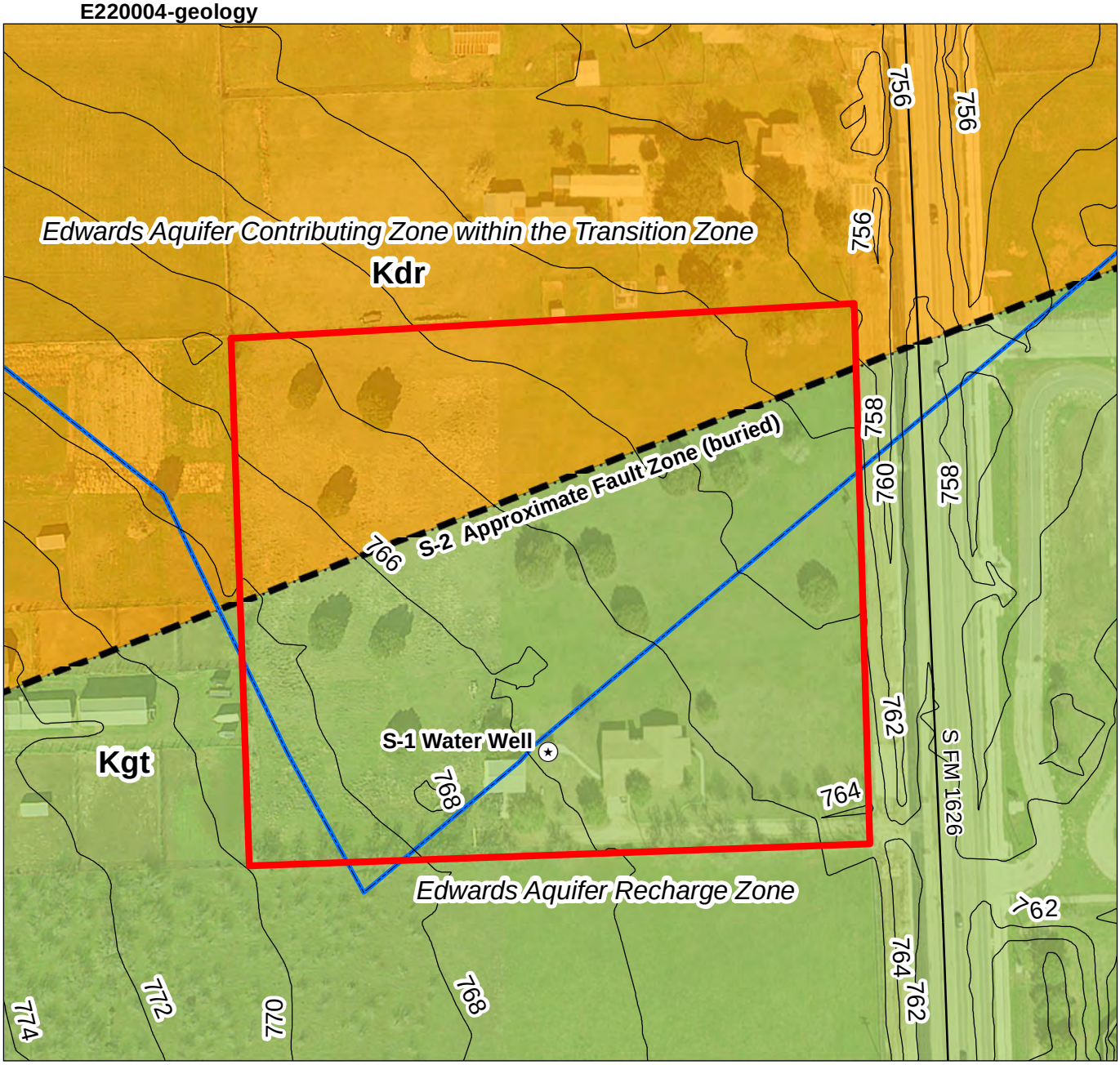
NRCS Soil Types:
DOC – Doss Silty Loam Clay, 1 to 5% slopes
TaB - Tarpley clay, 1 tp 3 % slopes

1 inch = 100 feet
0 50 100
Feet

Soils Map
5-acre property
690 FM 1626
Buda, Hays County, Texas

ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development

E220004-geology



Geology: Field Observations and Garner and Young, UT-BDG, 1981
Aeril Photo, CAPCOG, Mountain City,Texas, Quadrangle, 2021.
Recharge Zone Boundary: TCEQ, 2006.

Legend

- Site Boundary
- Approximate Fault Zone (burried)
- Edwards Aquifer Recharage Zone Boundary
- Kdr; Del Rio
- Kgt; Georgetown Fm
- Topographic Cotour (feet)
- Water Well

The seal appearing on this document was authorized by Kristin M. Miller, P.G. # 1720 February 23, 2022

STATE OF TEXAS
KRISTIN M. MILLER
GEOLOGY
No. 1720
LICENSED
PROFESSIONAL GEOSCIENTIST

1 inch = 150 feet

0 75 150

Feet

N

ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development

Area Geologic Map
5-acre property
690 FM 1626
Buda, Hays County, Texas

Appendix F

Site Photographs

S-1 Water well



S-2 View of area with buried fault zone (Garner et al., 1976)



Southwest Engineers
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BUDA
205 CIMARRON PARK LOOP
BUDA, TX 78610
512-312-4336

IV.

Water Pollution Abatement Plan Application Form (TCEQ-0584)

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b), Effective June 1, 1999

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

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

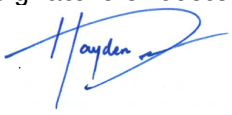
Signature

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

Print Name of Customer/Agent: Hayden Dringenberg

Date: 03-21-2023

Signature of Customer/Agent:



Regulated Entity Name: FM 1626 Office Park

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property):7.025

3. Estimated projected population:N/A

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	67,262	÷ 43,560 =	1.55
Parking	30,112	÷ 43,560 =	0.69
Other paved surfaces	86,449	÷ 43,560 =	1.98
Total Impervious Cover	183,823	÷ 43,560 =	4.22

Total Impervious Cover 4.22 ÷ Total Acreage 7.03 X 100 = 60% Impervious Cover

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

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

For Road Projects Only

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

7. Type of project:

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

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

☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

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

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

10. Length of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

_____% Domestic	_____Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day
TOTAL gallons/day _____	

15. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

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

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

☐ The SCS was previously submitted on_____.

☐ The SCS was submitted with this application.

☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

☐ The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is:

☐ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 30'.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Map No. 48209C0260F

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

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

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

☒ There are 1 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)

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

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

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

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

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

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

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

Administrative Information

29. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
30. ☒ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

WATER POLLUTION ABATEMENT PLAN APPLICATION FORM
ATTACHMENT A

FACTORS AFFECTING SURFACE WATER QUALITY

DURING CONSTRUCTION

Non-Storm Water Discharges - The following non-storm water discharges may occur from the site during the construction period:

- Non-point discharge of paint and solvents
- Water used to wash vehicles or control dust
- Water from utility line flushing during initial line testing
- Petroleum drippings from vehicle movement
- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred)
- Groundwater (from dewatering of excavation)
- Silt Runoff form soil disturbance
- Trash and Debris (Litter) and discarded Food and Tobacco Products

All non-storm water discharge will be directed to the Erosion and Sedimentation Controls (Best Management Practices) to remove any suspended solids contained therein. Material management practices will be utilized to reduce the risk of spills, or other accidental exposure of the materials listed above to storm water runoff. These and any other sources of pollutants that may affect storm water quality will be screened and filtered by temporary BMPs, which will be installed prior to the commencement of site clearing.

POST CONSTRUCTION

Non-Storm Water Discharges after construction has been completed which can affect water quality include:

- Lawn fertilizer and pesticides
- Petroleum drippings from vehicle movement
- Cleaning products used out-of-doors not captured in sanitary sewer
- Landscape Maintenance

Post-construction storm water discharges typically will transport sediment in the form of dirt and dust accumulated on streets and other impervious flatwork, rooftops and sediment from erosion of grassy areas. That material will be conveyed to the water quality pond (where most pollutants will be removed), and then conveyed to the proposed detention pond and finally discharge sheet flows into the undeveloped land.

WATER POLLUTION ABATEMENT PLAN APPLICATION FORM
ATTACHMENT B

VOLUME AND CHARACTER OF STORMWATER

The project site is defined by one (1) offsite and one (1) onsite existing drainage areas and drains mainly from southwest to northeast, onto the site and across the property. Using the City of Austin runoff coefficients, the existing drainage area will produce a peak flow of approximately 67.09 cubic feet per second (cfs) during a 100-year storm event. Please refer to Existing Drainage Area Map provided in the site construction drawings for more information. This existing drainage area naturally conveys storm water off-site via overland flow, eventually discharging into the FM 1626 Right-of-Way.

In proposed conditions, the total impervious cover on-site will be approximately 4.22 acres (+/- 60% of the total property acreage). Using the City of Austin runoff coefficients, the proposed drainage area will produce a peak flow of approximately 59.05 cubic feet per second (cfs) during a 100-year storm event (including attenuation from the proposed detention pond). Please refer to Existing and Proposed Drainage Area Map provided in the site construction drawings for more information. Please see the Project Narrative in General Information Section - Attachment C for more information.

Erosion Controls will be installed to decrease and/or prevent sediment runoff during construction. Please refer to the site construction drawings for further details.

WATER POLLUTION ABATEMENT PLAN APPLICATION FORM
ATTACHMENT C

SUITABILITY LETTER FROM AUTHORIZED AGENT (OSSF)

Hays County Development Services

2171 Yarrington Road, Suite 100, Kyle TX 78640
512-393-2150 main / 512-493-1915 fax

September 27, 2022

To Whom It May Concern:

Re: On Site Sewage Facility Suitability (OSSF) for a Business Park located at 690 FM 1626 in Buda, Texas 78610.

I have completed my preliminary review of the planning materials submitted in support of the above referenced development in Hays County. I concur with April Rigby, R.S.'s, findings that this development, can be adequately served by individual on-site sewage facilities. The total wastewater generation on this 7.025-acre tract of land is restricted to generate no more than 2107 gallons per day. Public water will be required for this development.

This review does not authorize the start of any construction and all City of Buda development authorizations and subdivision requirements must be obtained before the start of any development.

Please contact me if you have any questions concerning this matter.

Sincerely,

Eric Van Gaasbeek, R.S., C.F.M.
Chief Environmental Health Specialist
Floodplain Administrator
OS# 0028967

WATER POLLUTION ABATEMENT PLAN APPLICATION FORM
ATTACHMENT D

EXCEPTION TO THE REQUIRED GEOLOGIC ASSESSMENT

Exception to the required Geologic Assessment is not applicable. Please see the Geological Assessment Form (TCEQ-0585).

Southwest Engineers
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BUDA
205 CIMARRON PARK LOOP
BUDA, TX 78610
512-312-4336

V.

Temporary Stormwater Section (TCEQ-0602)

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

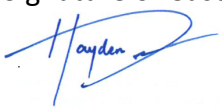
Signature

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

Print Name of Customer/Agent: Hayden Dringenberg

Date: 03-21-2023

Signature of Customer/Agent:



Regulated Entity Name: FM 1626 OFFICE PARK

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Onion Creek-Colorado River

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

TEMPORARY STORMWATER SECTION
ATTACHMENT A

SPILL RESPONSE ACTIONS

Responsibility for adequate cleanup of any chemical spills during construction will be placed on the contractor. All cleanups will be to standards of TNRCC Regulatory Guidance Handbook, RG-285, June 1997. The contractor will notify TCEQ of any chemical spills as required and outlined in the TNRCC Regulatory Guidance Handbook, at 512-463-7727 or 512-239-2507.

Reportable quantities as defined by 30 TAC Chapter 327 are as follows:
(a) Hazardous substances. The reportable quantities for hazardous substances shall be:

(1) for spills or discharges onto land--the quantity designated as the Final Reportable Quantity (RQ) in Table 302.4 in 40 CFR §302.4; or

(2) for spills or discharges into waters in the state--the quantity designated as the Final RQ in Table 302.4 in 40 CFR §302.4, except where the Final RQ is greater than 100 pounds in which case the RQ shall be 100 pounds.

(b) Oil, petroleum product, and used oil.

(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 and used oil shall be:

(A) except as noted in subparagraph (B) of this paragraph, 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.

(c) Industrial solid waste or other substances. The RQ for spills or discharges into water in the state shall be 100 pounds.

TEMPORARY STORMWATER SECTION
ATTACHMENT B

POTENTIAL SOURCES OF CONTAMINATION

Some potential sources of contamination are as follows:

- fuel storage and use,
- chemical storage and use,
- use of asphaltic products,
- construction vehicles tracking onto public roads,
- existing solid waste,
- and other vehicular contaminants (i.e., fuel, oil, lubricants, etc.).

Refer to Attachment A for Spill Response Actions.

TEMPORARY STORMWATER SECTION
ATTACHMENT C

SEQUENCE OF MAJOR ACTIVITIES

1. Construct temporary erosion control measures, including all silt fences, rock berms, diversion berms, and tree protection fencing per approved plan.

2. Conduct pre-construction conference with city inspector, water and wastewater utility representative, owner's representative, architect, engineer and contractor. Contact City of Buda permit center at (512) 312-5745 to schedule the pre-construction conference. An esc contact name and number will be provided to the city inspector for 24/7 access in the event of erosion and sediment control breach or related problem.

3. Construction Batch Detention Pond, to act as temporary sedimentation basin.

4. Contractor shall contact City of Buda prior to utility abandonment at (512) 312-5745, if appropriate.

5. Perform clearing, demolition and rough grading.

6. Install utilities. Conduct water and wastewater utility construction and testing for city acceptance. Coordinate underground electric, telephone, cable tv, and telecommunications construction. Install inlet protection.

7. Construct all weather access drives including asphalt, base, and curb & gutter.

8. Construct buildings.

9. Install all sidewalks.

10. Install streetscape and/or landscaping improvements.

11. Prior to city final acceptance, the contractor shall have vegetative cover in place in conformance with the general construction notes and landscape plan. All adjacent areas disturbed by the work will be repaired and revegetated by the general contractor to preexisting or better conditions. Permanent controls will be cleaned out and filter media will be installed prior to/concurrently with revegetation of site.

12. Schedule site final inspection with city environmental technician and city building inspector.

13. Remove any trapped sediment at erosion control devices and upon approval of city inspector. Remove all temporary erosion controls and tree protection.

14. The total overall disturbed area for the FM 1626 Office Park is approximately 7.025 acres.

TEMPORARY STORMWATER SECTION
ATTACHMENT D

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

At the beginning of the project, Temporary Best Management Practices (BMPs) will be installed according to the Erosion and Sedimentation Notes and Details sheet and placed as shown on the Erosion and Sedimentation Control Plan sheet. Silt fences will be installed and the proposed detention pond and water quality pond will be rough cut before construction begins. When full, the proposed detention pond overflow will sheet flow downstream through silt fence. During construction, the silt fencing and detention pond are to be inspected weekly, and after any rainfall.

The site is located 690 S FM 1626, Buda Texas 78610. Upgradient water from the undeveloped site upstream of the proposed development will be conveyed to the proposed detention pond.

On-site Water

Silt fencing will be placed downwards along the boundary line of the tracts. Inlet protection will be placed as necessary to protect the existing inlet onsite. These Temporary BMPs will be installed along the down-gradient boundary of the property to filter all runoff that originates on site. The temporary construction entrance will be installed to prevent tracking materials offsite. Additionally, a concrete truck washout area will be placed onsite and be accessible to all existing traffic leaving the site. By this, the Temporary BMPs will prevent pollution of surface water that originates on-site due to the construction of the project.

The following sections were taken from the TCEQ Manual, "Complying with Edward Aquifer Rules: Technical Guidance on Best Management Practices."

- Construction Exit should be used at all designated access points.
- Silt Fence (interior) Areas of minor sheet flow. < ¼ acre/100 feet of fence < 20% slopes.
- Silt Fence (exterior) Down slope borders of site; up slope border is necessary to divert offsite drainage. For larger areas use diversion swale or berm. < ¼ acre/100 feet of fence < 20% slopes.
- Rock Berm Drainage swales and ditches with and below site. < 5 acres < 30% slopes.
- Inlet Protection Prevent sediment from entering storm drain system. < 1 acre.
- Spill Prevention Used on all sites to reduce spills.
- Concrete Washout Use on all concrete pouring operations.

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

1. The upgradient storm water will be directed to the previously mentioned temporary BMPs.

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

1. Silt fence and stabilized construction entrances shall be used to prevent pollution of surface water, groundwater or storm water that originates on-site or flows off-site by locating the TBMPs downstream of the flows leaving the site. The TBMPs will reduce the amount of contaminated runoff leaving the site by acting as a filter for sediment before the flows are released into the existing storm sewer system. Also included is a stabilized construction entrance to reduce the amount of mud tracked onto surrounding streets by construction vehicles. Inspection and maintenance of the on-site controls shall be performed during the site clearing and rough grading process.

   All TBMPs will be maintained by the Contractor as will be described in the Contractor's Storm water Pollution Prevention Plan (SWPPP). The initial installation of Erosion and Sedimentation Controls, will act as a sediment trap, and help to prevent pollution of surface waters from runoff originating on-site to the greatest extent practicable.

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

1. By locating the TBMPs downstream of the flows leaving the site, the TBMPs will reduce the amount of contaminated runoff leaving the site by acting as a filter for sediment before the flows are released. Also included is a stabilized construction entrance to reduce the amount of mud tracked onto surrounding streets by construction vehicles. Inspection and maintenance of the on-site controls shall be performed during the site clearing and rough grading process. All TBMPs will be maintained by the Contractor as will be described in the Contractor's SWPPP. The initial installation of Erosion and Sedimentation Controls, will act as a sediment trap, and help to prevent pollution of surface waters from runoff originating onsite to the greatest extent practicable.

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

Please refer to Erosion and Sedimentation Control Plan within the FM 1626 Office Complex Construction plans.

TEMPORARY STORMWATER SECTION
ATTACHMENT E

REQUEST TO TEMPORARILY SEAL A FEATURE

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

TEMPORARY STORMWATER SECTION
ATTACHMENT F

STRUCTURAL PRACTICES

Structural practices will be used to limit runoff discharge of pollutants from exposed areas of the site. Silt fencing, triangular sediment filter dikes, inlet protection devices, and stabilized construction entrances will be incorporated as temporary erosion control devices and will be removed after the permanent stabilization is established.

Silt fencing shall be incorporated throughout the construction process. The placement of the silt fencing shall be perpendicular to runoff flow. Refer to project construction documents for quantity and actual locations of these erosion control devices. In areas where silt fencing is to be situated but is non-installable, triangular filter dikes shall be incorporated.

Stabilized construction entrances will be employed during the construction of this site to help minimize vehicle tracking of sediments. Paved streets adjacent to these site entrances shall be cleaned and/or swept regularly to remove any excess mud, dirt or rock tracked from the site. Refer to the project construction documents for actual locations of these erosion control devices. Staging areas will be utilized in locations as decided by the project general contractor and validated by the civil engineer. If the contractor determines the need for additional stabilized construction entrances, construction staging areas or pits, their locations shall be agreed upon by the contractor and the engineer and annotated in the Storm Water Pollution Prevention Plan (SWPPP) posted on the site during construction.

TEMPORARY STORMWATER SECTION
ATTACHMENT G

DRAINAGE AREA MAP

Please see the Construction Plans provided with this application for Existing and Proposed Drainage Area Maps, as well as details on the proposed methods for temporary erosion and sedimentation controls for the disturbed areas.

TEMPORARY STORMWATER SECTION
ATTACHMENT H

TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS

This section is not applicable for this project.

FM 1626 OFFICE PARK
690 S FM 1626
Buda, TX 78610

Inspection Report

Prevention Pollution Measure	**Inspected in Compliance (Y/N)**	**Corrective Action Required**	
		Description (use additional sheet if necessary)	**Date Completed**
BEST MANAGEMENT PRACTICES			
Silt fences			
Rock berms			
Drain inlet protection			
Gravel filter bags			
Vehicle exits (offsite tracking)			
Concrete washout pit (leaks, failure)			
Temporary vegetation			
Permanent vegetation			
Sediment control basin			
Other structural controls			
Material storage areas (leakage)			
Equipment areas (leaks, spills)			
Construction debris			
General site cleanliness			
Trash receptacles			
Natural vegetation buffer strips			
EVIDENCE OF EROSION			
Site preparation			
Roadway or Parking Lot Construction			
Utility Construction			
Drainage Construction			
Building Construction			
MAJOR OBSERVATIONS			
Sediment discharges from site			
BMPs requiring maintenance			
BMPs requiring modification			
Additional BMPs required			

"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 that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Inspector's Name (Superintendent)	Inspector's Signature	Date
Name of Owner/Operator (Firm)	Authorized Signature	Date

Note: If there is a "NO" answer in the second column, the right columns will need to be completed and action is required within 7 days. Use additional sheets if necessary.

TEMPORARY STORMWATER SECTION
ATTACHMENT I

INSPECTION AND MAINTENANCE FOR BMPS

INSPECTIONS

Each contractor will designate a qualified person (or persons) to perform the following inspections:

1. Disturbed areas and areas used for storage of materials that are exposed to precipitation will be inspected for evidence of, or the potential for, pollutants entering the drainage system.

2. Erosion and sediment control measures identified in the plan will be observed to ensure that they are operating correctly.

3. Where discharge locations or points are accessible, they will be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

4. Locations where vehicles enter or exit the site will be inspected for evidence of offsite sediment tracking.

The inspection shall be conducted by the responsible person at least once every seven (7) calendar days and within 24 hours after a storm providing 1/2 inches of rainfall or greater. If one or more of the following conditions apply, the frequency of inspections shall be conducted at least once every month:

1. The site has been temporarily stabilized.

2. Where runoff is unlikely due to winter conditions (i.e. site is covered with snow, ice, or where frozen ground exists.

3. During seasonal arid periods in arid areas (areas with an average annual rainfall of 0 to 10 inches) and semi-arid areas (areas with an average annual rainfall of 10 to 20 inches).

The information required within an inspection and maintenance report are as follows:

1. Summary of the scope of the inspection.

2. Name(s) and qualifications of personnel making the inspection.

3. The date(s) of the inspection.

4. Major observations relating to the implementation of the storm water pollution prevention plan.

5. Changes required to correct damages or deficiencies in the control measures.

In addition to the required routine inspections, the following record of information will also be maintained:

1. The dates when selective clearing activities occur.

2. The dates when selective clearing activities permanently cease on a portion of the site.

Inspection and maintenance reports, as well as all records required by a Storm Water Pollution Prevention Plan (SWPPP), shall be included in the onsite SWPPP as part of the Texas Pollution Discharge Elimination System (TPDES) Report. Copies of example forms to be used for the inspection and maintenance reports along with their related records, will be included in the onsite SWPPP and are provided for reference.

MAINTENANCE

Based on the results of the inspection, any changes required to correct damages or deficiencies in the control measures shall be made within seven (7) calendar days after the inspection. If existing erosion controls need modification or additional erosion controls are necessary, implementation shall be achieved prior to the next anticipated storm event. If, however, the execution of this requirement becomes impractical, then the implementation will occur as soon as possible, with the incident duly noted with an explanation of the impracticality, in the inspection report.

Sediment accumulation at each control will be removed and properly disposed when the depth of accumulation equals or exceeds six (6) inches. If sediment accumulation is found to be contaminated, its disposal shall be off-site in a manner which conforms to the appropriate applicable regulations.

FM 1626 OFFICE PARK
690 S FM 1626
Buda, TX 78610

Responsible Party Form and Schedule

Prevention Pollution Measure	**Responsible Party Company Name**										
	Start Date	Estimated Duration (Days)									
BEST MANAGEMENT PRACTICES											
Silt fences											
Rock berms											
Drain inlet protection											
Gravel filter bags											
Vehicle exits (offsite tracking)											
Concrete washout pit (leaks, failure)											
Temporary vegetation											
Permanent vegetation											
Sediment control basin											
Other structural controls											
Material storage areas (leakage)											
Equipment areas (leaks, spills)											
Construction debris											
General site cleanliness											
Trash receptacles											
Natural vegetation buffer strips											
Inspections											
SWP3 Modification & Records											
POTENTIAL EROSION SOURCES											
Clearing											
Grading											
Excavation											
Drainage Construction											
Utility Construction											
Roadway or Parking Lot Construction											
Foundation Construction											
Building Construction											
Landscaping Activities											
Identify responsible parties and indicate responsible party for each pollution prevention item listed above by marking an X under the Responsible Party Name.											

TEMPORARY STORMWATER SECTION
ATTACHMENT J

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

During Construction:

The methodology for handling pollution of on-site or up-gradient storm water during construction will include the following:

1. Silt fencing and rock berms will be used as a temporary erosion and sedimentation controls.

2. Stabilized construction entrances/exits will be put into place to reduce the dispersion of sediment from the site, and to aid in accessibility to the site.

3. A construction staging area will also be put into place for material stockpiles, machinery storage, and machinery maintenance.

4. Concrete truck washout pits will be put into place to prevent contamination of storm water runoff and to aid in the removal of sediments from the site.

5. As required by the TCEQ General Permit, disturbed areas on which construction activity has ceased (temporarily or permanently) and which will be exposed for more than 21 days shall be stabilized within 14 days. Areas receiving less than 20 inches of annual rainfall should be stabilized as soon as practicable and only to pre-project conditions.

6. If construction stops for more than 14 days, hydro-seeding, sod or other TCEQ approved method will be applied to re-stabilize vegetation.

After Construction:

This site will provide the following permanent pollution abatement measures to prevent the pollution of storm water originating on-site or upgradient from the project site:

1. Storm water will be directed to grate inlets via curbing and grading and discharged into the sedimentation/filtration basins. The sedimentation/ filtration basins have been designed to capture and filter the required runoff from the individual watersheds. The basin has been designed in accordance with the TCEQ Technical Guidance Manual. Each basin will be constructed as that particular phase is built.

2. Native grasses will be used on-site to help reduce the use of fertilizers and this will in turn reduce the levels of phosphates present in the storm water runoff.

3. Where possible drainage will be directed across vegetated areas to provide some pretreatment prior to discharge into the filtration basin.

Permanent Erosion Control:

1. All disturbed areas shall be restored as noted below:

   - A minimum of 4" of topsoil shall be placed in all drainage channels (except rock) and between the curb and R.O.W. property lines.

2. Broadcast Seeding:

   - From September 15 to March 1, seeding shall be with a combination of 2 pounds per 1,000 SF of unhulled Bermuda and 7 pounds per 1000 SF of Winter Rye with a purity of 95% with 90% germination.

   - From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 2 pounds per 1000 SF with a purity of 95% with 85% germination.

3. Fertilizer shall be a pelleted or granular slow release 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 pound per 1,000 SF.

Seeding:

1) The seeding for permanent erosion control shall be applied over areas disturbed by construction as follows:

   a) From September 15 to March 1, seeding shall be with a combination of 2 pounds per 1,000 square feet of unhulled Bermuda and 7 pounds per 1,000 square feet of Winter rye with a purity of 95% with 90% germination.

   b) From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 3 pounds per 1,000 square feet with a purity of 95% with 85% germination.

2) Fertilizer shall be slow release granular or pelleted type and shall have an analysis of 15-15-15 and shall be applied at the rate of 23 pounds per acre, once at the time of planting and again once during the time of establishment.

3) The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at ten-day intervals during the first two months. Rainfall

occurrences of an inch or more shall postpone the watering schedule for one week.

4) Mulch type used shall be Prairie hay, applied at a rate of 4,000 pounds per acre.

5) Restoration shall be acceptable when the grass has grown at least one inch high with 70% coverage, provided no bare spots larger that 18 square feet exist.

Southwest Engineers
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VI.

Permanent Stormwater Section (TCEQ-0600)

Permanent Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(C), (D)(Ii), (E), and (5), Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Hayden Dringenberg

Date: 03-21-2023

Signature of Customer/Agent



Regulated Entity Name: FM 1626 OFFICE PARK

Permanent Best Management Practices (BMPs)

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

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

   ☐ N/A

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

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

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

☐ N/A

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

   ☐ N/A

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

   ☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.
   ☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.
   ☒ The site will not be used for low density single-family residential development.

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

   ☐ **Attachment A - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
   ☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
   ☒ The site will not be used for multi-family residential developments, schools, or small business sites.

6. ☒ **Attachment B - BMPs for Upgradient Stormwater**.

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

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

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

7. ☒ **Attachment C - BMPs for On-site Stormwater**.

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

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

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

☒ N/A

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

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

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

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

☒ Design calculations (TSS removal calculations)
☒ TCEQ construction notes
☒ All geologic features
☒ All proposed structural BMP(s) plans and specifications

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☒ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    ☐ N/A

15. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

    ☐ N/A

PERMANENT STORMWATER SECTION
ATTACHMENT A

20% OR LESS IMPERVIOUS COVER WAIVER

This Attachment is not applicable. Please refer to the site construction drawings provided with this application for information concerning the proposed permanent Best Management Practices (BMP's) on-site.

PERMANENT STORMWATER SECTION
ATTACHMENT B

BMPS FOR UPGRADIENT STORMWATER

No BMP's are required for upgradient stormwater runoff. Please refer to the site construction drawings for more information.

PERMANENT STORMWATER SECTION
ATTACHMENT C

BMPS FOR ON-SITE STORMWATER

Permanent Best Management Practices (BMPs) are proposed to prevent pollution of surface water that originates on-site, including pollution that originates from contaminated storm water runoff from the site. The BMPs will be in the form of a Batch Detention Pond designed to capture and treat storm water runoff produced off-site and on-site. Please refer to the site construction drawings for detailed calculations and more information.

PERMANENT STORMWATER SECTION
ATTACHMENT D

BMPS FOR SURFACE STREAMS

No BMP's are required for upgradient stormwater runoff. Please refer to the site construction drawings for more information.

PERMANENT STORMWATER SECTION
ATTACHMENT E

REQUEST TO SEAL FEATURES

This section is not applicable for this project.

PERMANENT STORMWATER SECTION
ATTACHMENT F

Construction Plans

Please see refer to the FM 1626 Office Park construction plans provided with this application.

PERMANENT STORMWATER SECTION ATTACHMENT G:
INSPECTION SCHEDULE AND MAINTENANCE PLAN
PERMANENT BEST MANAGEMENT PRACTICE

PROJECT NAME: FM 1626 OFFICE PARK
ADDRESS: 690 S FM 1626
CITY, STATE ZIP: Buda, TX 78610

Batch Detention Pond:

A clear requirement for Batch Detention Pond BMP is that a firm commitment be made to carry out both routine and non-routine maintenance tasks. The nature of the maintenance requirements are outlined below, along with design tips that can help to reduce the maintenance burden (modified from Young et al., 1996).

Routine Maintenance.

Mowing. The side-slopes, embankment, and emergency spillway of the basin should be mowed at least twice a year to prevent woody growth and control weeds.
Inspections. Partial Sedimentation/Filtration Basins should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. When possible, inspections should be conducted during wet weather to determine if the basin is functioning properly. There are many functions and characteristics of these BMPs that should be inspected. The embankment should be checked for subsidence, erosion, leakage, cracking, and tree growth. The condition of the emergency spillway should be checked. The inlet, barrel, and outlet should be inspected for clogging. The adequacy of upstream and downstream channel erosion protection measures should be checked. Stability of the side slopes should be checked. Modifications to the basin structure and contributing watershed should be evaluated. During semi-annual inspections, replace any dead or displaced vegetation. Replanting of various species of wetland vegetation may be required at first, until a viable mix of species is established. Cracks, voids and undermining should be patched/filled to prevent additional structural damage. Trees and root systems should be removed to prevent growth in cracks and joints that can cause structural damage. The inspections should be carried out with as-built pond plans in hand.
Debris and Litter Removal. As part of periodic mowing operations and inspections, debris and litter should be removed from the surface of the pond. Particular attention should be paid to floatable debris around the riser, and the outlet should be checked for possible clogging.
Erosion Control. The pond side slopes, emergency spillway, and embankment all may periodically suffer from slumping and erosion. Corrective measures such as regrading and revegetation may be necessary. Similarly, the riprap protecting the channel near the outlet may need to be repaired or replaced.
3-97
Nuisance Control. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.). Biological control of algae and mosquitoes using fish such as fathead minnows is preferable to chemical applications.

Non-routine maintenance.

Structural Repairs and Replacement. Eventually, the various inlet/outlet and riser works in the Partial Sedimentation/Filtration Basins will deteriorate and must be replaced. Some public works experts have estimated that corrugated metal pipe (CMP) has a useful life of about 25 yr, while concrete barrels and risers may last from 50 to 75 yr. The actual life depends on the type of soil, pH of runoff, and other factors. Polyvinyl chloride (PVC) pipe is a corrosion resistant alternative to metal and concrete pipes. Local experience typically determines which materials are best suited to the site conditions. Leakage or seepage of water through the embankment can be avoided if the embankment has been constructed of impermeable material, has been compacted, and if anti-seep collars are used around the barrel. Correction of any of these design flaws is difficult.
Sediment Removal Batch Detention Pond will eventually accumulate enough sediment to significantly reduce storage capacity of the Pond. As might be expected, the accumulated sediment can reduce both the appearance and pollutant removal performance of the pond. Sediment accumulated in the Pond should be removed from the facility every two years to prevent accumulation in the Batch Detention Pond.
Harvesting. If vegetation is present on the fringes or in the pond, it can be periodically harvested and the clippings removed to provide export of nutrients and to prevent the basin from filling with decaying organic matter.

Accumulated silt shall be properly disposed. Refer to Texas Natural Resource Conservation Commission (TNRCC) and the local government entity guidelines and specifications.
The responsible party understands that following any amendment(s) to the previously described inspection schedule and maintenance plan, a signed copy of the revised document will be submitted to the appropriate regional office of Texas Natural Resource Conservation Commission within thirty (30) days for review and approval. Also, if there are any changes

in the following information, a revised copy of this document will be submitted to appropriate regional office within 30 days.

Documenting Inspections: Inspection, maintenance, repairs, and retrofits performed per the above requirements must be documented and records thereof maintained with the WPAP.

The following format may be used to document the required maintenance:

Facility Name: FM 1626 OFFICE PARK

Date of Inspection: _____

Reason of Inspection/Action: _____
(Monthly, Quarterly, Yearly, Rainfall, Other)

Batch Detention Pond Conditions: _____

Detailed Description of Actions Taken: _____

The responsible party understands that following any amendment(s) to the previously described inspection schedule and maintenance plan, a signed copy of the revised document will be submitted to the appropriate regional office of Texas Natural Resource Conservation Commission within thirty (30) days for review and approval. Also, if there are any changes in the following information, a revised copy of this document will be submitted to appropriate regional office within 30 days.

Responsible Party: Kayl Goebler
(Name Typed)

Entity: 24 Belly Properties, LLC
Mailing Address: PO BOX 385
City, State: Buda, TX Zip: 78610
Telephone: 512-971-6405
Fax:

Kayl Goebler
Signature of Responsible Party

5-24-23
Date

PERMANENT STORMWATER SECTION
ATTACHMENT H

PILOT SCALE FIELD TESTING PLAN

This section is not applicable for this project.

PERMANENT STORMWATER SECTION
ATTACHMENT I

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

The proposed improvements are not expected to change the way in which stormwater runoff enters nearby streams or affects stream flashing, in-stream velocities, and other in-stream effects.

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BUDA
205 CIMARRON PARK LOOP
BUDA, TX 78610
512-312-4336

VII.

Agent Authorization Form
(TCEQ-0599)

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

I Kayl Goebler,
Print Name

President/Owner,
Title - Owner/President/Other

of 24 Belly Properties, LLC,
Corporation/Partnership/Entity Name

have authorized Hayden Dringenberg / Matthew A. Dringenberg, P.E.
Print Name of Agent/Engineer

of Southwest Engineers, 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:

Applicant's Signature

5-24-23
Date

THE STATE OF TEXAS §

County of HAYS §

BEFORE ME, the undersigned authority, on this day personally appeared KAYL GOEBLER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 24 day of MAY, 2023.

NOTARY PUBLIC

PATRICIA A. VANDERBILT
Typed or Printed Name of Notary

PATRICIA A VANDERBILT
Notary ID #131691677
My Commission Expires
August 21, 2026

MY COMMISSION EXPIRES: 08/21/2026

Southwest Engineers
WWW.SWENGINEERS.COM | TBPE NO. F-1909

BUDA
205 CIMARRON PARK LOOP
BUDA, TX 78610
512-312-4336

VIII.

Application Fee Form
(TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: FM 1626 Office Complex
Regulated Entity Location: 690 S FM 1626, Buda, Texas 78610
Name of Customer: 24 Belly Properties, LLC.
Contact Person: Hayden Dringenberg Phone: 512-312-4336
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☒ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	7.025 Acres	$ 5,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 03/21/2023

TCEQ-0574 (Rev. 02-24-15)

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

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BUDA, TX 78610
512-312-4336

IX.

Check Payable to the "Texas Commission on Environmental Quality"

Southwest Engineers
WWW.SWENGINEERS.COM | TBPE NO. F-1909

BUDA
205 CIMARRON PARK LOOP
BUDA, TX 78610
512-312-4336

X.

Core Data Form
(TCEQ-10400)

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)*	*If new Customer, enter previous Customer below:*
24 Belly Properties, LLC.	

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0803823994	32076619058		

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

12. Number of Employees	13. Independently Owned and Operated?
☐ 0-20 ☒ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher	☒ Yes ☐ No

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

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

15. Mailing Address:								
	PO Box 385							
	City	Buda	State	TX	ZIP	78610	ZIP + 4	0385

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 971-6405		( ) -

SECTION III: Regulated Entity Information

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

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name *(Enter name of the site where the regulated action is taking place.)*

FM 1626 OFFICE PARK

23. Street Address of the Regulated Entity: *(No PO Boxes)*	690 S FM 1626							
	City	Buda	State	TX	ZIP	78610	ZIP + 4	
24. County	Hays							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:					
26. Nearest City			State		Nearest ZIP Code
Buda			TX		78610
27. Latitude (N) In Decimal:	30.089269		28. Longitude (W) In Decimal:	-97.875540	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	5	20	-97	52	32

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)
6512			

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

24 Belly Properties, LLC

34. Mailing Address:	PO BOX 385							
	City	Buda	State	TX	ZIP	78610	ZIP + 4	

35. E-Mail Address:	kayl@centexindustrial.com

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(512) 971-6405		( ) -

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Hayden Dringenberg	41. Title:	Engineering Technician

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 312-4336		( ) -	hayden.dringenberg@swengineers.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:	Southwest Engineers, Inc.	Job Title:	Engineering Technician
Name *(In Print):*	Hayden Dringenberg	Phone:	(512) 312- 4336

Signature:		Date:	3/21/2023

CIVIL ENGINEER
MATTHEW A. DRINGENBERG, P.E. (SOUTHWEST ENGINEERS)
205 CIMMARON PARK LOOP, SUITE B
BUDA, TX 78610
PHONE: (512) 312-4336
EMAIL: MATT.DRINGENBERG@SWENGINEERS.COM
CONTACT: HAYDEN DRINGENBERG
EMAIL: HAYDEN.DRINGENBERG@SWENGINEERS.COM

OWNER/DEVELOPER INFORMATION
24 BELLY PROPERTIES, LLC
123 HIGH GROVE
CEDAR CREEK, TX 78612
REPRESENTATIVE: KAYL GOEBLER

SURVEYOR INFORMATION
SPOT ON SURVEYING
SCOTT HAHN
614 JERRYS LANE
BUDA, TEXAS 78610

ARCHITECT
POINT B DESIGN GROUP
1009 W 6TH ST SUITE 207
AUSTIN, TX 78703

LANDSCAPE ARCHITECT
BLAIR LANDSCAPE ARCHITECTURE, LLC
WILLIAM S. BLAIR
100 CONGRESS AVE. STE 2000
AUSTIN, TX 78701

FLOODPLAIN STATUS
NO PORTION OF THIS 7.025 ACRE TRACT IS WITHIN THE 100 YEAR FLOODPLAIN PER THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP NO. 48209C0260F, COMMUNITY PANEL NO. 480321 IN THE CITY OF BUDA, HAYS COUNTY, TEXAS, DATED SEPTEMBER 2, 2005.

EDWARDS AQUIFER
THE ENTIRETY OF THIS TRACT IS LOCATED WITHIN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) EDWARDS AQUIFER RECHARGE ZONE AND THE EDWARDS AQUIFER CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE.

GENERAL NOTES:

1. **BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.**
2. **THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE TEXAS AREA "ONE CALL" SYSTEM @ 811 OR 1-800-545-6005, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITY CROSSING PRIOR TO BEGINNING CONSTRUCTION.**
3. **ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA.**
4. **CONTRACTOR SHALL RESTORE ALL SIGNS AND PAVEMENT MARKINGS TO EXISTING CONDITIONS FOLLOWING THE COMPLETION OF EACH PHASE OF CONSTRUCTION. CONTRACTORS SHALL REFER TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) FOR SIGN AND MARKING DIMENSIONS AND COLORS.**
5. **THE USE OF COAL-TAR BASED SEALANTS FOR THE CONSTRUCTION OR REPAIR OF ASPHALTIC CONCRETE PAVING ON THE PROPERTY IS PROHIBITED.**
6. **ALL CONSTRUCTION HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BUDA STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED. NO SEPARATE SPECIFICATIONS WILL BE PROVIDED.**
7. **CONTRACTOR IS FULLY RESPONSIBLE FOR FIELD LOCATING ALL EXISTING UTILITIES, PRIVATE AND PUBLIC, WITHIN WORK AREA. NEITHER OWNER NOR ENGINEER HAS AS-BUILT INFORMATION FOR UNDERGROUND UTILITIES AND MAKES NO GUARANTEE AS TO THEIR LOCATION. CONTRACTOR WILL EMPLOY CONSTRUCTION METHODS NECESSARY TO ENSURE UNDERGROUND UTILITIES ARE NOT DAMAGED (IE. HAND DIGGING ETC.)**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES, PRIVATE OR PUBLIC, AND SHALL REPAIR ANY UTILITIES DAMAGED TO THE OWNER'S SPECIFICATIONS AT NO COST TO THE OWNER.

APPROVED BY:

FIRE MARSHALL, CITY OF BUDA **DATE**

APPROVED BY:

CITY ENGINEER, CITY OF BUDA **DATE**

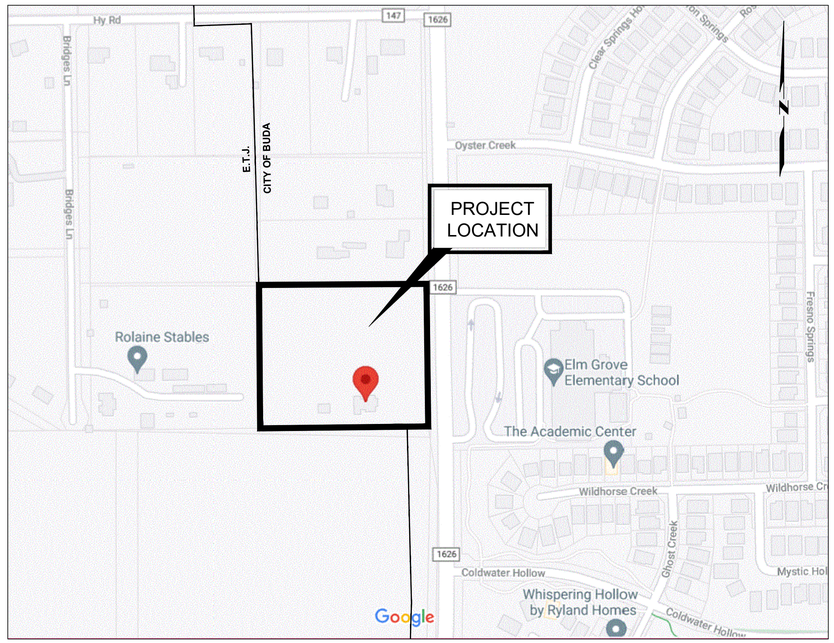
APPROVED BY:

CITY PLANNER, CITY OF BUDA **DATE**

CONSTRUCTION PLANS FOR FM 1626 OFFICE PARK

690 SOUTH FM 1626
BUDA, HAYS, TEXAS 78610
May 2023

SWE PROJECT # 0918-003



VICINITY MAP
N.T.S.

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5/25/2023

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, PE #114250 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

SITE PLAN APPROVAL SHEET 1 OF 33
FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE : 2017
EXPIRATION DATE_____ CASE MANAGER WILL PARRISH

CITY ENGINEER, CITY OF BUDA

RELEASED FOR
GENERAL COMPLIANCE:_____ ZONING COMMERCIAL
Rev. 1_____ Correction 1_____
Rev. 2_____ Correction 2_____
Rev. 3_____ Correction 3_____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

CORRECTION / REVISION

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL SHEETS IN PLAN SET	NET CHANGE IMP. COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED DATE	IMAGED DATE
NO.	DESCRIPTION							

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

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Southwest Engineers

FM 1626 OFFICE PARK

O:\companydata\Clients\0918 - kayl goebler\003-21_690 s fm 1626 office buildings\cad [com]\Sheets\0918-003_COVER.dwg ~ Layout: "COVER SHEET" ~ Thu, May 25, 2023, 10:51am, By: kennedy.costantini

CITY OF BUDA GENERAL CONSTRUCTION NOTES

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

2. THESE PLANS, PREPARED BY THE DESIGN ENGINEER DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS HAT MAY NOR OR HEREAFTER BE INCORPORATED INTO THESE PLANS.

3. CONTRACTOR SHALL CONTACT THE CITY OF BUDA'S ENGINEER (512-312-0084) A MINIMUM OF TWO WORKING DAYS IN ADVANCE OF BLOCKING TRAFFIC LANES AND A MINIMUM OF SIX WORKING DAYS IN ADVANCE OF SCHEDULED DETOURING OF TRAFFIC LANES.

4. CONTRACTOR TO GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK. REQUIRED PERMITS THAT CAN BE ISSUED TO CONTRACTOR TO BE OBTAINED AT HIS EXPENSE.

5. CONTRACTOR TO COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.

6. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS, AND PROJECT ENGINEERING REFERENCE POINT, REESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PUBLIC LAND SURVEYOR IN THE STATE OF TEXAS, AT NO ADDITIONAL COST TO OWNER.

7. CONTRACTOR TO CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES. DUST CONTROL SHALL BE ACHIEVED BY THE APPLICATION OF WATER BY AN APPROVED SPRINKLER IN AMOUNTS SUFFICIENT TO CONTROL THE DUST TO THE SATISFACTION OF THE ENGINEER (NO SEPARATE PAY).

8. BURNING IS NOT ALLOWED ON THIS PROJECT.

9. DEMOLITION PERMITS (IF NEEDED) ARE TO BE OBTAINED BY THE CONTRACTOR.

10. THE CONTRACTOR IS TO OBTAIN PERMIT PRIOR TO PERFORMING ANY WORK IN THE PUBLIC RIGHT-OF-WAY.

11. CONTRACTOR SHALL REPAIR ALL STREET CROSSINGS, DRIVEWAYS AND DITCHES TO THEIR ORIGINAL CONDITION OR BETTER. STREET CROSSINGS SHALL BE REPAIRED WITHIN 10 WORKING DAYS AFTER CROSSING IS MADE, UNLESS PRIOR APPROVAL IS OBTAINED TO THE CONTRARY.

12. ALL DAMAGE CAUSED DIRECTLY OR INDIRECTLY TO THE STREET SURFACE OR SUBSURFACE OUTSIDE OF THE PAVEMENT CUT AREA SHALL BE REGARDED AS PART OF THE STREET CUT REPAIR. THIS INCLUDES ANY SCRAPES, GOUGES, CUTS, CRACKING, DEPRESSIONS AND/OR ANY OTHER DAMAGE CAUSED BY THE CONTRACTOR DURING THE EXECUTION OF THE WORK. THESE AREAS WILL BE INCLUDED IN THE TOTAL AREA OF REPAIR. THE AREAS OF REPAIR SHALL BE SAW CUT IN STRAIGHT, NEAT LINES PARALLEL TO THE UTILITY TRENCH. ALL REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE AND SHALL MEET ALL CITY TESTING REQUIREMENTS AND SPECIFICATIONS.

13. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATION OF THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENTS PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TX.)

14. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.

15. THROUGHOUT THE CONSTRUCTION, AND AT THE COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR IS TO ENSURE THAT DRAINAGE OF STORM WATER RUNOFF IS NOT BLOCKED.

16. ALL EXCESS EXCAVATED MATERIAL AND SOIL IS TO BECOME PROPERTY OF CONTRACTOR AND TO BE REMOVED FROM SITE. (NO SEPARATE PAY.)

17. ALL CULVERTS REMOVED FROM CONSTRUCTION SHALL BE REPLACED TO ORIGINAL GRADE; ROAD DITCH SHALL BE GRADED TO PROVIDE FOR AN EVEN GRADE AND SECTION BETWEEN EXISTING CULVERTS. ALL CULVERTS SHALL BE CLEAN AND FREE OF DEBRIS DURING AND AFTER CONSTRUCTION.

18. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE CITY OF BUDA AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AND TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO PRIVATE PROPERTY, WHICH OCCURRED AS A RESULT OF ANY PORTION OF THIS PROJECT. ANY DAMAGE TO PRIVATE PROPERTY SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION. THE CONTRACTOR SHALL COORDINATE ALL REPAIRS TO PRIVATE PROPERTY WITH THE PROPERTY OWNER. CONTRACTOR SHALL PAY AND/OR SETTLE WITH PRIVATE PROPERTY OWNER FOR ALL COSTS RELATED TO ANY DAMAGE. THE CITY OF BUDA WILL NOT PROVIDE SEPARATE PAY FOR REPAIR OF ANY DAMAGES, REIMBURSEMENTS OR SETTLEMENTS.

GRADING AND DRAINAGE NOTES

1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY. ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.

2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 4" OF TOP OF CURB. MATERIAL USED SHALL HAVE NO ROCKS LARGER THAN 4" IN THE GREATEST DIMENSION. THE REMAINING 4" SHALL BE SUITABLE TO CLEAN TOPSOIL FREE FROM ALL CLODS, ROCK AND ROOTS NO LARGER THAN ½" AND SUITABLE TO SUSTAINING PLANT LIFE.

TRENCH SAFETY NOTES

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED.

2. IN ACCORDANCE WITH U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4 FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.

SEQUENCE OF CONSTRUCTION

1. COORDINATE ALL START–UP WORK WITH THE CITY OF BUDA & TXDOT IF APPLICABLE IN THEIR R.O.W.

2. INSTALL AND MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROLS PER APPROVED PLANS. (SILT AND SEDIMENT SHALL BE REMOVED AFTER SIGNIFICANT RAINFALL OR WHEN THE DEPTH OF SILT/SEDIMENT IS 0"–6" AT ANY ROCK BERM OR SILT FENCE.). INSTALL TREE AND NATURAL AREA PROTECTIVE FENCING.

3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR OR HIS REPRESENTATIVE SHALL CONVENE A PRE–CONSTRUCTION CONFERENCE BETWEEN THE CITY OF BUDA, DESIGN ENGINEER, CONTRACTOR(S)/SUBCONTRACTOR(S), ALL UTILITY SERVICE PROVIDERS, AND ANY OTHER AFFECTED PARTIES. ALL PARTIES SHALL BE NOTIFIED AT LEAST 3 BUSINESS DAYS PRIOR TO THE PROPOSED MEETING TIME.

4. POND TO BE GRADED AT 100% PROPOSED CAPACITY.

5. BEGIN ANY NECESSARY DEMOLITION AND SITE STRIPPING.

6. BEGIN ROUGH SITE GRADING.

7. COMPLETE ALL UTILITY IMPROVEMENTS INCLUDING PUBLIC & PRIVATE WATER AND WASTEWATER SERVICE LINES.

8. COMPLETE SITE IMPROVEMENTS INCLUDING PAVING, PARKING, AND BUILDING.

9. HYDROMULCH OR SOD ALL DISTURBED AREAS AND CLEAN UP SITE.

10. DISPOSE OF ALL CONSTRUCTION DEBRIS AND TRASH. HYDROMULCH ANY DISTURBED AREAS FOLLOWING SITE CLEANUP.

11. COMPLETE PERMANENT EROSION CONTROL AND SITE RESTORATION INCLUDING ANY OFF–SITE AREAS.

12. UPON COMPLETION OF SITE IMPROVEMENTS, CONTRACTOR SHALL SCHEDULE FINAL INSPECTION WHEN SITE IS STABILIZED AND VEGETATION ESTABLISHED WITH THE ENGINEER PRIOR TO REMOVAL OF EROSION CONTROLS.

13. FINAL CLEANING OF EROSION AND SEDIMENTATION CONTROLS AND STORM DRAIN STRUCTURES. THIS SHALL OCCUR PRIOR TO FINAL PAYMENT AND/OR CONCURRENCE AND ACCEPTANCE.

14. REMOVE TEMPORARY EROSION AND SEDIMENTATION CONTROLS. RESTORE ANY AREAS DISTURBED DURING REMOVAL OR EROSION AND SEDIMENTATION CONTROLS.

CITY OF BUDA EROSION AND SEDIMENTATION CONTROL NOTES:

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).

2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL AS ADOPTED BY THE CITY OF BUDA.

3. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF BUDA ENGINEERING DEPARTMENT, 312-0084, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.

4. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER. ENVIRONMENTAL SPECIALIST OR CITY ARBORIST AS APPROPRIATE. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE PLAN MAY BE REQUIRED BY THE INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.

5. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR THE MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHED SIX (6) INCHES.

PERMANENT EROSION CONTROL:

ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK) AND BETWEEN THE CURB AND RIGHT-OF-WAY LINE.

THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE AS SPECIFIED IN THE CITY OF AUSTIN STANDARD SPECIFICATION 604S, AS ADOPTED BY THE CITY OF BUDA.

DUST CONTROL:

DUST CONTROL METHODS ARE REQUIRED AS PER CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL SECTION 1.4.5.D AS ADOPTED BY THE CITY OF BUDA.

TRAFFIC CONTROL AND MARKING NOTES:

1. ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

2. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND, THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

3. FURNISH AND INSTALL PAVEMENT MARKINGS OF THE TYPE AND SIZE SHOWN ON THE PLANS AND AS REQUIRED FOR COMPLIANCE WITH GOVERNING CODES. IF NO GOVERNING CODES APPLY, THEN USE TXDOT STANDARDS.

EXECUTION:

A. CONTRACTOR SHALL CLEAN PAVEMENT OF GREASE, DIRT, OIL, SAND, GRAVEL, AND OTHER FOREIGN MATERIALS PRIOR TO APPLYING MARKINGS AS RECOMMENDED BY PAINT MANUFACTOR. PAVEMENT SHALL BE DRY BEFORE ANY APPLICATIONS.

B. PAVEMENT MARKINGS SHALL BE APPLIED BY MACHINE AT A RATE OF ONE (1) GALLON/100 SF.

C. PAVEMENT MARKINGS SHALL NOT BE APPLIED DURING PERIODS OF EXCESS HUMIDITY, RAIN, OR PAVEMENT TEMPERATURES BELOW 50° F.

D. MINIMUM LINE WIDTH IS FOUR (4) INCHES. PAVEMENT MARKINGS MUST COMPLY WITH LOCAL FIRE STANDARDS AND CURRENT ACCESSIBILITY CODE.

E. A MINIMUM OF TWO COATS SHALL BE REQUIRED. ALSO, REPAINT ANY EXISTING STRIPES DISTURBED OR ALTERED.

F. CLOSE AREAS TO TRAFFIC FOR DURATION OF DRYING TIME, WHICH SHALL BE NO LESS THAN THE MINIMUM RECOMMENDED BY THE PAINT MANUFACTURER.

G. TRAFFIC PAINT SHALL BE SHERWIN WILLIAMS PRO-MAR TRAFFIC PAINT OR APPROVED EQUAL COLOR AS SPECIFIED ON PLANS, WHITE ASPHALT PAVEMENT AND YELLOW ON CONCRETE PAVEMENT. USE REFLECTIVE PAINT ON DRIVEWAYS AND CROSSWALKS AND WHERE REQUIRED BY CITY OF BUDA.

GENERAL PROVISION FOR FIRE SAFETY:

1. THE BUDA FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE".

2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE- TO SIX-FOOT SETBACKS FROM THE CURB LINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.

3. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.

4. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 75,000 LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.

5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.

6. FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH CITY OF BUDA FIRE MARSHAL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.

7. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET, 0 INCHES FOR FULL WIDTH OF ACCESS DRIVE.

CITY OF BUDA UTILITY CONSTRUCTION NOTES

1. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIAL AND METHODS USED TO DO THIS WORK.

2. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM THE CITY OF BUDA BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.

3. AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY THE CITY OF BUDA PUBLIC WORKS.

4. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION IN ADVANCE OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF BUDA WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.

5. NO OTHER UTILITY SERVICE/APPURTENANCES SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.

6. THE CITY SPECIFICATION ITEM 509S WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.

7. ALL MATERIALS TESTS, INCLUDING SOIL DENSITY TESTS AND DETAILED SOIL ANALYSES, SHALL BE CONDUCTED BY AN INDEPENDENT LABORATORY AND FUNDED BY THE OWNER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 1804S.04.

8. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY STANDARD ITEM 510.3(24). THE CONTRACTOR SHALL PERFORM EXCAVATION ETC. AND SHALL FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. WHEN CONTRACTORS MAKE THE TAP A CITY INSPECTOR MUST BE PRESENT AND 2 WORKING DAYS (MIN.) NOTIVE MUST BE GIVEN. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED, UNLESS, IT HAS BEEN DEMONSTRATED THAT A MOER ACCEPTABLE CONNECTION WOULD INVOLVE CONSIDERABLE HARDSHIP TO THE UTILITY SYSTEM. ALL TAPS SHALL BE MADE BY USE OF AN APPROVED FULL CIRCLE-GASKETED CAST IRON OR DUCTILE IRON TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED UNDER ALL TAP SLEEVES PRIOR TO MAKING THE PRESSURE TAP AND THE USE OF PRECAST BLOCKS MAY BE USED TO HOLD THE TAP IN ITS CORRECT POSITION PRIOR TO BLOCKING. THE BLOCKING BEHIND AND UNDER THE TAP SHALL HAVE A MINIMUM OF 24 HOURS CURING TIME BEFORE THE VALVE CAN BE RE-OPENED FOR SERVICE FROM THAT TAP.

9. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 510.3(22).

10. ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BOLTED TO THE MAIN BY METHODS OF FLANGE OR SWIVEL TEES. FOSTER ADAPTORS MAY BE USED IN LIEU OF FLANGE OR SWIVEL TEES WHEN CALLED OUT ON THE PLANS BY THE DESIGN ENGINEER.

11. A). FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEM 511S.4. B). FIRE HYDRANTS SHALL BE PAINTED FLYNT ALUMINUM OR EQUAL.

12. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION ITEMS 510.3 (27)-(29). FORCE MAIN PRESSURE TESTING SHALL BE CONDUCTED AND FALL UNDER THE SPECIFICATIONS AS WATER LINES (PRESSURE PIPE) OR AT THE PRESSURE SHOWN ON THE APPROVED PLANS.

13. ALL MATERIAL USED ON THIS PROJECT MUST BE LISTED ON THE STANDARD PRODUCTS LISTING. ANY MATERIAL NOT LISTED HAS TO GO THROUGH THE CITY OF BUDA CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO START OF PROJECT. TESTING AND EVALUATION OF PRODUCTS ARE REQUIRED BEFORE APPROVAL WILL BE GIVEN ANY CONSIDERATION.

14. WHEN WATER SERVICES ARE DAMAGED, THE SERVICE SHALL BE REPLACED FULL LENGTH WITH PE. NOTE: FULL LENGTH IS FROM BALL VALVE TO METER.

15. WHEN AN EXISTING WATERLINE SHUTOUT IS NECESSARY AND POSSIBLE, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR WHO WILL THEN NOTIFY THE CITY OF BUDA PUBLIC WORKS AND THE AFFECTED CUSTOMERS A MINIMUM OF SEVENTY-TWO (72) HOURS IN ADVANCE.

16. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR SO THAT HE CAN NOTIFY THE CITY OF BUDA PUBLIC WORKS AT A MINIMUM OF 72 HOURS PRIOR TO RELOCATING ANY DOMESTIC OR FIRE DEMAND WATER METERS. THE CONTRACTOR SHALL CAREFULLY REMOVE ALL METERS AND METER BOXES THAT ARE INDICATED TO BE RELOCATED OR SALVAGED. THE CONTRACTOR SHALL INSTALL THE REMOVED METER OR CITY PROVIDED METER AT THE NEW LOCATION INDICATED ON THE CONSTRUCTION PLANS.

17. ALL MANHOLES IN UNPAVED AREAS PROVIDING DIRECT ACCESS TO A WASTEWATER LINE SHALL BE WATERTIGHT AND BEAR THE WORDING AND INSIGNIA FOR THE CITY OF BUDA.

18. THE CONTRACTOR SHALL VERIFY ALL VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES PRIOR TO STARTING ONSITE UTILITY WORK.

19. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. APPROVAL OF THESE PLANS BY THE CITY OF BUDA DOES NOT REMOVE THESE RESPONSIBILITIES.

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

SITE PLAN APPROVAL SHEET 2 OF 33
FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE : 2017
EXPIRATION DATE_____ CASE MANAGER WILL PARRISH

_____
CITY ENGINEER, CITY OF BUDA

RELEASED FOR
GENERAL COMPLIANCE:_____ ZONING COMMERCIAL
Rev. 1_____ Correction 1_____
Rev. 2_____ Correction 2_____
Rev. 3_____ Correction 3_____

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NO.	REVISION	DATE

5/25/2023

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, PE #114250 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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P: 512.312.4336

WARNING
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DRAWN BY: HNS/CO

CHECKED BY: CK

GENERAL NOTES SHEET

FM 1626 OFFICE PARK
690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003

DRAWING NO. _____

SHEET 2 OF 33

2022-542

O:\company\to\Clients\0918 - koyl goebler\003-21_690 s fm 1626 office buildings\cad [com]\Sheets\0918-003_NOTES.dwg ~ Layout: "GENERAL NOTES SHEET" ~ Thu, May 25, 2023, 10:51am, By: kennedy.costantini

REPLAT OF LOTS 3A AND 3B, BLOCK B, REPLAT OF LOT 3, BLOCK B, MARLBORO COUNTRY

7.025 ACRES OUT OF THE PHILLIP J. ALLEN SURVEY NO. 5, ABSTRACT NO. 1, SITUATED IN THE CITY OF BUDA, HAYS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HAYS §
KNOWN ALL MEN BY THESE PRESENTS:

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 4 DAY OF April 2023 A.D. AT 9:20 O'CLOCK A M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS AS INSTRUMENT NO. 23011534

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 4 DAY OF April 2023 A.D.

Elaine H. Cardenas, by ONMarshall, Deputy
ELAINE H. CARDENAS,
COUNTY CLERK
HAYS COUNTY, TEXAS

CITY CERTIFICATION:

I, ALICIA RAMIREZ, CITY CLERK OF THE CITY OF BUDA, HEREBY CERTIFY THAT THIS ABOVE REPLAT OF LOTS 3A AND 3B, BLOCK B, REPLAT OF LOT 3, BLOCK B, MARLBORO COUNTRY, HAS BEEN SUBMITTED TO AND APPROVED BY ON BEHALF OF THE CITY COUNCIL OF THE CITY OF BUDA, TEXAS ON THE 28 DAY OF February 2023

WITNESS MY HAND THIS THE 4 DAY OF April 2023 A.D.

Nicole Barrientes
ALICIA RAMIREZ, CITY CLERK - Nicole Barrientes
CITY OF BUDA, TEXAS Deputy City Clerk

CITY OF BUDA TEXAS HAYS COUNTY

STATE OF TEXAS §
COUNTY OF HAYS §
KNOWN ALL MEN BY THESE PRESENTS:

OWNER'S CERTIFICATION:

THAT THE UNDERSIGNED, 24 BELLY PROPERTIES, LLC, OWNERS OF LOTS 3A AND 3B, BLOCK B, REPLAT OF LOT 3, BLOCK B, MARLBORO COUNTRY, BEING A SUBDIVISION IN THE CITY OF BUDA, HAYS COUNTY, TEXAS, PER MAP OR PLAT RECORDED INSTRUMENT NO. 19007680, PLAT RECORDS, HAYS COUNTY, TEXAS, (P.R.H.CO.TX.), BEING A 7.025 ACRE TRACT OF LAND OUT OF THE PHILLIP J. ALLEN SURVEY NO. 5, ABSTRACT NO. 1, SITUATED IN HAYS COUNTY, TEXAS, SAID LOT 3A BEING CONVEYED TO THEM BY GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 21032297, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, (O.P.R.H.C.TX.), AND SAID LOT 3B BEING CONVEYED TO THEM BY GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 21072155, (O.P.R.H.C.TX.), DO HEREBY RESUBDIVIDE SAID 7.025 ACRES TO BE KNOWN AS:

"REPLAT OF LOTS 3A AND 3B, BLOCK B, REPLAT OF LOT 3, BLOCK B, MARLBORO COUNTRY"

AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED AND NOT RELEASED.

Hayl Mosbacher 03/13/2023
DATE

AUTHORIZED REPRESENTATIVE
24 BELLY PROPERTIES, LLC
P.O. BOX 385, BUDA, TX. 78610

STATE OF TEXAS §
COUNTY OF HAYS §
KNOWN ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, HAYL GOSBACHER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF March, 2023 A.D.

Patricia A Vanderbilt 03/13/2023
NOTARY PUBLIC DATE
IN AND FOR THE STATE OF Texas

PATRICIA A VANDERBILT
Notary ID #131691677
My Commission Expires
August 21, 2026

ENGINEER'S CERTIFICATION:

I, MATTHEW A. DRINGENBERG, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 03.13.2023
MATTHEW A. DRINGENBERG - P.E. 114250
SOUTHWEST ENGINEERS, INC.
205 CIMARRON PARK LOOP, SUITE B
BUDA, TX. 78610
TEXAS FIRM NO.: F-1909

STATE OF TEXAS MATTHEW A. DRINGENBERG 114250 LICENSED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

3/15/2023
DATE

SCOTT A. HAHN
TEXAS REGISTRATION NO. 6375
SPOT ON SURVEYING, INC.
614 JERRY'S LN., BUDA, TX. 78610
TBPLS FIRM NO.: 10193894
FIRST SUBMITTAL DATE: FEBRUARY 03, 2022

STATE OF TEXAS REGISTERED SCOTT A. HAHN 6375 PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

1. LAND USE: 6.679 ACRES FOR 1 DEVELOPMENT LOTS.
   0.346 ACRES FOR RIGHT OF WAY RESERVATION.
2. WATER: CITY OF BUDA.
3. WASTEWATER: ON-SITE SEPTIC SYSTEM.
4. ELECTRIC SERVICE BY PEDERNALES ELECTRIC COOPERATIVE, INC.
5. TELEPHONE SERVICE BY TIME WARNER CABLE.
6. THIS PROPERTY IS LOCATED WITHIN HAYS COUNTY ESD #8.
7. THIS PROPERTY IS LOCATED WITHIN THE CITY OF BUDA.
8. ALL OTHER UTILITIES, GAS, CABLE, INTERNET, ETC. ARE THE OWNER'S RESPONSIBILITY.
9. THIS PROPERTY IS LOCATED WITHIN THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
10. NO OBJECT INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
11. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION AND MAINTENANCE.
12. ALL ACCESS EASEMENTS ON PRIVATE PROPERTY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
13. A SITE DEVELOPMENT PERMIT ISSUED BY THE CITY OF BUDA SHALL BE REQUIRED PRIOR TO ANY DEVELOPMENT ON THIS LOT.
14. THIS PROPERTY LIES WITHIN THE BOUNDARIES OF THE RECHARGE, CONTRIBUTING AND TRANSITION ZONE OF THE EDWARDS AQUIFER.
15. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF BUDA ZONING ORDINANCE REQUIREMENTS.
16. NO PORTION OF THIS SITE FALLS WITH A FEMA 100-YEAR REGULATORY FLOODPLAIN. SEE FLOODPLAIN NOTE FOR DETAILS.
17. A 16 FOOT P.U.E. IS DEDICATED ALONG ALL STREET FRONTAGES.
18. SIDEWALK EASEMENTS SHOWN HEREON ARE DEDICATED BY THIS PLAT.
19. THIS PROPERTY IS SUBJECT TO THE MARLBORO COUNTRY RESTRICTIONS AS RECORDED IN VOLUME 275, PAGE 558, (D.R.H.C.TX.), AND MODIFICATION OF RESTRICTIONS RECORDED AS DOCUMENT NO. 21072155, (O.P.R.H.C.TX.).

AREA CALCULATIONS

LOT 3C:	306,018.21 SQ. FT. - 7.025 ACRES
RIGHT OF WAY RESERVATION:	15094.32 SQ. FT. - 0.346 ACRES
NET DEVELOPMENT LOT:	290,923.89 SQ. FT. - 6.679 ACRES

FLOODPLAIN NOTE:

NO PORTION OF THIS SITE IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY N.F.I.P. FLOOD INSURANCE RATE MAP 48209C0260F, DATED SEPTEMBER 2, 2005. THIS TRACT FALLS WITHIN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, SOUTH CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

SURVEYORS NOTICE:

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

REFERENCE LEGEND:

(R1) = DOCUMENT NO. 156142, BOOK 1, PAGE 309, PLAT RECORDS, HAYS COUNTY, TEXAS.
(R2) = RESUBDIVISION OF LOTS 1 & 19 BLOCK A, LOTS 1, 2 & 6 BLOCK B, & LOT 5 BLOCK E, VOLUME 2, PAGE 15, P.R.H.C.TX.
(R3) = DEED VOL. 1518, PG. 706, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS. (O.P.R.H.C.TX.).
(R4) = DOCUMENT NO. 15036248, RECORDED IN VOLUME 5373, PAGE 560, O.P.R.H.C.TX.

GENERAL INFORMATION BLOCK:

OWNER: 24 BELLY PROPERTIES, LLC
GROSS ACRES: 7.025
ENGINEER: SOUTHWEST ENGINEERS, INC.
SURVEYOR: SPOT ON SURVEYING, INC.
LOTS: 1 - BLOCKS: 1
SUBMITTAL DATE: 03/21/2022
LEGAL DESCRIPTION: LOTS 3A AND 3B, BLOCK B, REPLAT OF LOT 3, BLOCK B, MARLBORO COUNTRY, INSTRUMENT NO. 19007680, (P.R.H.C.TX.), BEING 7.025 ACRES OUT OF THE PHILLIP J. ALLEN SURVEY NO. 5, ABSTRACT NO. 1
BENCHMARK: HAYS COUNTY MONUMENT NO. H062
ELEV. OF 814.41, NAVD 88 DATUM.
DEVELOPMENT LOTS: 6.679 ACRES
R.O.W RESERVATION: 0.346 ACRES
DEVELOPMENT LOTS: 1

EASEMENTS: ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE CITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE CITY CAN MOVE TREES OR ANY OTHER IMPROVEMENTS AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.

LINETYPE LEGEND:

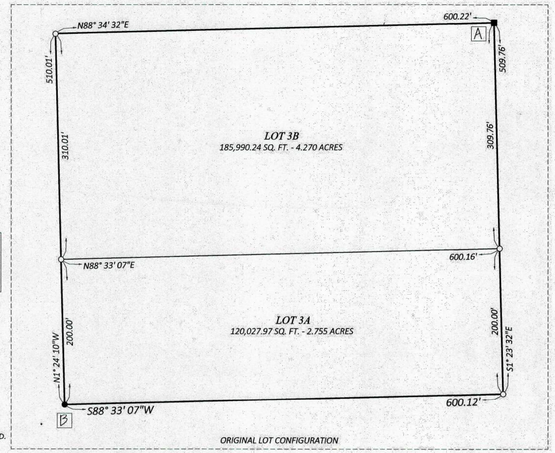
= BOUNDARY
= RIGHT OF WAY
= ADJOINING LOT LINES
= EASEMENTS

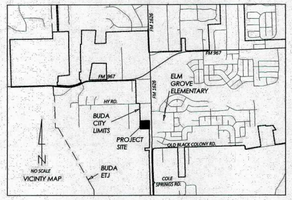
LEGEND:

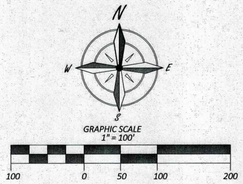
NTS = NOT TO SCALE
O.P.R.H.C.TX. = OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS
P.R.H.C.TX. = PLAT RECORDS, HAYS COUNTY, TEXAS.
P.U.E. = PUBLIC UTILITY EASEMENT
P.S.E. = PUBLIC SIDEWALK EASEMENT

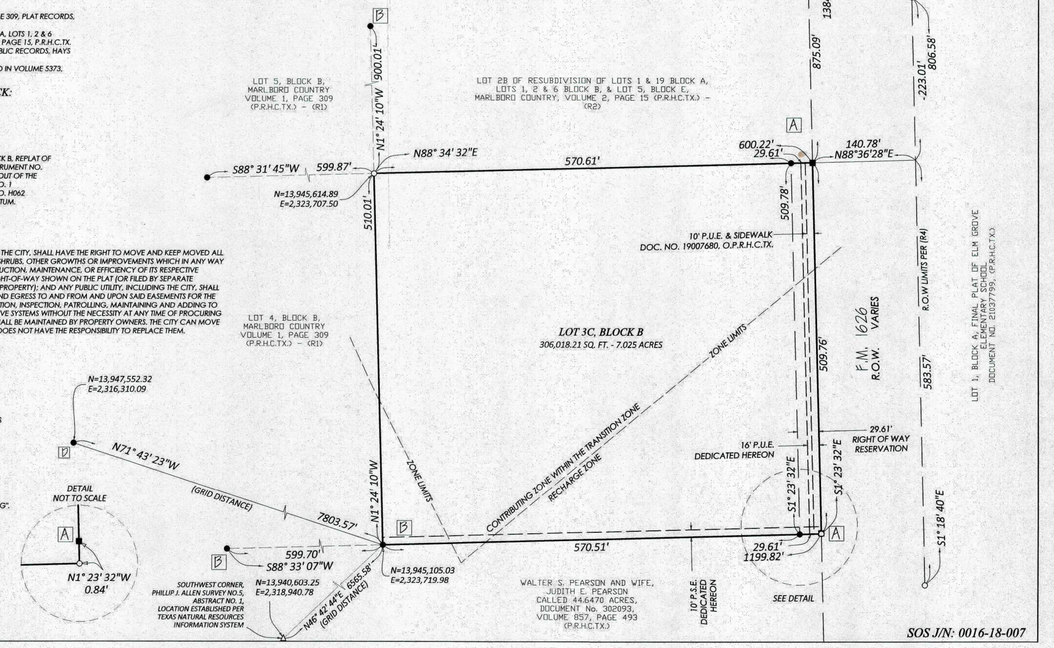
MONUMENT LEGEND / NOTES:

■ = FOUND CONCRETE ROAD DEPARTMENT MONUMENT.
● = FOUND MONUMENT AS DESCRIBED.
○ = SET 5/8" IRON ROD WITH CAP STAMPED "SPOT ON SURVEYING".
△ = CALCULATED POINT.
A = FOUND CONCRETE RIGHT OF WAY MONUMENT.
B = FOUND 1/2" IRON PIPE.
C = FOUND IRON ROD STAMPED "SAM".
D = FOUND HAYS COUNTY MONUMENT NO. H062. (USED AS BENCHMARK WITH A PUBLISHED ELEVATION OF 814.41 FEET, NAVD 88 DATUM).
E = FOUND IRON ROD STAMPED "CUATRO".









SOS J/N: 0016-18-007

SITE PLAN APPROVAL	SHEET 3 OF 33
FILE NUMBER 2022-XXXX	APPLICATION DATE XX/XX/XXXX
APPROVED BY COMMISSION ON N/A	UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE : 2017	
EXPIRATION DATE	CASE MANAGER WILL PARRISH

CITY ENGINEER, CITY OF BUDA

RELEASED FOR GENERAL COMPLIANCE: ZONING COMMERCIAL

Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3

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NO.	REVISION	DATE

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CENTRAL TEXAS
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P: 512.312.4336

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DRAWN BY: HNS/CO
CHECKED BY: CK

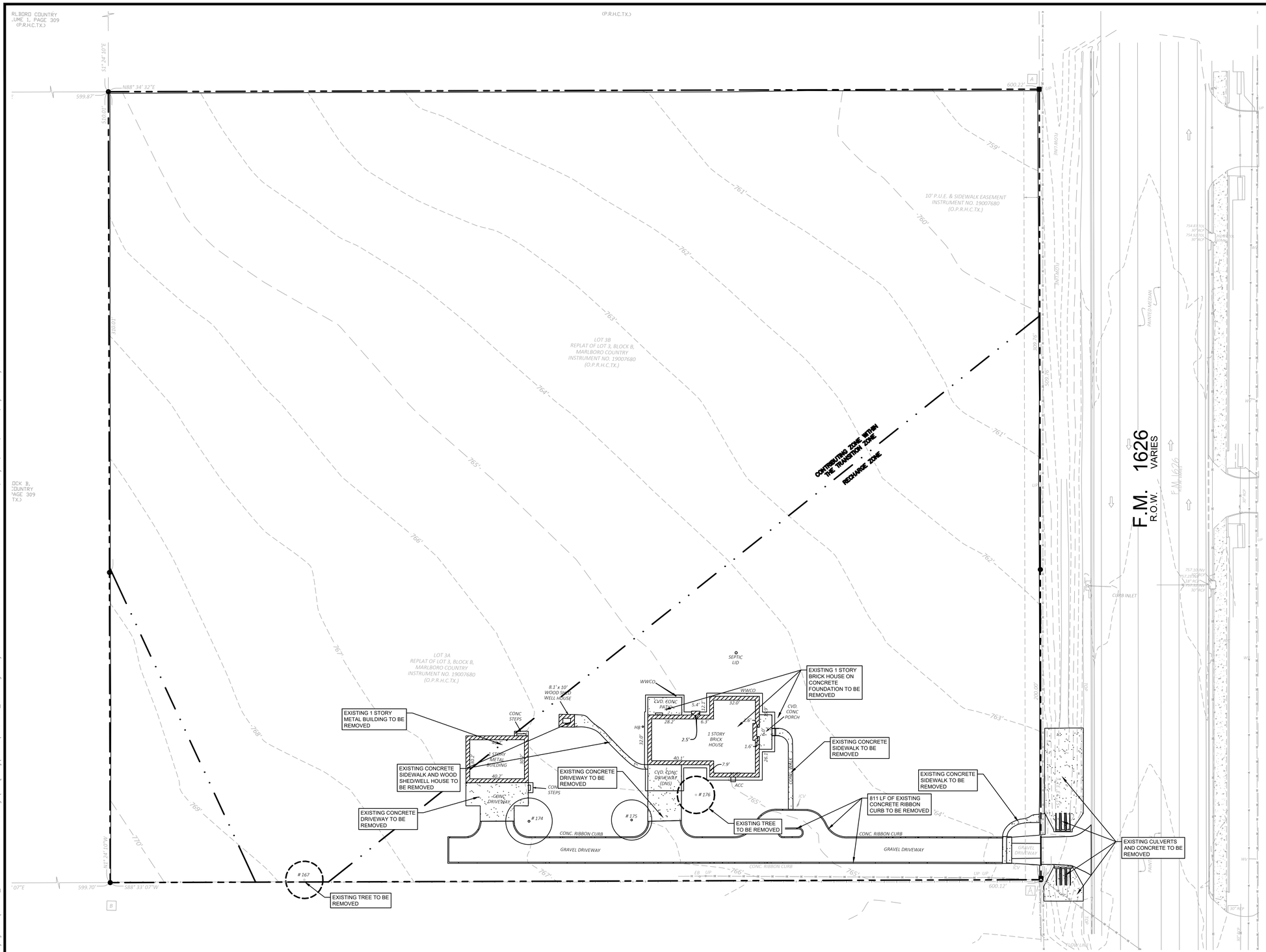
PLAT SHEET

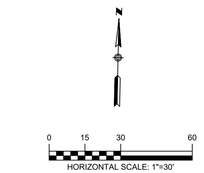
FM 1626 OFFICE PARK
690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003
DRAWING NO.
SHEET 3 OF 33

2022-542

O:\companydata\Clients\0918 - koyl goebler\003-21_690 s fm 1626 office buildings\cad [com]\Sheets\0918-003_PLAT.dwg ~ Layout: "PLAT SHEET" ~ Thu, May 25, 2023, 10:51am, By: kennedy.costantini





LEGEND

700 EXISTING CONTOURS

°100 TREE TO BE KEPT

°100 TREE TO BE REMOVED

TREE TABLE		
TAG #	SIZE	TREE TYPE
R 167	12"	CEDAR ELM
174	15"	LIVE OAK
175	13"	LIVE OAK
R 176	12"	LIVE OAK

R = TREE TO BE REMOVED

TEXAS ONE CALL SYSTEM
1-800-245-4545

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SITE PLAN APPROVAL SHEET 4 OF 33
FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE : 2017
EXPIRATION DATE _____ CASE MANAGER WILL PARRISH

CITY ENGINEER, CITY OF BUDA

RELEASED FOR
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NO.	REVISION	DATE

5/25/2023

STATE OF TEXAS
MATTHEW A. DRINGENBERG
114250
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, PE #114250 ON
THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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DRAWN BY: HNS/CO

CHECKED BY: CK

EXISTING CONDITIONS AND DEMOLITION PLAN

FM 1626 OFFICE PARK

690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003

DRAWING NO. _____

SHEET 4 OF 33

2022-542

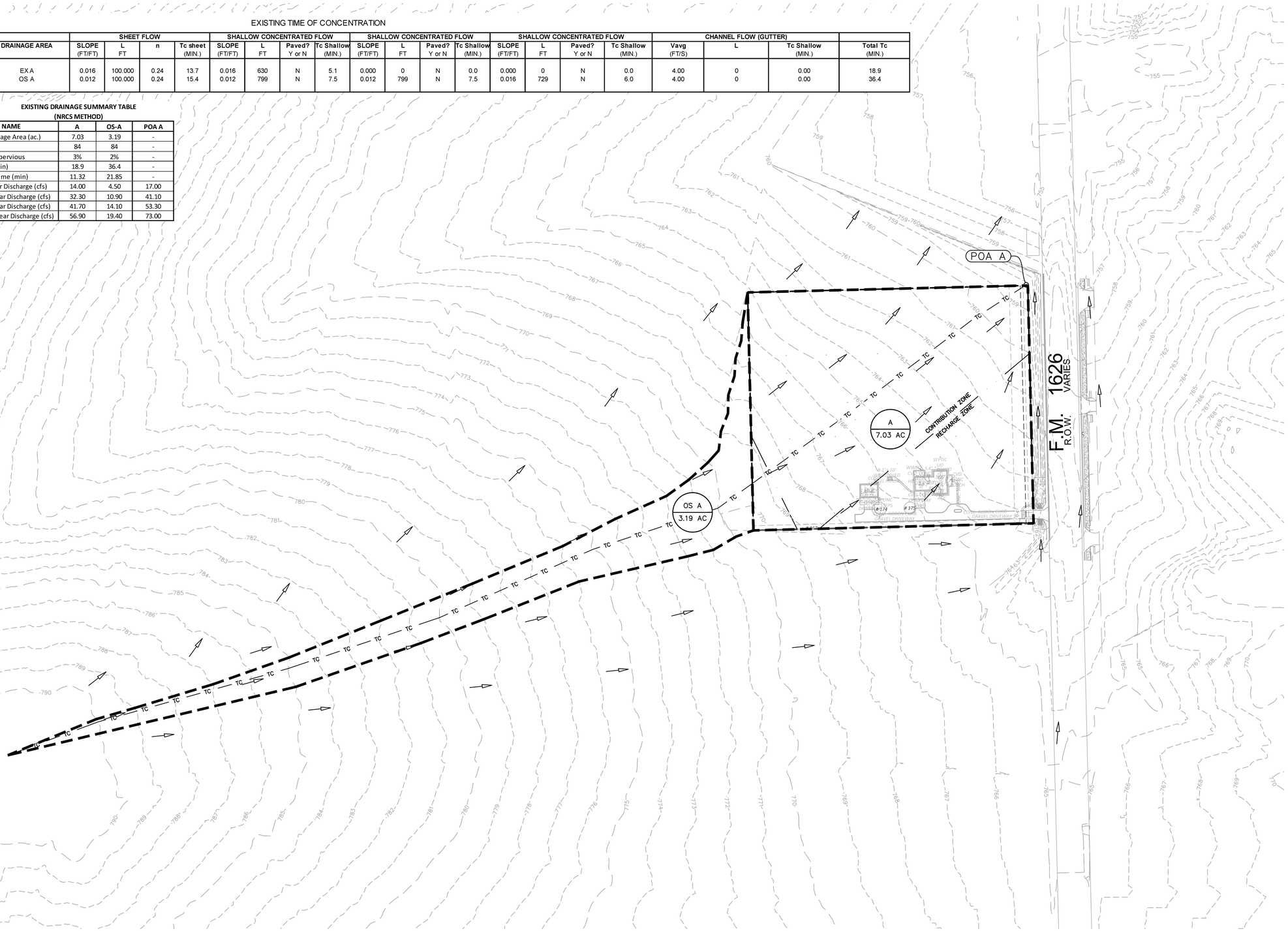
O:\company data\Clients\0918 - kayl goebler\003-21_690 s fm 1626 office buildings\cad [com]\Sheets\0918-003_DEMO.dwg ~ Layout: "EXISTING CONDITIONS AND DEMOLITION PLAN" ~ Thu, May 25, 2023, 10:51am, By: kennedy.costantini

EXISTING TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				SHALLOW CONCENTRATED FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW (GUTTER)			
	SLOPE (FT/FT)	L FT	n	Tc sheet (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	Vavg (FT/S)	L	Tc Shallow (MIN.)	Total Tc (MIN.)
EX A	0.016	100.000	0.24	13.7	0.016	630	N	5.1	0.000	0	N	0.0	0.000	0	N	0.0	4.00	0	0.00	18.9
OS A	0.012	100.000	0.24	15.4	0.012	799	N	7.5	0.012	799	N	7.5	0.016	729	N	6.0	4.00	0	0.00	36.4

EXISTING DRAINAGE SUMMARY TABLE (NRCS METHOD)

AREA NAME	A	OS-A	POA A
Drainage Area (ac.)	7.03	3.19	-
CN #	84	84	-
% Impervious	3%	2%	-
Tc (min)	18.9	36.4	-
Lag Time (min)	11.32	21.85	-
2 year Discharge (cfs)	14.00	4.50	17.00
10 year Discharge (cfs)	32.30	10.90	41.10
25 year Discharge (cfs)	41.70	14.10	53.30
100 year Discharge (cfs)	56.90	19.40	73.00



N

0 50 100 200
HORIZONTAL SCALE: 1"=100'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- TCEQ EDWARD'S AQUIFER BOUNDARY LINE
- DRAINAGE AREA
- TC TC — TIME OF CONCENTRATION
- A–1 — POINT OF ANALYSIS
- DRAINAGE FLOW DIRECTION
- DA / ACRES — DRAINAGE AREA LABEL
- # — INLET LABEL

NOTES:

1. ON–SITE SURVEY TOPOGRAPHIC INFORMATION PROVIDED BY SPOT ON SURVEYING OBTAINED ON JANUARY 12, 2021.
2. OFF–SITE TOPOGRAPHIC INFORMATION OBTAINED FROM TNRIS.
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TEXAS ONE CALL SYSTEM
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SITE PLAN APPROVAL SHEET 5 OF 33
FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE : 2017
EXPIRATION DATE_____ CASE MANAGER WILL PARRISH

CITY ENGINEER, CITY OF BUDA

RELEASED FOR GENERAL COMPLIANCE:_____ ZONING COMMERCIAL
Rev. 1_____ Correction 1_____
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NO.	REVISION	DATE

5/25/2023

MATTHEW A. DRINGENBERG, 114250, LICENSED PROFESSIONAL ENGINEER

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WARNING
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DRAWN BY: HNS/CO

CHECKED BY: CK

EXISTING DRAINAGE AREA MAP

FM 1626 OFFICE PARK

690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003

DRAWING NO. _____

SHEET 5 OF 33

2022-542

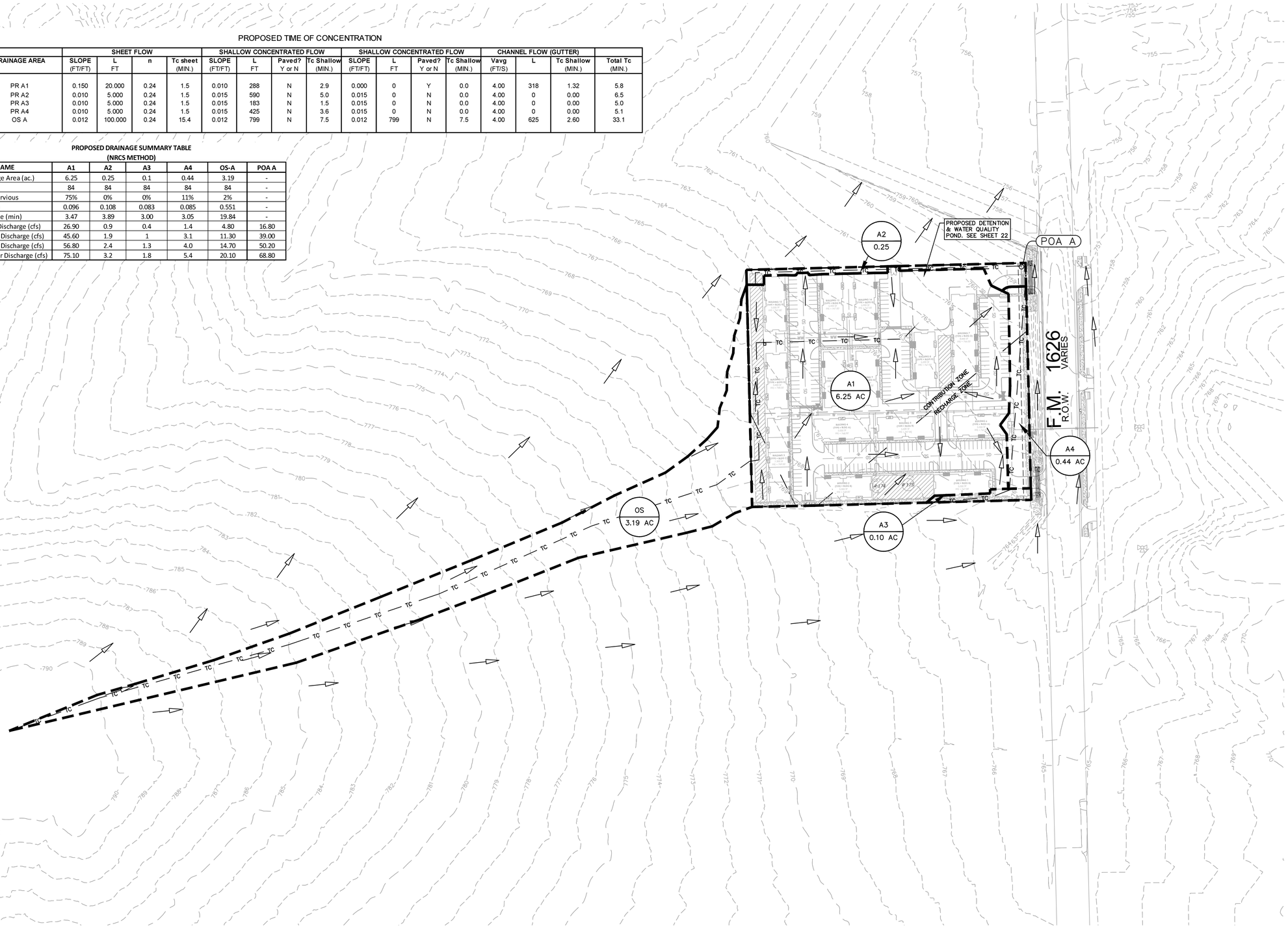
O:\company data\Clients\0918 – kayl goebler\003–21_690 s fm 1626 office buildings\cad [com]\Sheets\0918–003_DRNG.dwg ~ Layout: "EX DA MAP" ~ Thu, May 25, 2023, 10:52am, By: kennedy.costantini

PROPOSED TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW (GUTTER)			
	SLOPE (FT/FT)	L FT	n	Tc sheet (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	Vavg (FT/S)	L	Tc Shallow (MIN.)	Total Tc (MIN.)
PR A1	0.150	20.000	0.24	1.5	0.010	288	N	2.9	0.000	0	Y	0.0	4.00	318	1.32	5.8
PR A2	0.010	5.000	0.24	1.5	0.015	590	N	5.0	0.015	0	N	0.0	4.00	0	0.00	6.5
PR A3	0.010	5.000	0.24	1.5	0.015	183	N	1.5	0.015	0	N	0.0	4.00	0	0.00	5.0
PR A4	0.010	5.000	0.24	1.5	0.015	425	N	3.6	0.015	0	N	0.0	4.00	0	0.00	5.1
OS A	0.012	100.000	0.24	15.4	0.012	799	N	7.5	0.012	799	N	7.5	4.00	625	2.60	33.1

PROPOSED DRAINAGE SUMMARY TABLE
(NRCS METHOD)

AREA NAME	A1	A2	A3	A4	OS-A	POA A
Drainage Area (ac.)	6.25	0.25	0.1	0.44	3.19	-
CN #	84	84	84	84	84	-
% Impervious	75%	0%	0%	11%	2%	-
Tc (hrs)	0.096	0.108	0.083	0.085	0.551	-
Lag Time (min)	3.47	3.89	3.00	3.05	19.84	-
2 year Discharge (cfs)	26.90	0.9	0.4	1.4	4.80	16.80
10 year Discharge (cfs)	45.60	1.9	1	3.1	11.30	39.00
25 year Discharge (cfs)	56.80	2.4	1.3	4.0	14.70	50.20
100 year Discharge (cfs)	75.10	3.2	1.8	5.4	20.10	68.80



N

0 50 100 200
HORIZONTAL SCALE: 1"=100'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- TCEQ EDWARD'S AQUIFER BOUNDARY LINE
- DRAINAGE AREA
- TC TIME OF CONCENTRATION
- A–1 POINT OF ANALYSIS
- DRAINAGE FLOW DIRECTION
- DA / ACRES DRAINAGE AREA LABEL
- # INLET LABEL

NOTES:

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CITY ENGINEER, CITY OF BUDA

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NO.	REVISION	DATE

5/25/2023
STATE OF TEXAS
MATTHEW A. DRINGENBERG
114250
LICENSED PROFESSIONAL ENGINEER

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DRAWN BY: HNS/CO
CHECKED BY: CK

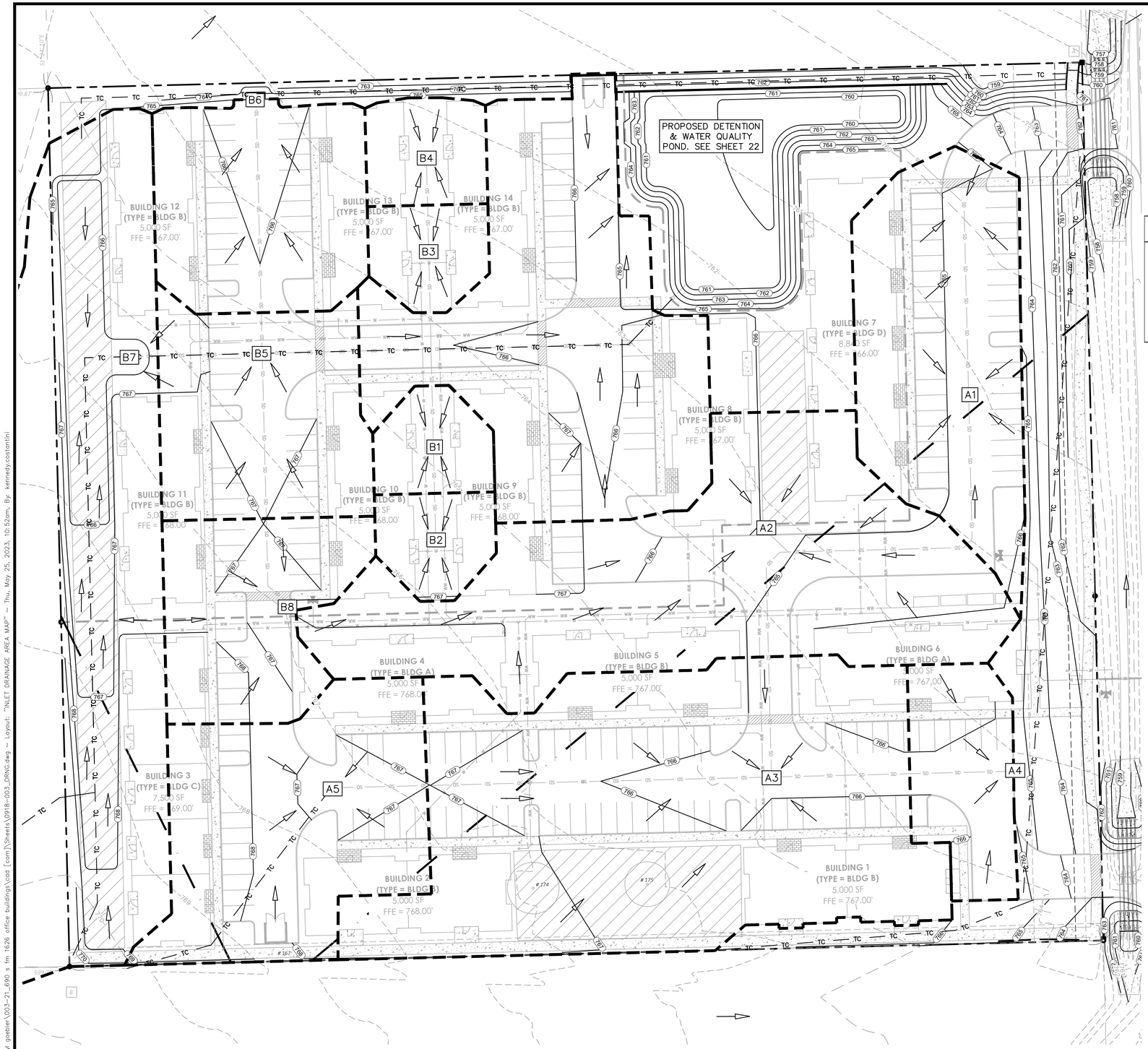
PROPOSED DRAINAGE AREA MAP

FM 1626 OFFICE PARK
690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003
DRAWING NO. _____
SHEET 6 OF 33

2022-542

O:\company\data\Clients\0918 – Keyl goebler\003–21_690 s fm 1626 office buildings\Cad [com]\Sheets\0918–003_DRNG.dwg ~ Layout: "PROP DA MAP" ~ Thu, May 25, 2023, 10:52am, By: kennedy.costantini



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE & RECHARGE ZONE
- DRAINAGE AREA
- TIME OF CONCENTRATION
- POINT OF ANALYSIS
- DRAINAGE FLOW DIRECTION
- DRAINAGE AREA LABEL (DA / ACRES)
- INLET LABEL (#)

HORIZONTAL SCALE: 1"=30'

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PROPOSED INLET DRAINAGE SUMMARY TABLE (RATIONAL METHOD)

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (ac.)	Impervious Cover (%)	T_c (min.)	Pervious Cover Condition	2-Yr. Flows C_2	I_2 (in/hr)	Q_2 (cfs)	10-Yr. C_{10}	I_{10} (in/hr)	Q_{10} (cfs)	25-Yr. C_{25}	I_{25} (in/hr)	Q_{25} (cfs)	100-Yr. C_{100}	I_{100} (in/hr)	Q_{100} (cfs)
Inlet A1	0.56 ac	0.42 ac	75%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.63	6.31 in/hr	2.2 cfs	0.71	9.61 in/hr	3.8 cfs	0.76	11.79 in/hr	5.0 cfs	0.84	15.42 in/hr	7.3 cfs
Inlet A2	0.82 ac	0.52 ac	63%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.58	6.31 in/hr	3.0 cfs	0.65	9.61 in/hr	5.1 cfs	0.70	11.79 in/hr	6.7 cfs	0.78	15.42 in/hr	9.9 cfs
Inlet A3	1.01 ac	0.60 ac	60%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.57	6.31 in/hr	3.6 cfs	0.64	9.61 in/hr	6.2 cfs	0.68	11.79 in/hr	8.1 cfs	0.77	15.42 in/hr	11.9 cfs
Inlet A4	0.19 ac	0.14 ac	78%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.65	6.31 in/hr	0.8 cfs	0.72	9.61 in/hr	1.3 cfs	0.77	11.79 in/hr	1.7 cfs	0.86	15.42 in/hr	2.5 cfs
Inlet A5	0.47 ac	0.40 ac	86%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.69	6.31 in/hr	2.0 cfs	0.76	9.61 in/hr	3.4 cfs	0.81	11.79 in/hr	4.5 cfs	0.90	15.42 in/hr	6.5 cfs
Inlet B1	0.08 ac	0.06 ac	66%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.59	6.31 in/hr	0.3 cfs	0.67	9.61 in/hr	0.5 cfs	0.71	11.79 in/hr	0.7 cfs	0.80	15.42 in/hr	1.0 cfs
Inlet B2	0.08 ac	0.06 ac	66%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.59	6.31 in/hr	0.3 cfs	0.67	9.61 in/hr	0.5 cfs	0.71	11.79 in/hr	0.7 cfs	0.80	15.42 in/hr	1.0 cfs
Inlet B3	0.09 ac	0.06 ac	69%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.61	6.31 in/hr	0.3 cfs	0.68	9.61 in/hr	0.6 cfs	0.73	11.79 in/hr	0.7 cfs	0.81	15.42 in/hr	1.1 cfs
Inlet B4	0.10 ac	0.11 ac	100%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.79	6.31 in/hr	0.5 cfs	0.87	9.61 in/hr	0.8 cfs	0.93	11.79 in/hr	1.1 cfs	1.02	15.42 in/hr	1.5 cfs
Inlet B5	0.34 ac	0.29 ac	85%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.68	6.31 in/hr	1.5 cfs	0.76	9.61 in/hr	2.5 cfs	0.81	11.79 in/hr	3.3 cfs	0.89	15.42 in/hr	4.7 cfs
Inlet B6	0.33 ac	0.29 ac	88%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.69	6.31 in/hr	1.5 cfs	0.77	9.61 in/hr	2.5 cfs	0.82	11.79 in/hr	3.2 cfs	0.91	15.42 in/hr	4.6 cfs
Inlet B7	3.86 ac	0.30 ac	8%	33.1 min.	Dev - Grass - Good Condition - Average, 2-7%	0.33	2.83 in/hr	3.5 cfs	0.39	4.28 in/hr	6.4 cfs	0.43	5.28 in/hr	8.7 cfs	0.50	6.97 in/hr	13.4 cfs
Inlet B8	0.27 ac	0.22 ac	82%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.67	6.31 in/hr	1.1 cfs	0.74	9.61 in/hr	1.9 cfs	0.79	11.79 in/hr	2.5 cfs	0.88	15.42 in/hr	3.6 cfs
POND	0.74 ac	0.58 ac	79%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.65	6.31 in/hr	3.1 cfs	0.73	9.61 in/hr	5.2 cfs	0.78	11.79 in/hr	6.8 cfs	0.86	15.42 in/hr	9.9 cfs

FM 1626 OFFICE PARK
100-Year Inlet Flow Calculations
Grate Inlets

DRAINAGE AREA NO.	R.F.(%)	Head at Inlet	A (sqft)	Q capacity	Q design	remark
A1	50	0.50	5.000	8.5	7.3	OK
A3	50	0.50	8.403	14.3	12.2	OK
A5	50	0.50	5.000	8.5	6.5	OK
B1	50	0.50	2.264	3.9	1.0	OK
B2	50	0.50	2.264	3.9	1.0	OK
B3	50	0.50	2.264	3.9	1.1	OK
B4	50	0.50	2.264	3.9	1.5	OK
B5	50	0.50	5.000	8.5	4.7	OK
B7	50	0.50	8.403	14.3	13.4	OK

FM 1626 OFFICE PARK
100-Year Inlet Flow Calculations
Curb Inlets in Sumps

DRAINAGE AREA NO.	a	Maximum Yo	R.F.(%)	Head at Inlet	LENGTH	Qcapacity	Q design	Remark
A2	0.42	0.50	10	0.92	10	23.7	10.3	OK
A4	0.42	0.50	10	0.92	10	23.7	2.6	OK
B6	0.42	0.50	10	0.92	10	23.7	4.5	OK
B8	0.42	0.50	10	0.92	10	23.7	3.6	OK

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CITY ENGINEER, CITY OF BUDA

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DRAWN BY: HNS/CO
CHECKED BY: CK

INLET DRAINAGE AREA MAP

FM 1626 OFFICE PARK
690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003
DRAWING NO. _____
SHEET 7 OF 33

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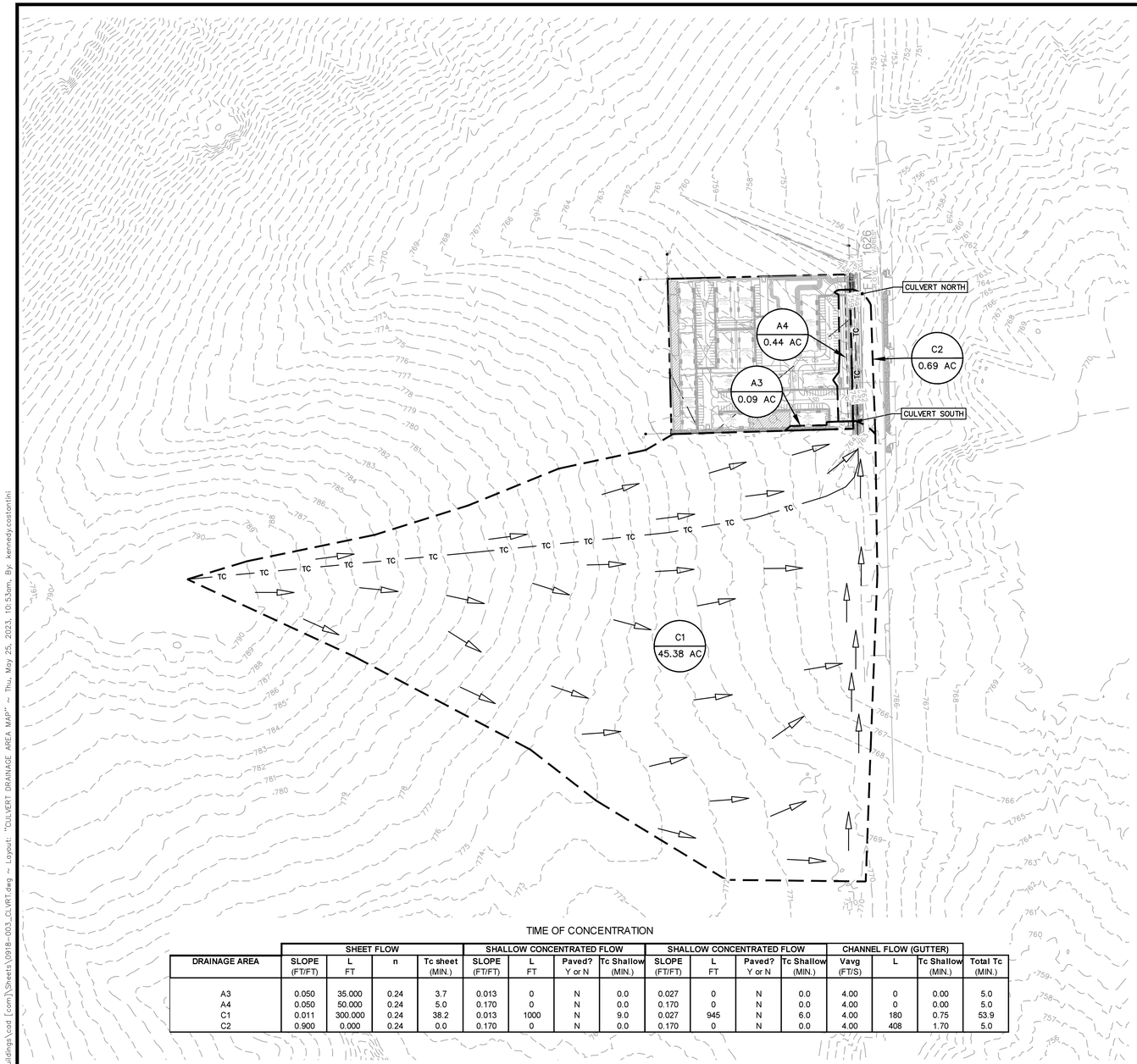

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE & RECHARGE ZONE
- DRAINAGE AREA
- TC — TC — TIME OF CONCENTRATION
- A–1 — POINT OF ANALYSIS
- DA / ACRES — DRAINAGE AREA LABEL
- # — DRAINAGE FLOW DIRECTION INLET LABEL

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	SLOPE (FT/FT)	L FT	n	Tc sheet (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	Vavg (FT/S)	L	Tc Shallow (MIN.)	Total Tc (MIN.)
A3	0.050	35.000	0.24	3.7	0.013	0	N	0.0	0.027	0	N	0.0	4.00	0	0.00	5.0
A4	0.050	50.000	0.24	5.0	0.170	0	N	0.0	0.170	0	N	0.0	4.00	0	0.00	5.0
C1	0.011	300.000	0.24	38.2	0.013	1000	N	9.0	0.027	945	N	6.0	4.00	180	0.75	53.9
C2	0.900	0.000	0.24	0.0	0.170	0	N	0.0	0.170	0	N	0.0	4.00	408	1.70	5.0

CULVERT DRAINAGE SUMMARY TABLE (RATIONAL METHOD)

Drainage Area No.	Area (ac.)	Estimated Impervious Cover (ac.)	Impervious Cover (%)	T_c (min.)	Pervious Cover Condition	2-Yr. Flows			5-Yr.			10-Yr.			25-Yr.			50-Yr.			100-Yr.		
						C_2	i_2 (in/hr)	Q_2 (cfs)	C_5	i_5 (in/hr)	Q_5 (cfs)	C_{10}	i_{10} (in/hr)	Q_{10} (cfs)	C_{25}	i_{25} (in/hr)	Q_{25} (cfs)	C_{50}	i_{50} (in/hr)	Q_{50} (cfs)	C_{100}	i_{100} (in/hr)	Q_{100} (cfs)
A3	0.15 ac	0.05 ac	34%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.45	6.31 in/hr	0.4 cfs	0.48	8.08 in/hr	0.6 cfs	0.51	9.61 in/hr	0.7 cfs	0.56	11.79 in/hr	1.0 cfs	0.59	13.56 in/hr	1.2 cfs	0.63	15.42 in/hr	1.5 cfs
A4	0.44 ac	0.11 ac	24%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.40	6.31 in/hr	1.1 cfs	0.44	8.08 in/hr	1.5 cfs	0.47	9.61 in/hr	2.0 cfs	0.51	11.79 in/hr	2.6 cfs	0.54	13.56 in/hr	3.2 cfs	0.58	15.42 in/hr	4.0 cfs
C1	45.38 ac	1.75 ac	4%	53.9 min.	Dev - Grass - Good Condition - Average, 2-7%	0.31	2.10 in/hr	29.4 cfs	0.34	2.69 in/hr	41.3 cfs	0.37	3.20 in/hr	53.5 cfs	0.41	3.97 in/hr	73.7 cfs	0.44	4.61 in/hr	91.9 cfs	0.48	5.30 in/hr	115.4 cfs
C2	0.69 ac	0.40 ac	58%	5.0 min.	Dev - Grass - Good Condition - Average, 2-7%	0.56	6.31 in/hr	2.4 cfs	0.60	8.08 in/hr	3.3 cfs	0.63	9.61 in/hr	4.2 cfs	0.67	11.79 in/hr	5.5 cfs	0.71	13.56 in/hr	6.6 cfs	0.76	15.42 in/hr	8.0 cfs

TEXAS ONE CALL SYSTEM
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SITE PLAN APPROVAL SHEET 8 OF 33
FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE : 2017
EXPIRATION DATE_____ CASE MANAGER WILL PARRISH

CITY ENGINEER, CITY OF BUDA

RELEASED FOR
GENERAL COMPLIANCE:_____ ZONING COMMERCIAL
Rev. 1_____ Correction 1_____
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NO.	REVISION	DATE

5/25/2023

STATE OF TEXAS
MATTHEW A. DRINGENBERG
114250
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, PE #114250 ON
THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

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P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

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DRAWN BY: HNS/CO
CHECKED BY: CK

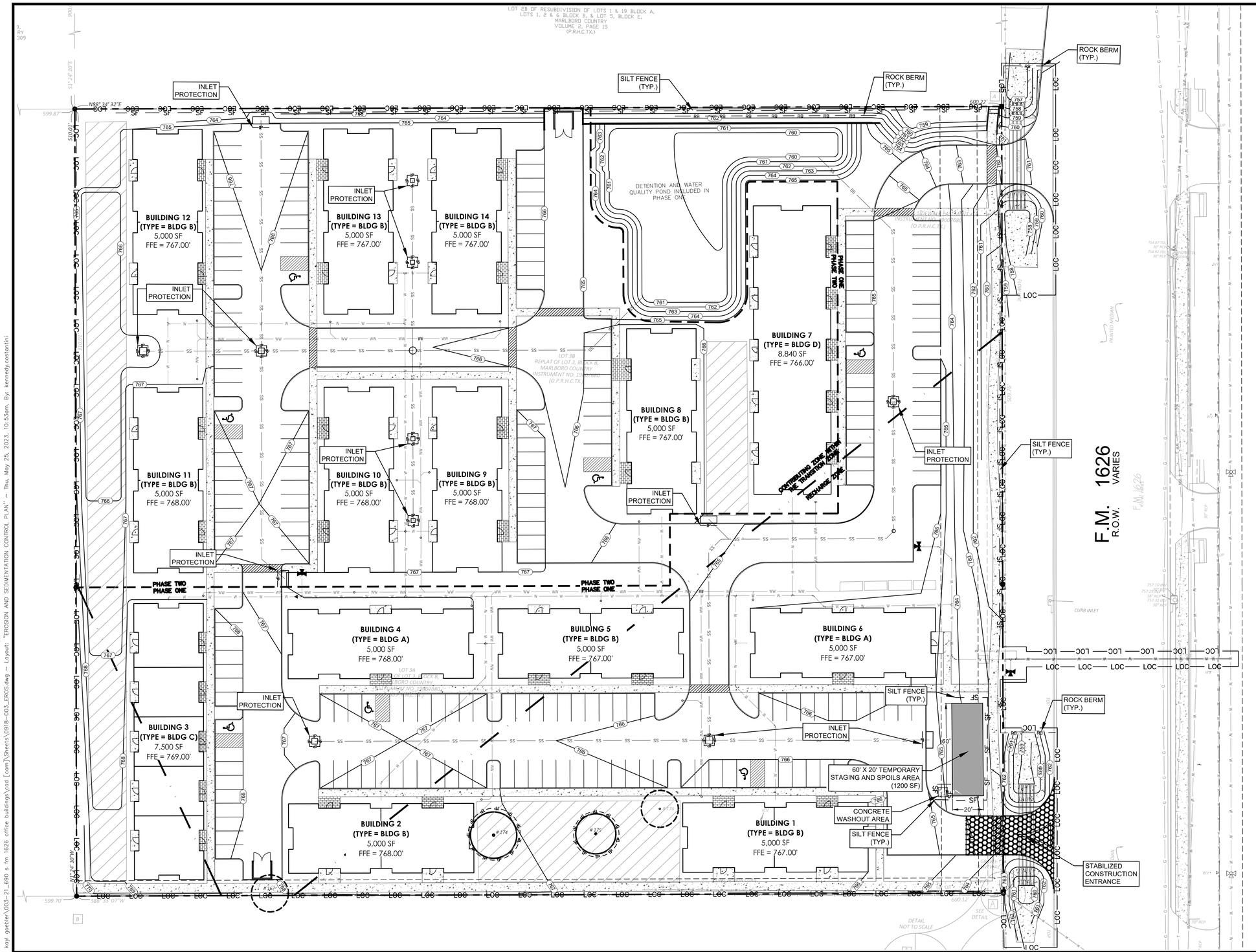
CULVERT DRAINAGE AREA MAP

FM 1626 OFFICE PARK
690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003
DRAWING NO. _____
SHEET 8 OF 33

2022-542

O:\companydata\Clients\0918 - kayl goebler\003-21 690 s fm 1626 office buildings\cad [com]\Sheets\0918-003_CLVRT.dwg ~ Layout: "CULVERT DRAINAGE AREA MAP" ~ Thu, May 25, 2023, 10:53am, By: kennedy.costantini



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE FLOW DIRECTION
- SILT FENCE
- LIMIT OF CONSTRUCTION
- ROCK BERM
- TREE TO BE KEPT
- TREE TO BE REMOVED
- STABILIZED CONSTRUCTION ENTRANCE

SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROLS PER APPROVED PLAN.
2. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS, AND AFTER RAINFALL EVENTS, AS NEEDED. CONTRACTOR/OWNER SHALL PROVIDE A CONTACT NAME AND NUMBER FOR EROSION CONTROL ISSUES.
3. CONDUCT DEMOLITION ACTIVITIES, IF APPLICABLE.
4. CONSTRUCT DRAINAGE IMPROVEMENTS, IF APPLICABLE.
5. CONSTRUCT CURB INLET PROTECTION AT THE TIME OF CURB INLET INSTALLATION.
6. CONSTRUCT DEVELOPMENT PER APPROVED PLANS.
7. INSTALL STREETSCAPE AND/OR LANDSCAPING IMPROVEMENTS.
8. CONTRACTOR TO VEGETATE ANY DISTURBED AREAS ONCE FINAL GRADING IS COMPLETE, AND ESTABLISH A MIN OF 70% VEGETATION PRIOR TO COMPLETION. PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.
9. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

NOTE

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENT) AND SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES IN 21 DAYS, PER TPDES REQUIREMENTS.

TREE TABLE

TAG #	SIZE	TREE TYPE
R 167	12"	CEDAR ELM
174	15"	LIVE OAK
175	13"	LIVE OAK
R 176	12"	LIVE OAK

R = TREE TO BE REMOVED

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DRAWN BY: HNS/CO

CHECKED BY: CK

EROSION AND SEDIMENTATION CONTROL PLAN

FM 1626 OFFICE PARK

690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003

DRAWING NO. _____

SHEET 9 OF 33

2022-542

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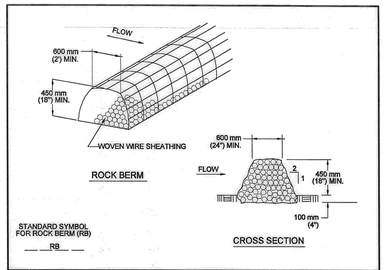
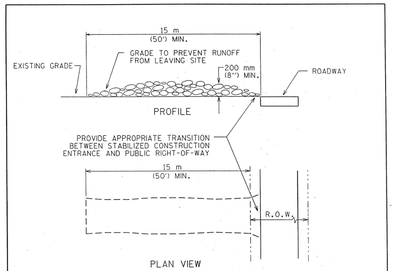


NOTES:

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

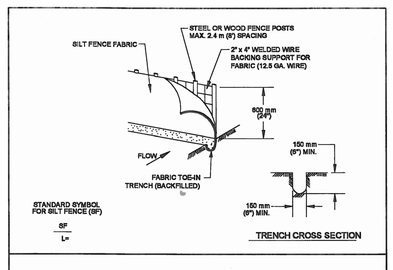
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
Mary S. Hyer P.E. 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1



NOTES:

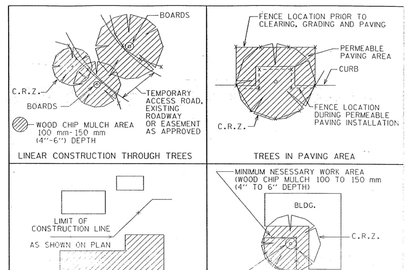
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO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

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
5/23/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1

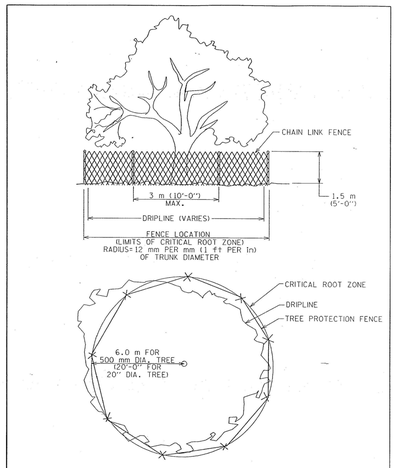


1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 Inches) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED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

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



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A - CHAIN LINK	
11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2

NOTE:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.

CONCRETE WASH OUT

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SITE PLAN APPROVAL SHEET 10 OF 33

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CHECKED BY: CK

EROSION AND SEDIMENTATION CONTROL PLAN DETAILS

FM 1626 OFFICE PARK

690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003

DRAWING NO. _____

SHEET 10 OF 33

2022-542

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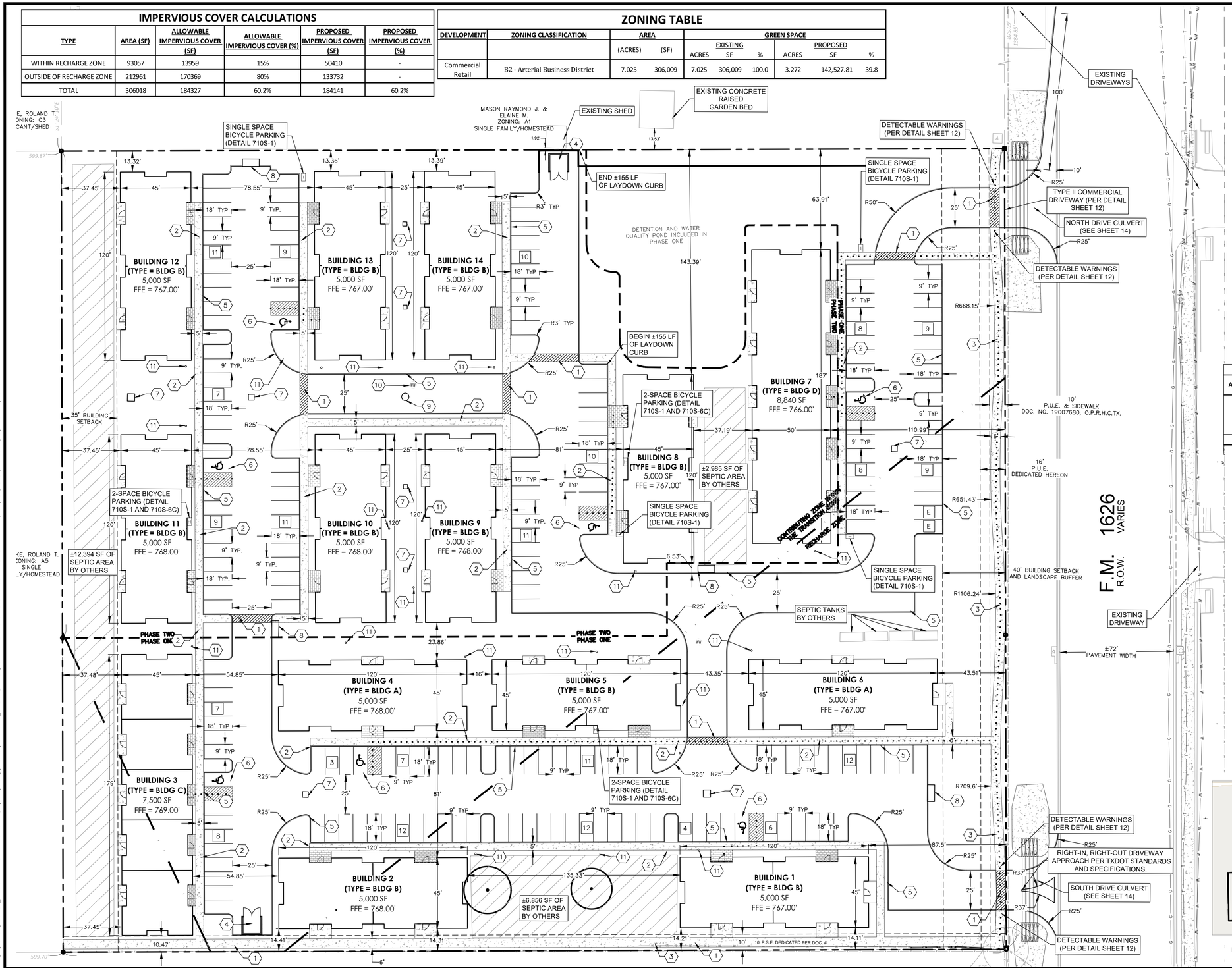
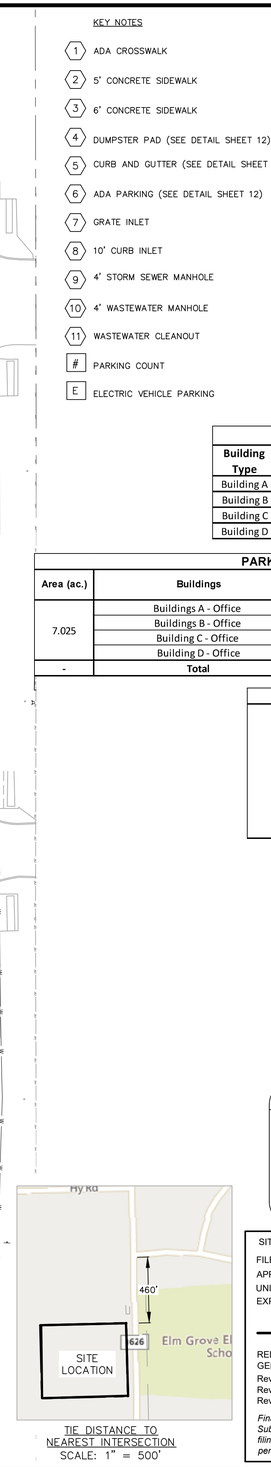
IMPERVIOUS COVER CALCULATIONS

TYPE	AREA (SF)	ALLOWABLE IMPERVIOUS COVER (SF)	ALLOWABLE IMPERVIOUS COVER (%)	PROPOSED IMPERVIOUS COVER (SF)	PROPOSED IMPERVIOUS COVER (%)
WITHIN RECHARGE ZONE	93057	13959	15%	50410	-
OUTSIDE OF RECHARGE ZONE	212961	170369	80%	133732	-
TOTAL	306018	184327	60.2%	184141	60.2%

ZONING TABLE

DEVELOPMENT	ZONING CLASSIFICATION	AREA		GREEN SPACE					
		(ACRES)	(SF)	EXISTING			PROPOSED		
				ACRES	SF	%	ACRES	SF	%
Commercial Retail	B2 - Arterial Business District	7.025	306,009	7.025	306,009	100.0	3.272	142,527.81	39.8





TIE DISTANCE TO NEAREST INTERSECTION
SCALE: 1" = 500'

KEY NOTES

1. ADA CROSSWALK
2. 5' CONCRETE SIDEWALK
3. 6' CONCRETE SIDEWALK
4. DUMPSTER PAD (SEE DETAIL SHEET 12)
5. CURB AND GUTTER (SEE DETAIL SHEET 12)
6. ADA PARKING (SEE DETAIL SHEET 12)
7. GRATE INLET
8. 10' CURB INLET
9. 4' STORM SEWER MANHOLE
10. 4' WASTEWATER MANHOLE
11. WASTEWATER CLEANOUT
- # PARKING COUNT
- E ELECTRIC VEHICLE PARKING

0 15 30 60
HORIZONTAL SCALE: 1"=30'

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- FIRE LANE
- LIMITS OF CONSTRUCTION
- ACCESSIBLE ROUTE
- SIGN
- 100 TREE TO BE KEPT

BUILDING DATA

Building Type	Floor Number	Building Height	Building Material
Building A	1st	28'3/8"	Wood, Stone, Metal
Building B	1st	28'3/8"	Wood, Stone, Metal
Building C	1st	28'3/8"	Wood, Stone, Metal
Building D	1st	28'3/8"	Wood, Stone, Metal

PARKING CALCULATIONS

Area (ac.)	Buildings	Unit (SF)	Requirement	Parking Required	Parking Provided
7.025	Buildings A - Office	10,000	1 space per 400 SF	25	
	Buildings B - Office	50,000	1 space per 400 SF	125	
	Building C - Office	7,500	1 space per 400 SF	19	
	Building D - Office	8,840	1 space per 400 SF	22	
-	**Total**	**76,340**	-	**169**	**201**

PARKING PROVIDED

Standard:	192
Compact:	0
Parallel:	0
Electric Vehicle :	2
Accessible:	7
Total:	**201**
Accessible Spaces Required:	**7**
Bicycle Spaces Provided:	**7**

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Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO.	REVISION	DATE

5/25/2023

STATE OF TEXAS · MATTHEW A. DRINGENBERG · 114250 · LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, PE #114250 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: HNS/CO

CHECKED BY: CK

SITE AND DIMENSION CONTROL PLAN

FM 1626 OFFICE PARK

690 SOUTH FM 1626, BUDA, TEXAS, 78610

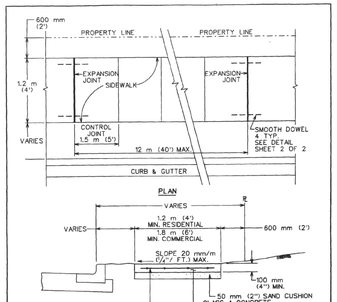
PROJECT NO. 0918-003

DRAWING NO. _____

SHEET 11 OF 33

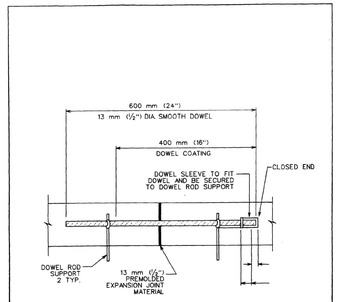
2022-542

O:\companydata\Clients\0918 - koy goebler\003-21_690 s fm 1626 office buildings\cad [com]\Sheets\0918-003_SITE.dwg ~ Layout: "SITE AND DIMENSION CONTROL PLAN" ~ Thu, May 25, 2023, 10:53am, By: kennedy.costantini

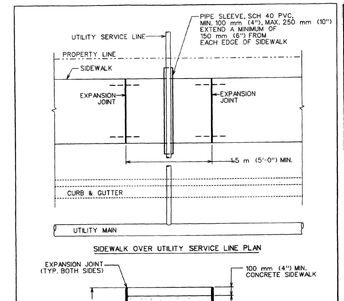


POLYPROPYLENE FIBRILLATED FIBERS, OR 150 mm X 150 mm X MW9 X MW9 (6" X 6" X W1.4 X W1.4) WELDED WIRE FABRIC OR ONE LAYER 10M (#3) BARS PLACED NOT MORE THAN 450 mm (18") C.C. BOTH DIRECTIONS.
REINFORCEMENT SHALL ACCURATELY PLACED AT SLAB MID-DEPTH AND HELD FIRMLY IN PLACE BY MEANS OF BAR SUPPORTS OF ADEQUATE STRENGTH AND NUMBER THAT WILL PREVENT DISPLACEMENT DURING THE PLACEMENT OF THE PLASTIC CONCRETE. IN NO INSTANCE SHALL THE STEEL BE PLACED DIRECTLY ON THE SUBGRADE OR SAND CUSHION LAYER.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/16/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3

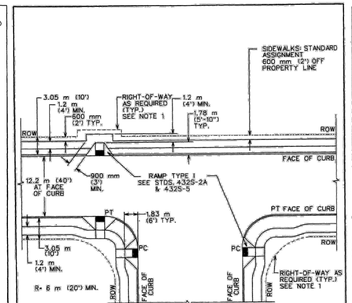


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/16/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3



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

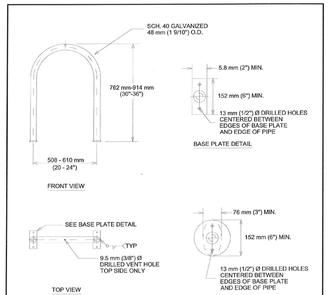
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
Bill Gardner 3/16/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 CURB RAMPS - "T" INTERSECTION	
Bill Gardner 3/16/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3A 1 OF 2

GENERAL NOTES: -
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENT ONLY.
2. THIS STANDARD REPRESENTS A TYPICAL CURB RAMP DESIGN FOR A NEWLY CONSTRUCTED INTERSECTION WITH A 6 m (20') RADIUS. LARGER RADII, STREET GRADES, LIMITED SIGHT DISTANCES, STREET CLASSIFICATION, SIGNALIZATION AND OTHER FACTORS MAY REQUIRE THE ENGINEER OR DESIGNATED REPRESENTATIVE TO MODIFY THIS STANDARD. SUFFICIENT RIGHT-OF-WAY SHALL BE DEDICATED SUCH THAT THE ENTIRE CURB RAMP, INCLUDING LANDING, AND THE INTER-CONNECTING SIDEWALK ARE CONTAINED WITHIN THE RIGHT-OF-WAY.
3. THE CURB, GUTTER AND RAMP SYSTEM SHALL BE CONFIGURED TO MAINTAIN ALL RUNOFF FROM A 25 YEAR FREQUENCY STORM WITHIN THE RIGHT-OF-WAY. DRAINAGE CRITERIA MANUAL SECTION 1.2.2.B3. WHEN THERE IS AN ELEVATION DIFFERENCE BETWEEN THE BOTTOM OF RAMPS (E. ELEVATION AT THE GUTTER) WITHIN A QUADRANT OF AN INTERSECTION, THE LOWER ELEVATION RAMP SHALL BE CONSTRUCTED WITH A POSITIVE RAMP SLOPE OF 1%2 IN ACCORDANCE WITH STANDARDS 432S-5, 432S-5A AND 432S-5B.
4. STANDARD ASSIGNMENT OF SIDEWALKS IS 600 mm. (2') OFF PROPERTY LINE, EXCEPT AS INDICATED ON THE DRAWINGS.
5. ALTHOUGH CURB RAMPS MAY BE PLACED WITHIN THE RADIUS, PLACING THE RAMP OUTSIDE OF THE RADIUS WILL ALLOW FOR THE GREATEST DIFFERENCE IN ELEVATION BETWEEN THE RAMPS.
6. WINGS ARE REQUIRED ONLY IF PEDESTRIANS WOULD NORMALLY CROSS THE RAMP.
7. LANDINGS SHALL BE FLAT AND MATCH PT, PC OR TOP OF CURB ELEVATION.
8. CURB RAMPS WILL BE PERPENDICULAR TO ROADWAY CENTERLINES AND SHALL ALIGN WITH EACH OTHER.
9. GRADES ON SIDEWALKS LEADING TO OR FROM THE RAMPS SHALL FOLLOW CURB GRADES.
10. THE SLOPE OF THE SIDEWALK WHICH IS LOCATED WITHIN THE RADIUS AND CONNECTS TWO CURB RAMPS SHALL NOT EXCEED 1:20. THE DEVELOPER, AS PART OF THE CURB RAMP INSTALLATION, SHALL CONSTRUCT THIS CONNECTING SIDEWALK.
11. STRIPING AND SIGNAGE NOT REQUIRED IN ALL INSTANCES. STOP BARS, IF REQUIRED, SHALL BE LOCATED 1.2 m (4') FROM CROSSWALK.
12. IF A MEDIAN EXTENDS INTO THE CROSSWALK AREA AN OPENING SHALL BE PROVIDED IN THE MEDIAN THE SAME WIDTH AS THE CURB RAMP.
13. CURB INLETS SHALL NOT BE LOCATED WITHIN 3.0 m (10') OF A CURB RAMP.
14. GUTTER SHALL PROVIDE SMOOTH TRANSITION TO RAMPS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE 1 CURB RAMPS - "T" INTERSECTION	
Bill Gardner 3/16/05 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-3A 2 OF 2



GENERAL NOTES:
1. RACK INSTALLATION METHOD SHALL COMPLY WITH CITY STANDARD DETAIL 7105-3, 7105-4, OR 7105-5.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 7105-6A, 7105-6B, OR 7105-6C AND CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
3. BASE PLATES TO BE BE 6.35 mm (1/4") PLATES, ASTM A-36 1010-1018 LOW CARBON PRIME STEEL.

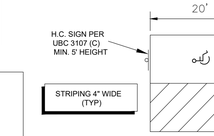
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CLASS III STYLE BICYCLE PARKING	
11/21/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-1 1 OF 1



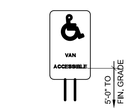
APPLICATION:
1. PAINT A 6" WIDE RED STRIPE LOCATED 3" OFF EDGE OF PAVEMENT WITH 4" x 3/4" WHITE LETTERING ON RED STRIPE.
2. 50 FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

TYPICAL FIRE LANE MARKING DETAIL
NOT TO SCALE

TYP. STANDARD PARKING/PAVEMENT MARKING
N.T.S. PAVEMENT MARKING AS SPECIFIED

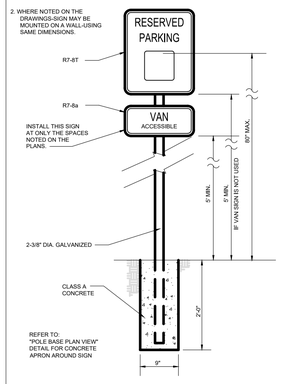


TYP. VAN HANDICAPPED PARKING/PAVEMENT MARKING
N.T.S. PAVEMENT MARKING AS SPECIFIED



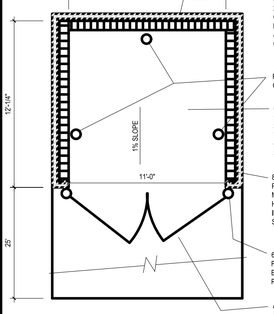
PROVIDE & INSTALL VAN ACCESSIBLE (#SS57) & HANDICAPPED PARKING (#SS53) SIGNS EQUAL TO BEST SIGN SYSTEMS, MONTROSE, COLORADO. GALVANIZED "U" CHANNEL MOUNTING POST SHALL BE SET IN A CONCRETE FOOTING. MOUNT SIGNS 5'-0" FROM THE BOTTOM OF LOWEST LINE OF LETTERING TO FINISH GRADE. SIGNS SHALL BE SCREEN PRINTED IN BLUE & WHITE ON .063" - ALUMINUM.

TYP. ACCESSIBLE PARKING SIGNS
N.T.S.

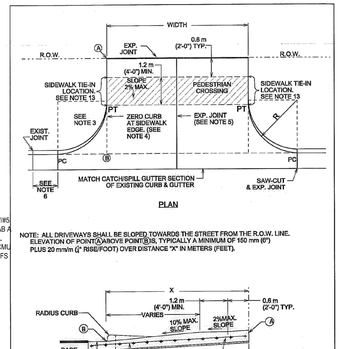


HANDICAPPED SIGNAGE
N.T.S.

NOTES:
1. ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED AND RESERVED FOR THE THE DISABLED BY VERTICALLY MOUNTED SIGNS INCORPORATING THE SYMBOL OF ACCESSIBILITY AND PLACED SO THAT THEY WILL NOT BE OBSCURED BY PARKED VEHICLES. THERE SHALL BE A SUFFICIENT NUMBER OF SIGNS SO THAT EACH SPACE IS CLEARLY IDENTIFIED. THE SIGNAGE SHALL BE SUCH SIZE THAT IS LEGIBLE FROM A DISTANCE THAT SHALL BE REASONABLE FOR THE CONDITION. SIGNS MAY BE MOUNTED ON POSTS, WALL, FENCES, COLUMNS, OR OTHER PERMANENT VERTICAL SURFACES. THEY SHOULD BE MOUNTED BETWEEN 48 INCHES AND 80 INCHES ABOVE THE GROUND OR FLOOR SURFACE UNLESS THEY ARE PART OF AN ACCESSIBLE ROUTE.
2. WHERE NOTED ON THE DRAWINGS-SIGN MAY BE MOUNTED ON A WALL-USING SAME DIMENSIONS.

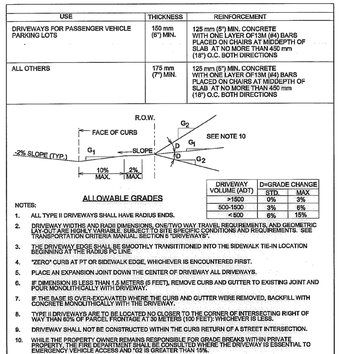


DUMPSTER ENCLOSURE W/ PAINTED CONCRETE BLOCKS
*SEE ARCHITECTURAL DETAIL ON SHEET 31



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/09/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS

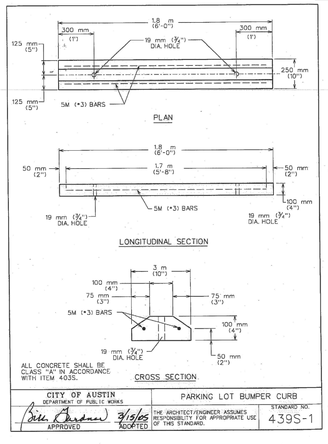


ALLOWABLE GRADES

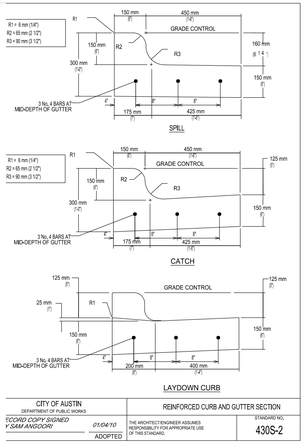
DRIVEWAY VOLUME (ADT)	D+GRADE CHANGE	
	STD.	MAX
>1500	0%	3%
500-1500	3%	6%
<500	6%	15%

NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE'S WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 6 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK RE-LOCATION BEGINNING AT THE RADIUS PC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.8 METERS (6 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET) WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "GS" IS GREATER THAN 15%.
11. USE 12 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 6.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 6 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

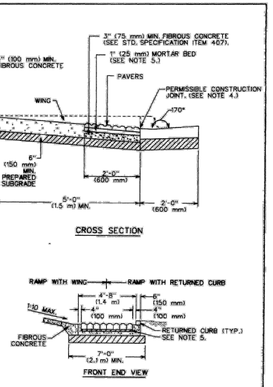
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
2/24/16 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PARKING LOT BUMPER CURB	
7/15/05 APPROVED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 439S-1



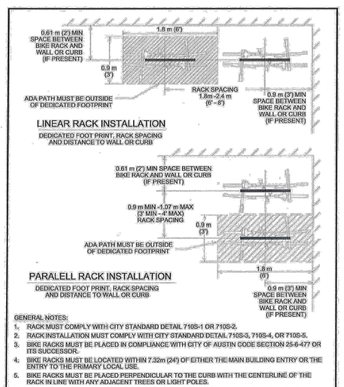
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	REINFORCED CURB AND GUTTER SECTION	
TCCHD COPY SIGNED Y.SAM.ANDCORD 01/04/10 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	430S-2



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
Bill Gardner 4/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 1 OF 2

GENERAL NOTES:
1. THIS STANDARD IS APPLICABLE FOR RAMP CONSTRUCTION ON CITY PROPERTY AND EASEMENT AREAS ONLY.
2. PAVERS ARE REQUIRED FOR ALL CURB RAMP INSTALLATIONS.
3. PAVERS WILL HAVE DETECTABLE WARNING THAT CONSISTS OF RAISED TRUNCATED DOMES WITH A DIAMETER OF 0.9" (23 mm), A NOMINAL HEIGHT OF 0.2" (5 mm) AND A NOMINAL CENTER TO CENTER SPACING OF 2.35" (60 mm) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT (REF. ADAAG SECTION 4.29.2). MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. PAVER PATTERN SHALL BE RUNNING BOND UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
4. TYPICAL SIDEWALK WIDTHS AND CURB RADII ARE SHOWN FOR ILLUSTRATION ONLY. REFER TO THE TRANSPORTATION CRITERIA MANUAL FOR SIDEWALK WIDTHS, CURB RADII AND CURB BASIS.
5. THE PERMISSIBLE CONSTRUCTION JOINT BETWEEN THE PAVERS AND THE ADJOINING SURFACE SHALL BE LIMITED TO ¼" (6 mm) JOINT SIZE. GAPS LARGER THAN ¼" (6 mm) MUST BE APPROVED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. ALL JOINTS BETWEEN BRICKS AND ADJOINING SURFACE SHALL BE MORTAR FILLED UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
6. MORTAR SHALL CONFORM TO STD. SPECIFICATION ITEM SECTION 4032S.3.5. MORTAR AND GROUT. ALL OTHER CONCRETE SHALL CONFORM TO STD. SPECIFICATION ITEM 403S, CONCRETE FOR STRUCTURES, UNLESS OTHERWISE NOTED.
7. CURB RAMPS WITH RETURNED CURB MAY ONLY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK DIAGONALLY ACROSS THE RAMP.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DETECTABLE WARNING-PAVER (CITY PROPERTY/EASEMENTS)	
Bill Gardner 4/21/07 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-2A 2 OF 2



GENERAL NOTES:
1. RACK MUST COMPLY WITH CITY STANDARD DETAIL 7105-1 OR 7105-2.
2. RACK INSTALLATION MUST COMPLY WITH CITY STANDARD DETAIL 7105-3, 7105-4, OR 7105-5.
3. BIKE RACKS MUST BE PLACED IN COMPLIANCE WITH CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
4. BIKE RACKS MUST BE LOCATED WITHIN 7.32m (24') OF EITHER THE MAIN BUILDING ENTRY OR THE ENTRY TO THE PRIMARY LOCAL USE.
5. BIKE RACKS MUST BE PLACED PERPENDICULAR TO THE CURB WITH THE CENTERLINE OF THE RACK IN LINE WITH ANY ADJACENT TREES OR LIGHT POLES.
6. THE MINIMUM CLEARANCE BETWEEN BICYCLE RACK AND ANY PUBLIC OR PRIVATE UTILITY APPURTENANCE MUST BE 0.9m (3').
7. BIKE RACKS MAY NOT BE MOUNTED ON TOP OF VAULTS OR STORM DRAIN INLETS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	FURNISHING LOCATION IN 12' WIDE OR LESS SIDEWALKS - BICYCLE RACK SITTING	
7/25/13 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-6C 1 OF 1

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

SITE PLAN APPROVAL SHEET 12 OF 33
FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE : 2017
EXPIRATION DATE_____ CASE MANAGER WILL PARRISH

CITY ENGINEER, CITY OF BUDA

RELEASED FOR GENERAL COMPLIANCE:_____ ZONING COMMERCIAL
Rev. 1_____ Correction 1_____
Rev. 2_____ Correction 2_____
Rev. 3_____ Correction 3_____

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NO.	REVISION	DATE

5/25/2023

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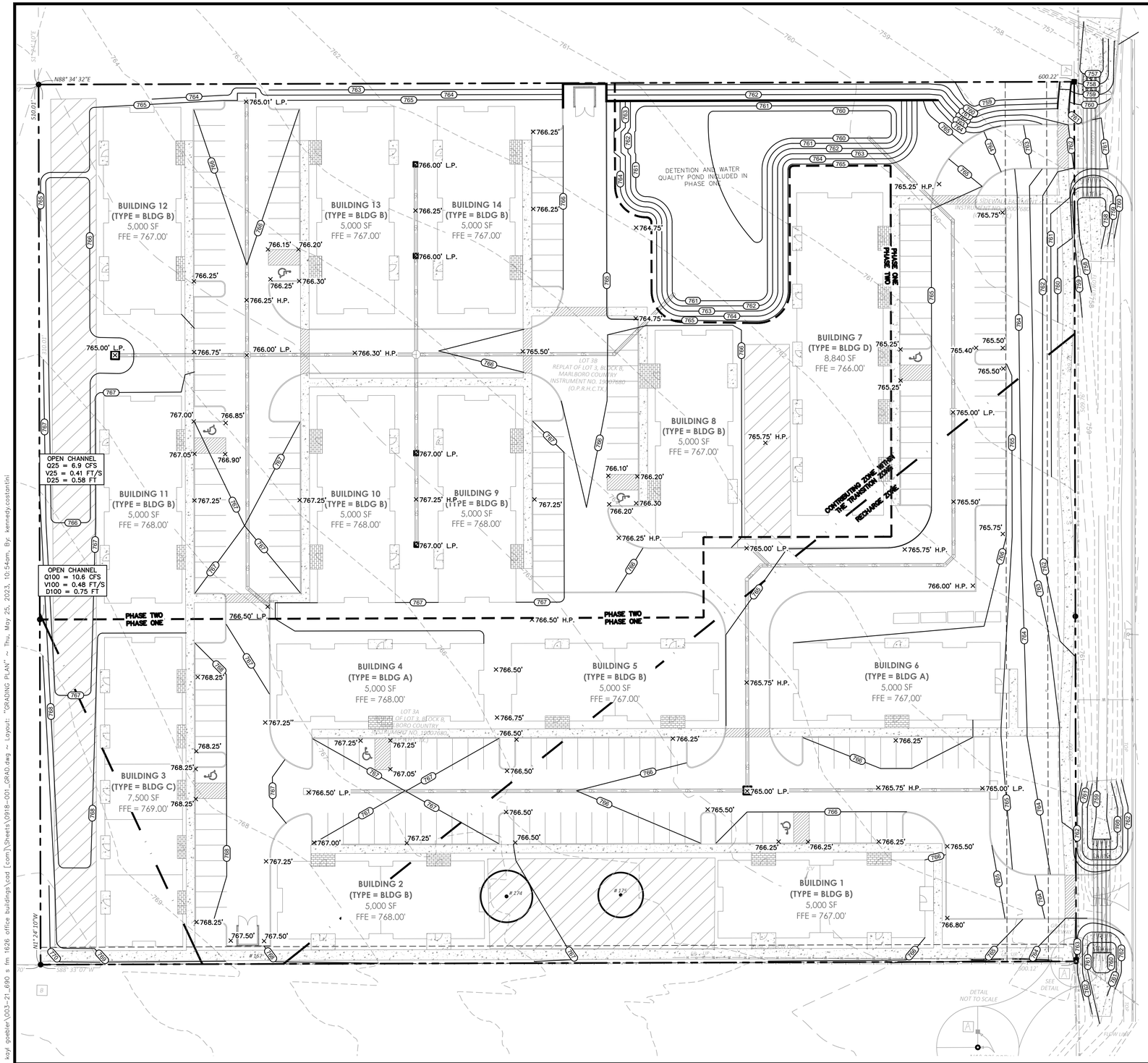
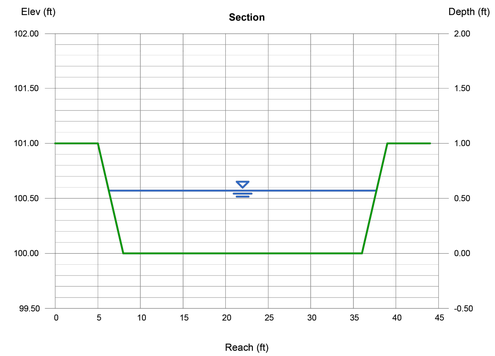


Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Apr 5 2023

25 YR Open Channel

Trapezoidal		**Highlighted**	
Bottom Width (ft)	= 28.00	Depth (ft)	= 0.57
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 6.900
Total Depth (ft)	= 1.00	Area (sqft)	= 16.93
Invert Elev (ft)	= 100.00	Velocity (ft/s)	= 0.41
Slope (%)	= 1.00	Wetted Perim (ft)	= 31.61
N-Value	= 0.240	Crit Depth, Yc (ft)	= 0.13
		Top Width (ft)	= 31.42
Calculations		EGL (ft)	= 0.57
Compute by:	Known Q		
Known Q (cfs)	= 6.90		

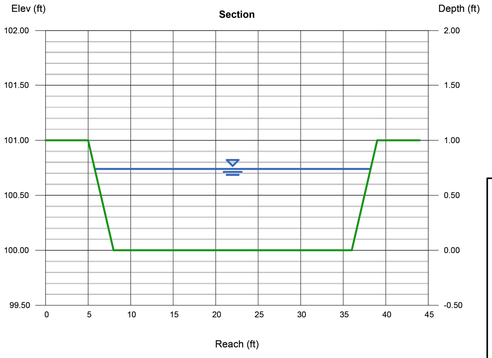


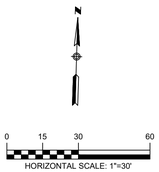
Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Apr 5 2023

100 YR Open Channel

Trapezoidal		**Highlighted**	
Bottom Width (ft)	= 28.00	Depth (ft)	= 0.74
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 10.60
Total Depth (ft)	= 1.00	Area (sqft)	= 22.36
Invert Elev (ft)	= 100.00	Velocity (ft/s)	= 0.47
Slope (%)	= 1.00	Wetted Perim (ft)	= 32.68
N-Value	= 0.240	Crit Depth, Yc (ft)	= 0.17
		Top Width (ft)	= 32.44
Calculations		EGL (ft)	= 0.74
Compute by:	Known Q		
Known Q (cfs)	= 10.60		





LEGEND

700 EXISTING CONTOURS

700 PROPOSED CONTOURS

700.00' X PROPOSED SPOT ELEVATION

NOTES:

1) ALL DISTURBED AREAS AND AREAS DESIGNATED AS "GRASS" AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOP SOIL AND BE REVEGETATED BY SEED, HYDROMULCH, OR SOD. MAINTAIN AND WATER THESE AREAS AS NECESSARY TO ESTABLISH PERMANENT REVEGETATIVE GROWTH OF APPROXIMATELY TWO (2) INCHES OF HEIGHT OVER 70% OF AREA.

2) TOPSOIL THAT HAS BEEN STRIPPED FROM THE SITE AND STOCKPILED MAY BE USED. REMOVE ALL BRUSH, TRASH, STUMPS, WOOD, CONCRETE AND OTHER DEBRIS OVER 1-1/2 IN SIZE PRIOR TO SPREADING.

3) IF SUFFICIENT QUANTITIES ARE NOT AVAILABLE, PROVIDE IMPORTED TOPSOIL CHARACTERISTIC OF THE AREA. PROVIDE IMPORTED LOAM TOPSOIL CONTAINING A MINIMUM ORGANIC MATTER CONTENT BY WEIGHT OF 5%. TOPSOIL SHALL NOT HAVE A MIXTURE SUBSOIL AND SHALL CONTAIN NO STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS LARGER THAN 1-1/2 INCHES IN DIAMETER OR LENGTH.

4) ALL SIDEWALK SLOPES SHALL NOT EXCEED THE FOLLOWING A.D.A. REQUIREMENTS:
1:20 LONGITUDINAL (ALONG THE WALK) MAX.
1:50 TRANSVERSE (ACROSS THE WALK) MAX.
ALL HANDICAP LOADING AND UNLOADING AREAS SHALL NOT EXCEED 1:50 IN ANY DIRECTION.

5) ADJUST ALL EXISTING CASTINGS, MANHOLES, AND STRUCTURES TO PROPOSED GRADES.

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

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SITE PLAN APPROVAL SHEET 13 OF 33

FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX

APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE : 2017

EXPIRATION DATE _____ CASE MANAGER WILL PARRISH

_____
CITY ENGINEER, CITY OF BUDA

RELEASED FOR
GENERAL COMPLIANCE: _____ ZONING COMMERCIAL

Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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NO.	REVISION	DATE

5/25/2023

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, PE #114250 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: HNS/CO

CHECKED BY: CK

GRADING PLAN

FM 1626 OFFICE PARK

690 SOUTH FM 1626, BUDA, TEXAS, 78610

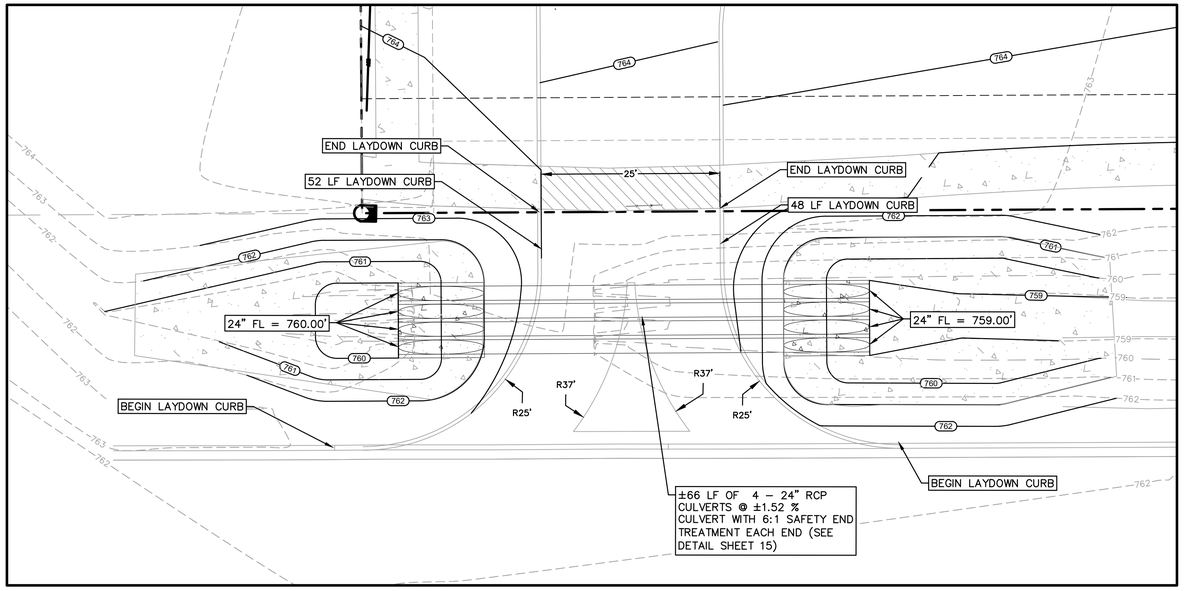
PROJECT NO. 0918-003

DRAWING NO. _____

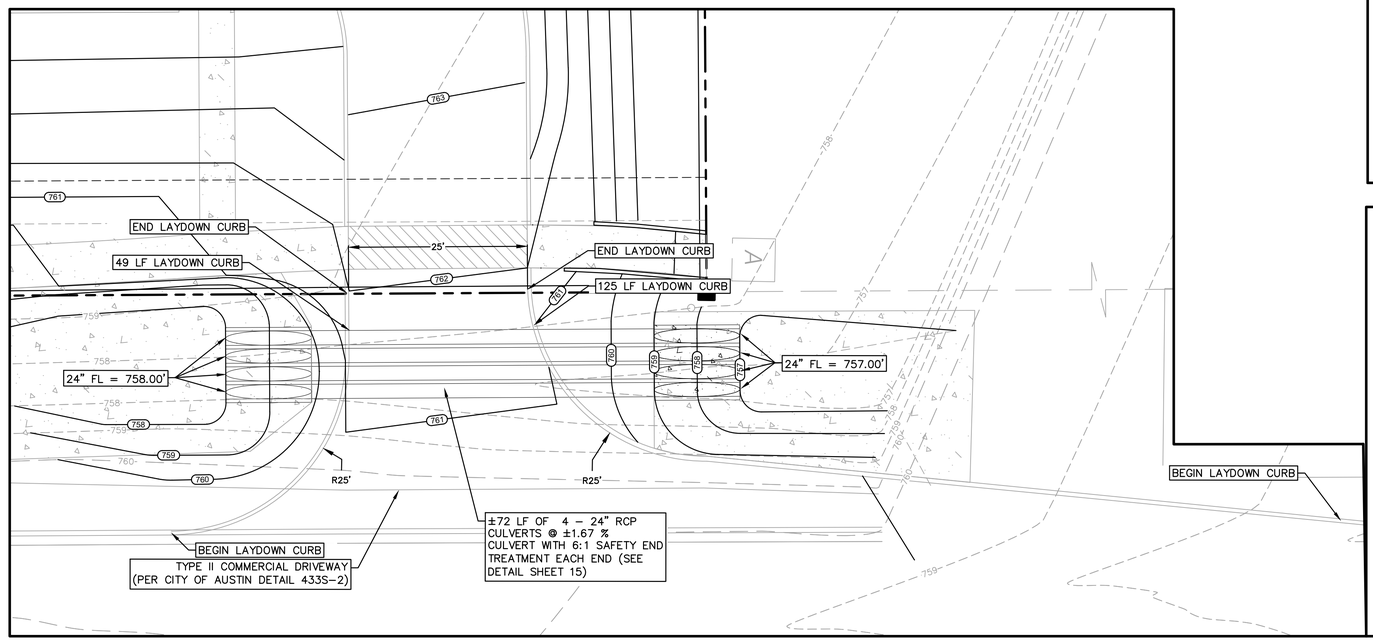
SHEET 13 OF 33

2022-542

O:\companydata\Clients\0918 - koyl goebler\003-21_690 s fm 1626 office buildings\cad [com]\Sheets\0918-001_GRAD.dwg ~ Layout: "GRADING PLAN" ~ Thu, May 25, 2023, 10:54am, By: kennedy.costantini



TYPE II DRIVEWAY AND CULVERT
(SOUTH DRIVE)
1" = 10'



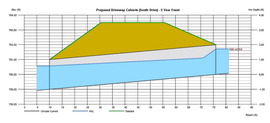
TYPE II DRIVEWAY AND CULVERT
(NORTH DRIVE)
1" = 10'

Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, Mar 14 2022

Proposed Driveway Culverts (South Drive) - 5 Year Event

Invert Elev Dn (ft)	= 759.00	**Calculations**	
Pipe Length (ft)	= 66.00	Qmin (cfs)	= 41.30
Slope (%)	= 1.52	Qmax (cfs)	= 41.30
Invert Elev Up (ft)	= 760.00	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 24.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 24.0	Qtotal (cfs)	= 41.30
No. Barrels	= 4	Qpipe (cfs)	= 41.30
n-Value	= 0.024	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 3.89
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 5.52
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 760.57
		HGL Up (ft)	= 761.15
Embankment		Hw Elev (ft)	= 761.71
Top Elevation (ft)	= 763.50	HwD (ft)	= 0.86
Top Width (ft)	= 25.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 30.00		

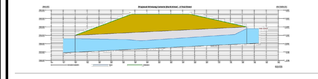


Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Apr 6 2023

Proposed Driveway Culverts (North Drive) - 5 Year Event

Invert Elev Dn (ft)	= 757.00	**Calculations**	
Pipe Length (ft)	= 71.74	Qmin (cfs)	= 44.60
Slope (%)	= 1.39	Qmax (cfs)	= 44.60
Invert Elev Up (ft)	= 758.00	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 24.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 24.0	Qtotal (cfs)	= 44.60
No. Barrels	= 4	Qpipe (cfs)	= 44.60
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 4.14
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 5.68
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 758.60
		HGL Up (ft)	= 759.20
Embankment		Hw Elev (ft)	= 759.81
Top Elevation (ft)	= 761.50	HwD (ft)	= 0.90
Top Width (ft)	= 25.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 30.00		

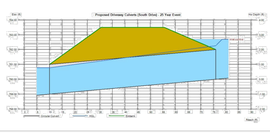


Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Mar 16 2023

Proposed Driveway Culverts (South Drive) - 25 Year Event

Invert Elev Dn (ft)	= 759.00	**Calculations**	
Pipe Length (ft)	= 66.00	Qmin (cfs)	= 73.70
Slope (%)	= 1.52	Qmax (cfs)	= 73.70
Invert Elev Up (ft)	= 760.00	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 24.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 24.0	Qtotal (cfs)	= 73.70
No. Barrels	= 4	Qpipe (cfs)	= 73.70
n-Value	= 0.024	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 6.26
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 5.86
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 760.77
		HGL Up (ft)	= 762.26
Embankment		Hw Elev (ft)	= 762.69
Top Elevation (ft)	= 763.50	HwD (ft)	= 1.35
Top Width (ft)	= 25.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 30.00		

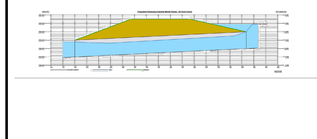


Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Apr 6 2023

Proposed Driveway Culverts (North Drive) - 25 Year Event

Invert Elev Dn (ft)	= 757.00	**Calculations**	
Pipe Length (ft)	= 71.74	Qmin (cfs)	= 79.20
Slope (%)	= 1.39	Qmax (cfs)	= 79.20
Invert Elev Up (ft)	= 758.00	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 24.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 24.0	Qtotal (cfs)	= 79.20
No. Barrels	= 4	Qpipe (cfs)	= 79.20
n-Value	= 0.013	Qovertop (cfs)	= 0.00
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 6.65
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 7.36
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 758.80
		HGL Up (ft)	= 759.60
Embankment		Hw Elev (ft)	= 760.91
Top Elevation (ft)	= 761.50	HwD (ft)	= 1.45
Top Width (ft)	= 25.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 30.00		

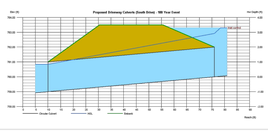


Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Apr 27 2022

Proposed Driveway Culverts (South Drive) - 100 Year Event

Invert Elev Dn (ft)	= 759.00	**Calculations**	
Pipe Length (ft)	= 66.00	Qmin (cfs)	= 115.40
Slope (%)	= 1.52	Qmax (cfs)	= 115.40
Invert Elev Up (ft)	= 760.00	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 24.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 24.0	Qtotal (cfs)	= 115.40
No. Barrels	= 4	Qpipe (cfs)	= 88.64
n-Value	= 0.024	Qovertop (cfs)	= 26.76
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 7.33
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 7.05
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 760.84
		HGL Up (ft)	= 762.92
Embankment		Hw Elev (ft)	= 763.31
Top Elevation (ft)	= 763.50	HwD (ft)	= 1.65
Top Width (ft)	= 25.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 30.00		

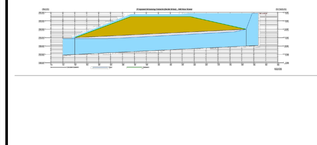


Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Apr 6 2023

Proposed Driveway Culverts (North Drive) - 100 Year Event

Invert Elev Dn (ft)	= 757.00	**Calculations**	
Pipe Length (ft)	= 71.74	Qmin (cfs)	= 123.40
Slope (%)	= 1.39	Qmax (cfs)	= 123.40
Invert Elev Up (ft)	= 758.00	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 24.0		
Shape	= Circular	**Highlighted**	
Span (in)	= 24.0	Qtotal (cfs)	= 123.40
No. Barrels	= 4	Qpipe (cfs)	= 101.00
n-Value	= 0.013	Qovertop (cfs)	= 22.40
Culvert Type	= Circular Concrete	Veloc Dn (ft/s)	= 8.23
Culvert Entrance	= Square edge w/headwall (C)	Veloc Up (ft/s)	= 8.60
Coeff. K,M,c,Y,k	= 0.0098, 2, 0.0398, 0.67, 0.5	HGL Dn (ft)	= 758.88
		HGL Up (ft)	= 759.77
Embankment		Hw Elev (ft)	= 761.90
Top Elevation (ft)	= 761.50	HwD (ft)	= 1.95
Top Width (ft)	= 25.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 30.00		



0 50 100 200
HORIZONTAL SCALE: 1"=100'

LEGEND

- PROPERTY LINE
- PROPERTY LINE (ADJACENT)
- EXISTING EASEMENT
- ELEC — EXISTING ELECTRICAL
- UE — EXISTING UNDERGROUND ELEC.
- OH — EXISTING OVERHEAD ELEC.
- GAS — EXISTING GAS
- 100 — EXISTING CONTOURS
- 458 — PROPOSED CONTOURS
- 100 — EXISTING TREE (TO REMAIN)
- 100 — EXISTING TREE (REMOVAL)
- PROPOSED CURB & GUTTER (UNLESS OTHERWISE NOTED ON SITE OR GRADING PLAN)
- SIDEWALK — PROPOSED SIDEWALK
- EXISTING COMPACTED BASE/ GRAVEL PAVEMENT
- 458 — PROPOSED CONTOURS
- 100 — PROPOSED SPOT GRADES
- 100 — EXISTING SPOT GRADES

ABBREVIATIONS

TC	=	TOP OF CURB	T/W	=	TOP OF WALL
EOP	=	EDGE OF PAVEMENT	ME	=	MATCH EXISTING
FL	=	FLOW LINE	HP	=	HIGH POINT
LP	=	LOW POINT	EG	=	EXISTING GRADE

PROPOSED UTILITIES:	EXISTING UTILITIES:
FIRE HYDRANTS	FIRE HYDRANTS
WATER VALVE	WATER VALVE
MANHOLE (STORM)	MANHOLE (STORM)
MANHOLE (WW)	MANHOLE (WW)
INLET	INLET
WATER W	WATER W
WASTEWATER WW	WASTEWATER WW
STORM SEWER SS	STORM SEWER SS

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SITE PLAN APPROVAL SHEET 14 OF 33
FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA
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EXPIRATION DATE _____ CASE MANAGER WILL PARRISH

CITY ENGINEER, CITY OF BUDA

RELEASED FOR
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NO.	REVISION	DATE

5/25/2023

STATE OF TEXAS
MATTHEW A. DRINGENBERG
114250
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, PE #114250 ON
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WARNING
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DRAWN BY: HNS/CO
CHECKED BY: CK

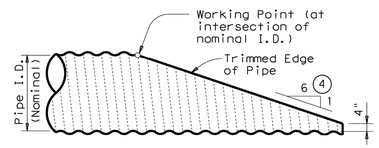
DRIVEWAY CULVERT PLAN

FM 1626 OFFICE PARK
690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003
DRAWING NO. _____
SHEET 14 OF 33

2022-542

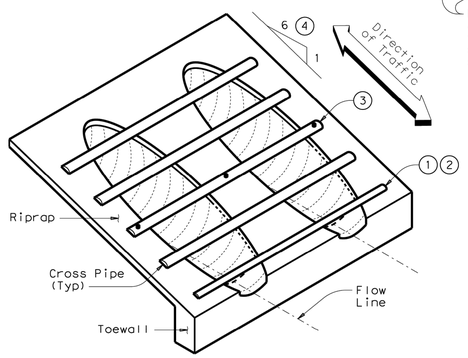
O:\companydata\Clients\0918 – koyl goebler\003–21 690 s fm 1626 office buildings\cad [comm]\Sheets\0918–003 CLVRT.dwg – Layout: "DRIVEWAY CULVERT PLAN" – Thu, May 25, 2023, 10:55am, By: kennedy.costantini



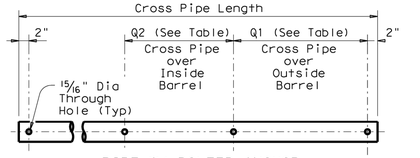
NOTE: All Cross Pipes, calculations, and dimensions are based on the pipe culverts mitered as shown in this detail. Alternate styles of mitered ends will require that appropriate adjustments be made to the values presented on this standard.

SIDE ELEVATION OF TYPICAL PIPE CULVERT MITER

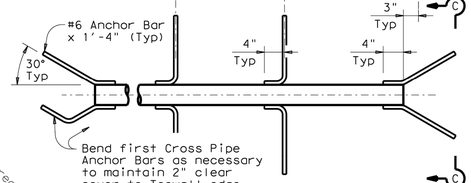
(Showing Corrugated Metal Pipe Culvert.)
(Details at Concrete Pipe Culvert are similar.)



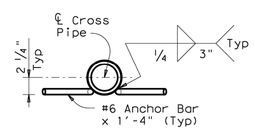
ISOMETRIC VIEW OF TYPICAL INSTALLATION



PIPE W/ BOLTED ANCHOR

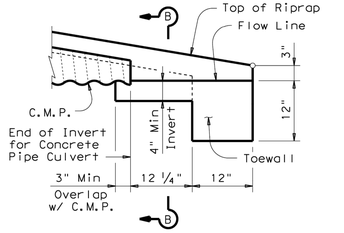


PIPE W/ ANCHOR BARS



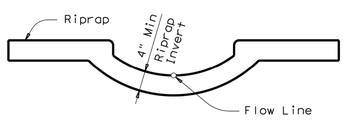
SECTION C-C

CROSS PIPE DETAILS



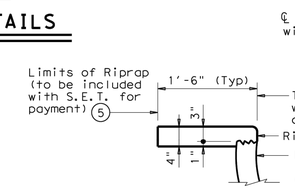
DETAIL "A"

(Showing Invert with Corrugated Metal Pipe Culvert. Concrete Pipe Culvert details are similar. Cross Pipes not shown for clarity.)

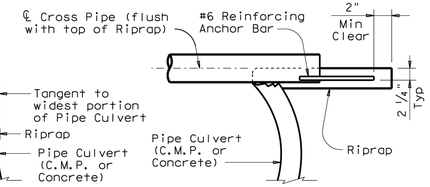


SECTION B-B

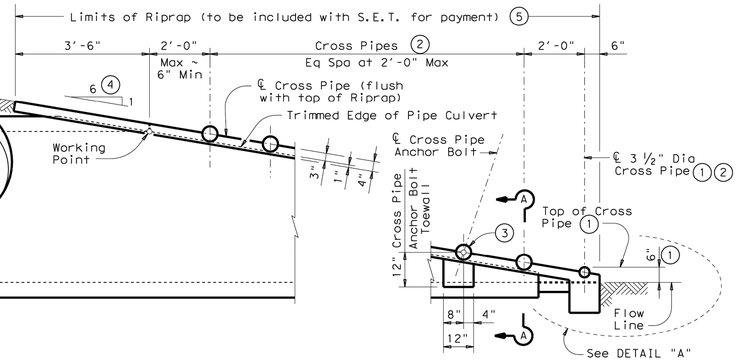
(Cross Pipes not shown for clarity.)



SHOWING TYPICAL PIPE CULVERT & RIPRAP

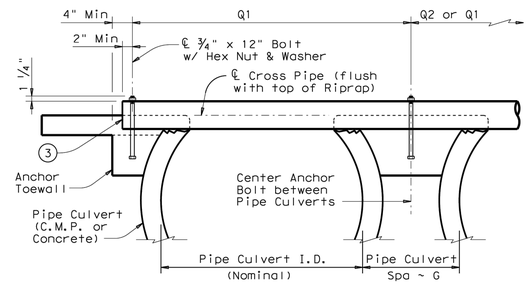


SHOWING CROSS PIPE WITH ANCHOR BAR



SIDE ELEVATION OF CAST-IN-PLACE CONCRETE

(Showing Concrete Pipe Culvert.)
(Details at Corrugated Metal Pipe Culvert are similar.)



SHOWING CROSS PIPE WITH BOLTED ANCHOR

SECTION A-A

CROSS PIPE LENGTHS, REQUIRED PIPE SIZES, & RIPRAP QUANTITIES 2

Nominal Culvert I.D.	Conc Riprap (CY) 6	Pipe Culvert Spa ~ G	Single Barrel ~ Q1	Multi-Barrel ~ Q1	Q2	Conditions for use of Cross Pipes	Cross Pipe Size
12"	0.6	9"	N/A	2'- 1"	1'- 9"	3 or more Pipe Culverts	3" Std (3.500" O.D.)
15"	0.7	11"	N/A	2'- 5"	2'- 2"		
18"	0.8	1'- 2"	N/A	2'-10"	2'- 8"		
21"	0.9	1'- 4"	N/A	3'- 2"	3'- 1"		
24"	0.9	1'- 7"	N/A	3'- 6"	3'- 7"		
27"	1.0	1'- 8"	N/A	3'-10"	3'-11"	3 or more Pipe Culverts	3 ½" Std (4.000" O.D.)
30"	1.1	1'-10"	N/A	4'- 2"	4'- 4"	2 or more Pipe Culverts	
33"	1.2	1'-11"	4'- 2"	4'- 5"	4'- 8"	All Pipe Culverts	
36"	1.3	2'- 1"	4'- 5"	4'- 9"	5'- 1"	All Pipe Culverts	4" Std (4.500" O.D.)
42"	1.5	2'- 4"	4'-11"	5'- 5"	5'-10"		
48"	1.7	2'- 7"	5'- 5"	6'- 0"	6'- 7"	All Pipe Culverts	5" Std (5.563" O.D.)
54"	2.0	3'- 0"	5'-11"	6'- 9"	7'- 6"		
60"	2.2	3'- 3"	6'- 5"	7'- 4"	8'- 3"		
66"	2.4	3'- 3"	6'-11"	7'-10"	8'- 9"		
72"	2.7	3'- 4"	7'- 5"	8'- 5"	9'- 4"		

1. The proper installation of the first Cross Pipe is critical for vehicle safety. The top of the first Cross Pipe must be placed at no more than 6" above the flow line.
2. Size of Cross Pipes, except the first bottom pipe, shall be as shown in the PIPE SIZE table. The first bottom pipe shall be 3 ½" Standard Pipe (4" O.D.).
3. The third Cross Pipe from the bottom of the Culvert shall always be installed using a bolted connection. Care shall be taken to ensure that Riprap concrete does not flow into the Cross Pipe so as to permit disassembly of the bolted connection to allow cleanout access. At the Contractor's option, all other Cross Pipes may also be installed using the bolted connection details.
4. Match Cross Slope as shown elsewhere in the plans. Cross Slope of 6:1 or flatter is required for vehicle safety.
5. Riprap placed beyond the limits shown will be paid as Concrete Riprap in accordance with Item 432, "Riprap".
6. Quantities shown are for one end of one reinforced Concrete Pipe Culvert. For multiple pipe culverts or for Corrugated Metal Pipe Culverts, quantities will need to be adjusted. Riprap quantities are for Contractor's information only.

GENERAL NOTES:

Cross Pipes are designed for a traversing load of 10,000 pounds at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.

Safety End Treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the Cross Pipes.

Riprap and all necessary inverts shall be Concrete Riprap conforming to the requirements of Item 432, "Riprap".

Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.

Payment for riprap and toewall is included in the Price Bid for each Safety End Treatment.

Cross Pipes shall conform to the requirements of ASTM A53 (Type E or S, Grade B), ASTM A500 (Grade B), or API 5LX52.

Bolts and nuts shall conform to ASTM A307.

All steel components, except concrete reinforcing, shall be galvanized after fabrication. Galvanizing damaged during transport or construction shall be repaired in accordance with the specifications.

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Texas Department of Transportation — Bridge Division Standard

SAFETY END TREATMENT

FOR 12" DIA TO 72" DIA
PIPE CULVERTS
TYPE II ~ PARALLEL DRAINAGE

SETP-PD

FILE: setppdse.dgn	DN: GAF	CK: CAT	DW: JRP	CK: GAF
©TxDOT February 2010	CONT	SECT	JOB	HIGHWAY
REVISIONS				
11-10: Add note for synthetic fibers.	DIST	COUNTY		SHEET NO.

SITE PLAN APPROVAL SHEET 15 OF 33
FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA
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EXPIRATION DATE _____ CASE MANAGER WILL PARRISH

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Rev. 3 _____ Correction 3 _____

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NO.	REVISION	DATE

5/25/2023

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TXDOT CULVERT DETAILS

FM 1626 OFFICE PARK

690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003

DRAWING NO. _____

SHEET 15 OF 33

2022-542

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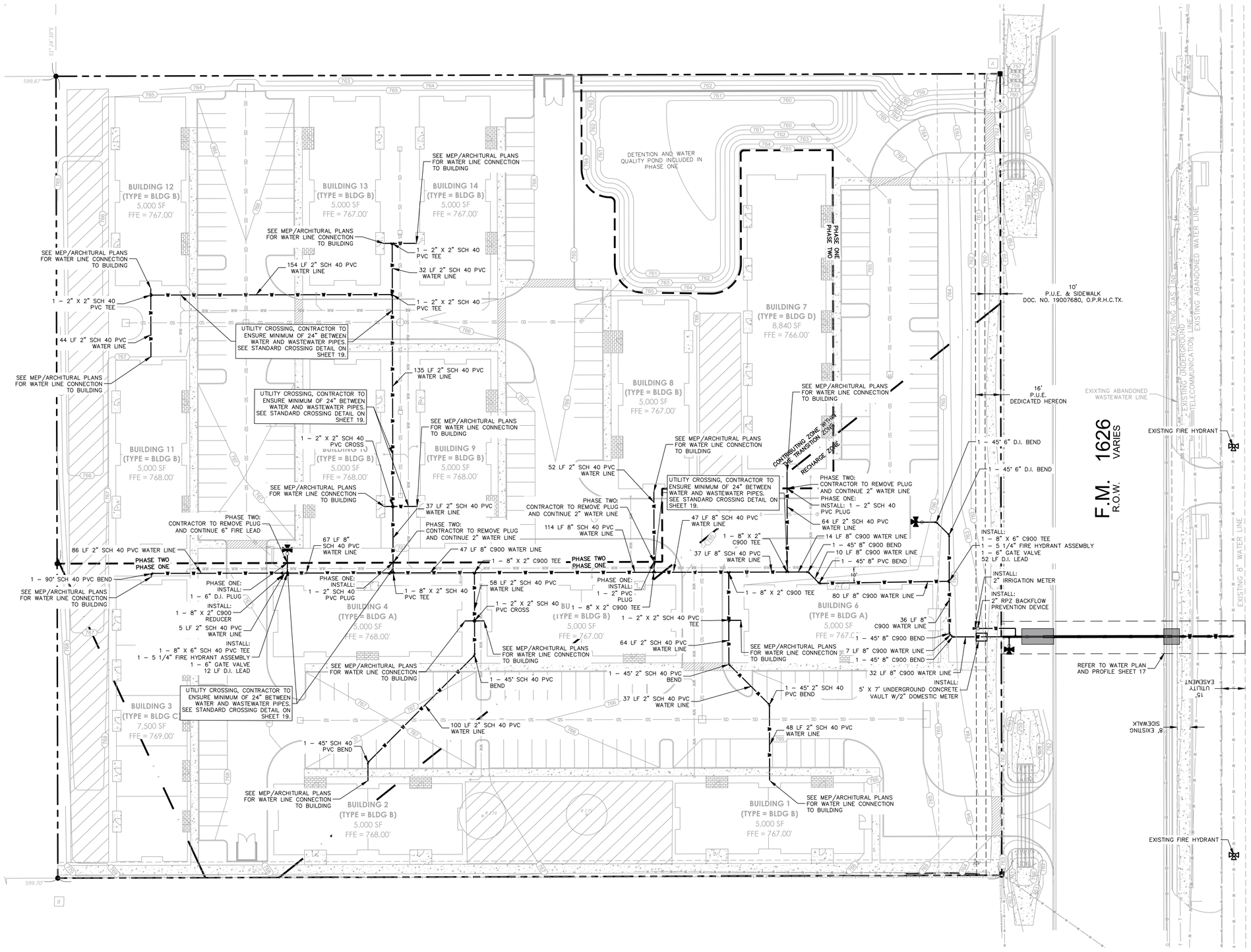

LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WASTEWATER LINE
- PROPOSED WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
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- EXISTING WATER METER
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- EXISTING SIGN

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SITE PLAN APPROVAL SHEET 16 OF 33
FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX
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WATER PLAN

FM 1626 OFFICE PARK
690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003
DRAWING NO. _____
SHEET 16 OF 33

2022-542

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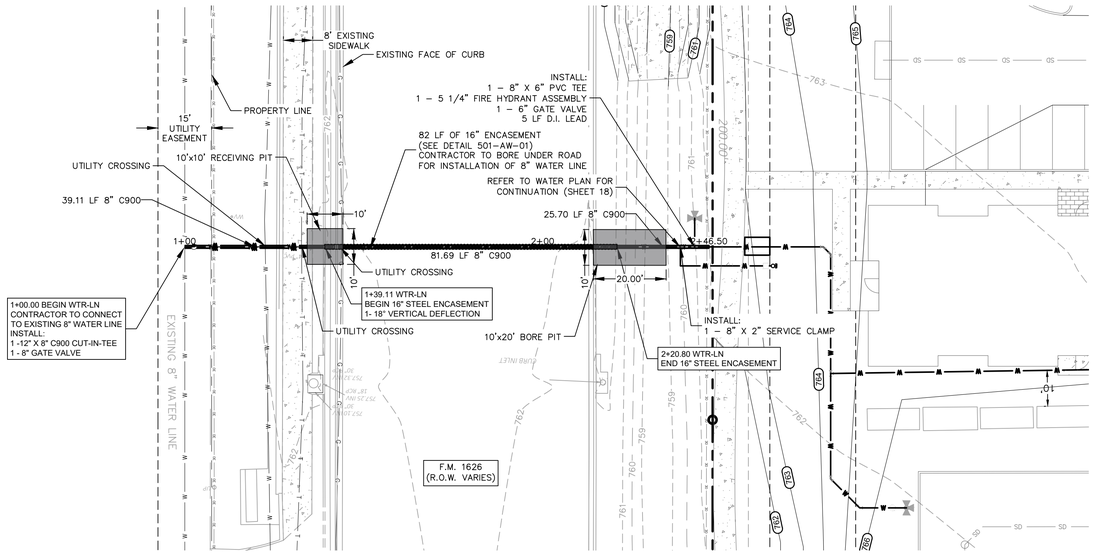

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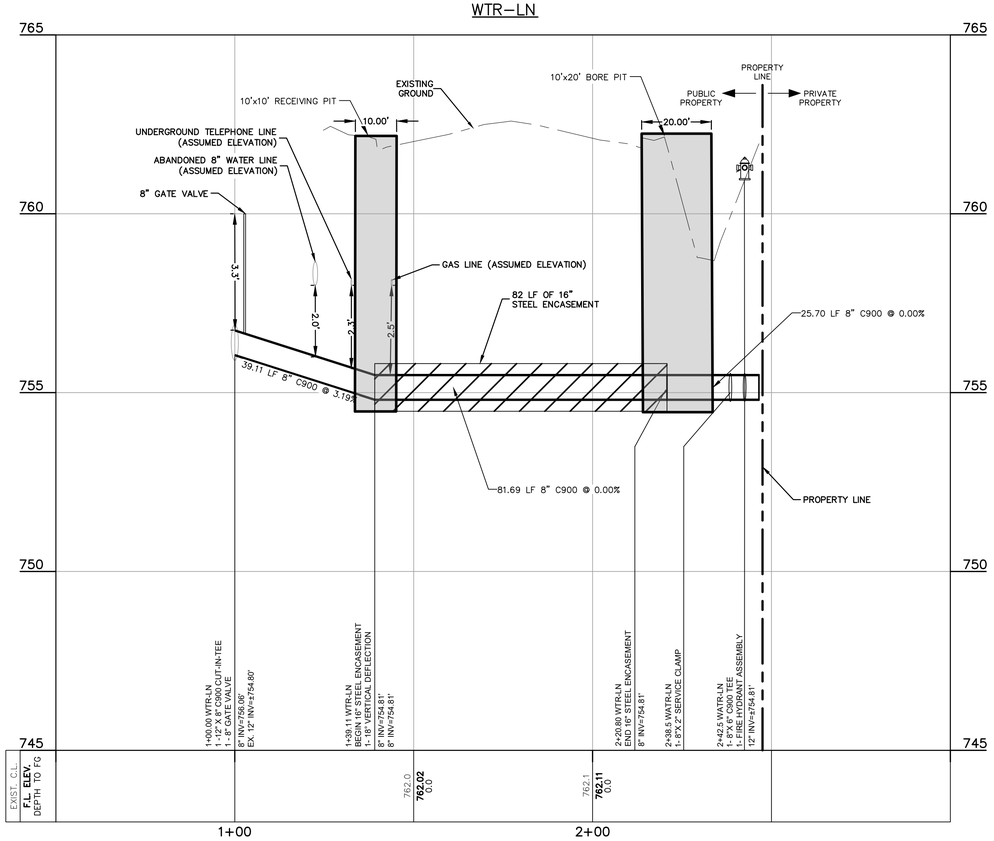

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WATER PLAN AND PROFILE

FM 1626 OFFICE PARK
690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003
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2022-542

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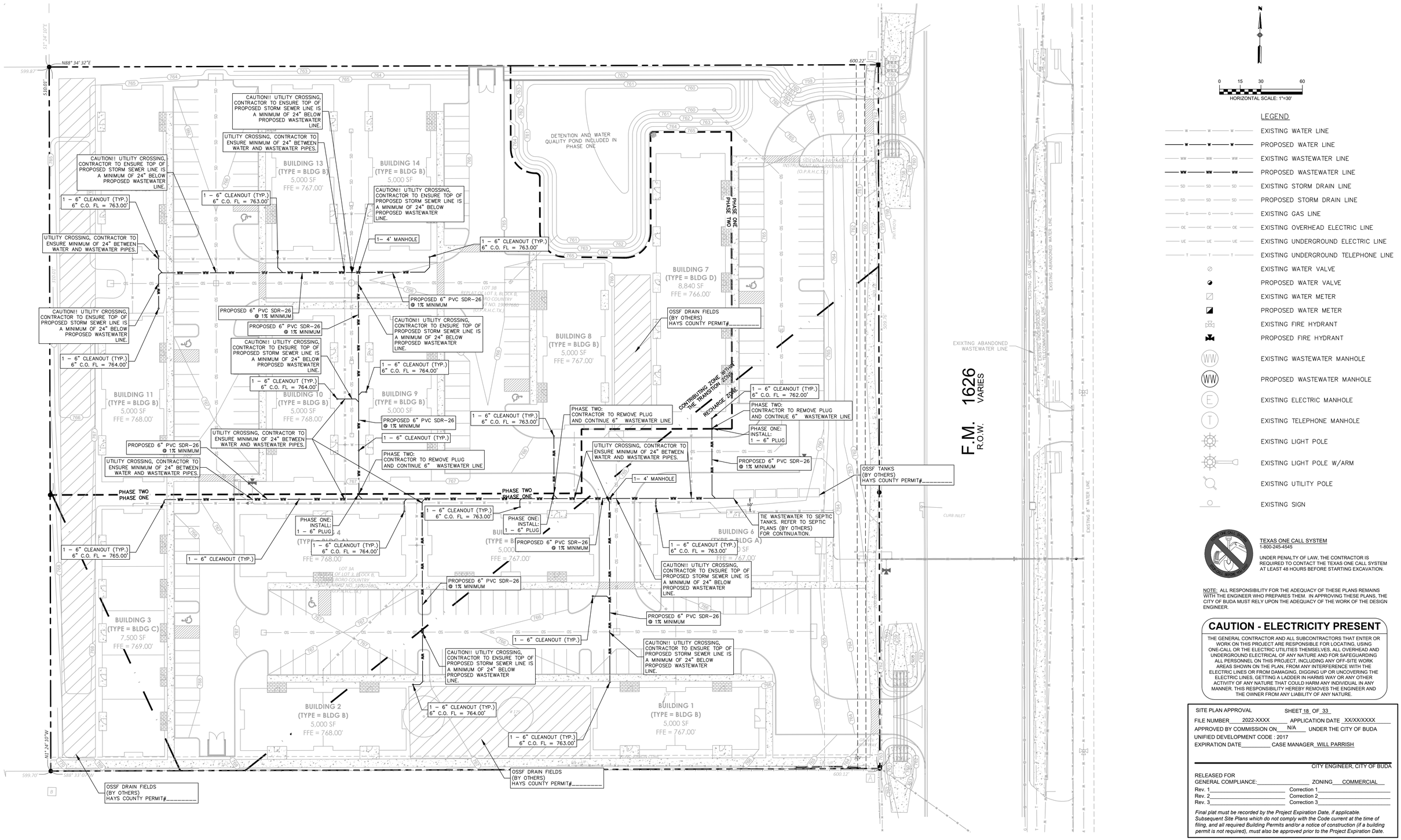

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0 15 30 60

HORIZONTAL SCALE: 1"=30'

LEGEND

- EXISTING WATER LINE
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WASTEWATER PLAN

FM 1626 OFFICE PARK

690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003

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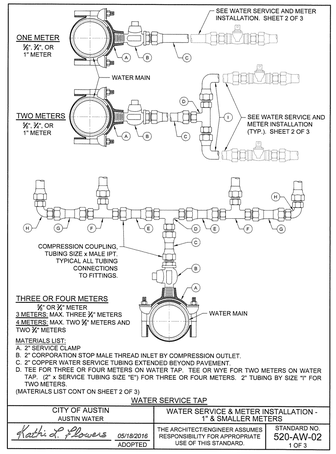
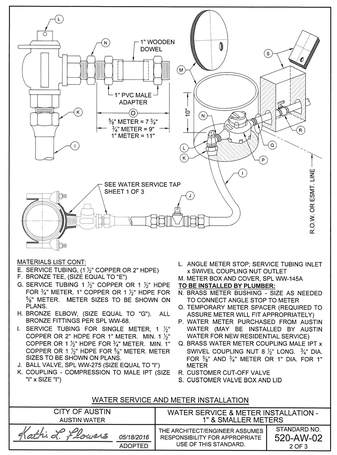


MATERIALS LIST:

A. 2" SERVICE CLAMP
B. 2" CORPORATION STOP MALE THREAD INLET BY COMPRESSION OUTLET.
C. 2" COPPER WATER SERVICE TUBING EXTENDED BEYOND PAVEMENT.
D. TEE FOR THREE OR FOUR METERS ON WATER TAP. TEE OR WYE FOR TWO METERS ON WATER TAP. (2" x SERVICE TUBING SIZE "S") FOR THREE OR FOUR METERS. 2" TUBING BY SIZE "I" FOR TWO METERS.
(MATERIALS LIST CONT ON SHEET 2 OF 3)

WATER SERVICE TAP

CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-02 1 OF 3



MATERIALS LIST CONT:

E. SERVICE TUBING, (1 ½" COPPER OR 2" HDPE)
F. BRONZE TEE, (SIZE EQUAL TO "E")
G. SERVICE TUBING 1 ½" COPPER OR 1 ½" HDPE FOR ⅝" METER. 1" COPPER OR 1 ½" HDPE FOR ¾" METER. METER SIZES TO BE SHOWN ON PLANS.
H. BRONZE ELBOW, (SIZE EQUAL TO "G"). ALL BRONZE FITINGS PER SPL WW-68.
I. SERVICE TUBING FOR SINGLE METER, 1 ½" COPPER OR 2" HDPE FOR 1" METER. MIN. 1 ½" COPPER OR 1 ½" HDPE FOR ¾" METER. MIN. 1" COPPER OR 1 ½" HDPE FOR ⅝" METER METER SIZES TO BE SHOWN ON PLANS.
J. BALL VALVE, SPL WW-275 (SIZE EQUAL TO "I")
K. COUPLING - COMPRESSION TO MALE IPT (SIZE "I" x SIZE "I")
L. ANGLE METER STOP. SERVICE TUBING INLET x SWIVEL COUPLING NUT OUTLET
M. METER BOX AND COVER, SPL WW-145A
TO BE INSTALLED BY PLUMBER:
N. BRASS METER BUSHING - SIZE AS NEEDED TO CONNECT ANGLE STOP TO METER
O. TEMPORARY METER SPACER (REQUIRED TO ASSURE METER WILL FIT APPROPRIATELY)
P. WATER METER PURCHASED FROM AUSTIN WATER (MAY BE INSTALLED BY AUSTIN WATER FOR NEW RESIDENTIAL SERVICE)
Q. BRASS METER METER COUPLING MALE IPT x SWIVEL COUPLING NUT 1" OR 1" DIA. FOR ⅝" AND ¾" METER OR 1" DIA. FOR 1" METER
R. CUSTOMER CUT-OFF VALVE
S. CUSTOMER VALVE BOX AND LID

WATER SERVICE AND METER INSTALLATION

CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-02 2 OF 3

NOTES:

1. SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
2. BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
3. TOP OF BOXES SHOULD BE 1" ABOVE GROUND.
4. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS. BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
5. BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
6. BALL VALVE "I" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 24" HORIZONTALLY FROM METER BOX OR 36" BELOW FINAL GRADE.

COPPER:

C1. COPPER SERVICE SHALL BE COPPER TUBING SIZE ANNEALED SEAMLESS TYPE "K" MEETING ASTM B88 WITH NO SWEAT OR SOLDERED JOINTS.

HDPE:

H1. INSTALL METALLIC WARNING TAPE MIN. 1' ABOVE HDPE TUBING FROM TAP CONNECTION TO METER.

H2. TUBING SHALL BE PLACED SO THAT IT IS RELAXED AND "SNAKES" LOOSELY IN THE TRENCH.

H3. TUBING, WHEN BENT, SHALL HAVE A RADIUS NO SMALLER THAN THE VALUE SHOWN IN TABLE 1.

H4. IF A FITTING WILL BE INSTALLED WITHIN A BENT SECTION OF TUBING, THE TUBING SHALL HAVE A RADIUS NO SMALLER THAN THE VALUE SHOWN IN TABLE 2.

H5. INSERT STIFFENERS FOR HDPE TUBING PER SPL WW-658 TO BE INSTALLED INSIDE TUBING AT ALL COMPRESSION FITTINGS.

TABLE 1 (SEE NOTE H3)

NOMINAL TUBING DIA.	BEND RADIUS OF AT LEAST
1"	3'
1 ½"	4'
2"	5'

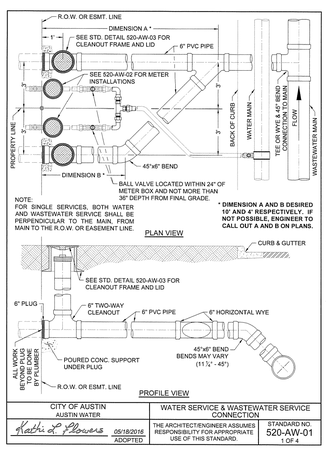
TABLE 2 (SEE NOTE H4)

NOMINAL TUBING DIA.	BEND RADIUS OF AT LEAST
1"	12"
1 ½"	16"
2"	20"

RECLAIMED WATER:

R1. FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED PURPLE TUBING. HDPE TUBING SHALL BE MANUFACTURED WITH PURPLE STRIPES. ALL OTHER TUBING AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL TUBING AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE "RECLAIMED WATER" CAST INTO THEM.

CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & METER INSTALLATION - 1" & SMALLER METERS	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-02 3 OF 3

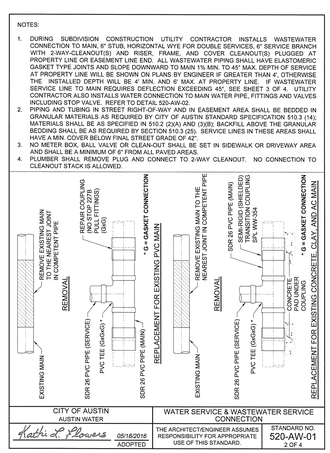


* **DIMENSION A AND B DESIRED 18" AND 4' RESPECTIVELY, IF NOT POSSIBLE, ENGINEER TO CALL OUT A AND B ON PLANS.**

CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & WASTEWATER SERVICE CONNECTION	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-01 1 OF 4

NOTES:

1. DURING SUBDIVISION CONSTRUCTION UTILITY CONTRACTOR INSTALLS WASTEWATER CONNECTION TO MAIN, 6" STUB, HORIZONTAL WYE FOR DOUBLE SERVICES, 2" SERVICE BRANCH WITH 2-WAY-CLEANOUT(S) AND RISER, FRAME, AND COVER CLEANOUT(S) PLUGGED AT PROPERTY LINE OR EASEMENT LINE END. ALL WASTEWATER PIPING SHALL HAVE ELASTOMERIC GASKET TYPE JOINTS AND SLOPE DOWNWARD TO MAIN 1% MIN. TO 45° MAX. DEPTH OF SERVICE AT PROPERTY LINE WILL BE SHOWN ON PLANS BY ENGINEER IF GREATER THAN 4', OTHERWISE THE INSTALLED DEPTH WILL BE 4' MIN. AND 6' MAX. AT PROPERTY LINE. IF WASTEWATER SERVICE LINE TO MAIN REQUIRES DEFLECTION EXCEEDING 45°, SEE SHEET 3 OF 4. UTILITY CONTRACTOR ALSO INSTALLS WATER CONNECTION TO MAIN WATER PIPE, FITTINGS AND VALVES INCLUDING STOP VALVE. REFER TO DETAIL 520-AW-02
2. PIPING AND TUBING IN STREET RIGHT-OF-WAY AND IN EASEMENT AREA SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY CITY OF AUSTIN STANDARD SPECIFICATION 510.3 (14); MATERIALS SHALL BE AS SPECIFIED IN 510.2 (2)(A) AND (2)(B). BACKFILL ABOVE THE GRANULAR BEDDING SHALL BE AS REQUIRED BY SECTION 510.3 (25). SERVICE LINES IN THESE AREAS SHALL HAVE A MIN. COVER BELOW FINAL STREET GRADE OF 42".
3. NO METER BOX, BALL VALVE OR CLEAN-OUT SHALL BE SET IN SIDEWALK OR DRIVEWAY AREA AND SHALL BE A MINIMUM OF 6" FROM ALL PAVED AREAS.
4. PLUMBER SHALL REMOVE PLUG AND CONNECT TO 2-WAY CLEANOUT. NO CONNECTION TO CLEANOUT STACK IS ALLOWED



CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & WASTEWATER SERVICE CONNECTION	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-01 2 OF 4

MATERIALS LIST:

A. 2" SERVICE CLAMP
B. 2" CORPORATION STOP MALE THREAD INLET BY COMPRESSION OUTLET
C. 2" COPPER WATER SERVICE TUBING EXTENDED BEYOND PAVEMENT
D1. 2" BALL VALVE, SPL WW-275
D2. 2" BALL VALVE, SPL WW-275
E. 2" COPPER SERVICE TUBING
F. 2" BRASS COUPLING - COMPRESSION TO MALE IPT
G. 2" BRASS TEE
H. 2" BRASS CLOSE-NIPPLE
I. 2" ANGLE METER STOP; SERVICE TUBING INLET x FLANGED OUTLET
J. 2" BRASS NIPPLE
K. 2" BRASS ELBOW
L. 2" LOCKABLE CURB STOP - FEMALE IPT INLET BY COMPRESSION OUTLET
M. 2" BRASS COUPLING - SERVICE TUBING TO MALE IPT
N. RECTANGULAR METER BOX AND COVER, SPL WW-145A
O. BRASS ADAPTER (2" x 1 ½") FOR 1 ½" METER ONLY
P. WATER METER, LENGTH 13", (PURCHASED FROM AUSTIN WATER)
Q. 2" COPPER SERVICE TUBING (PRIVATE PLUMBING PER CODE)
R. CUSTOMER CUT-OFF VALVE
S. CUSTOMER VALVE BOX AND LID

NOTES:

1. SERVICE CLAMP SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
2. BRANCH CONNECTIONS AND ALL ANGLE METER STOPS MUST BE INSTALLED PRIOR TO ANY METER INSTALLATION.
3. TOP OF BOXES SHOULD BE 1" ABOVE GROUND.
4. PIPING AND TUBING IN STREET RIGHT-OF-WAY SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY SECTION 510.3 (14) OF THE CITY OF AUSTIN STANDARD SPECIFICATIONS. BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY SECTION 510.3 (25).
5. BOX MUST BE BEHIND CURB NEXT TO PROPERTY LINE OR EASEMENT AND OUT OF VEHICULAR TRAFFIC AREA AND SIDEWALK.
6. BALL VALVE "D1" SHALL NOT BE LOCATED UNDER SIDEWALK, CURB, OR PAVEMENT, AND NOT BE LOCATED MORE THAN 24" HORIZONTALLY FROM METER BOX OR 36" BELOW FINAL GRADE.
7. COPPER SERVICE SHALL BE COPPER TUBING SIZE ANNEALED SEAMLESS TYPE "K" MEETING ASTM B88 WITH NO SWEAT OR SOLDERED JOINTS.

RECLAIMED WATER:

FOR RECLAIMED WATER SERVICES AND METERS, ALL RECLAIMED TUBING SHALL BE MANUFACTURED PURPLE TUBING. ALL OTHER TUBING AND APPURTENANCES SHALL BE MANUFACTURED PURPLE IF AVAILABLE. ALL TUBING AND FITTINGS THAT ARE NOT AVAILABLE FROM THE MANUFACTURER IN PURPLE SHALL BE PAINTED PURPLE PER SPL WW-3C. ALL BURIED DI AND CI PIPE AND FITTINGS SHALL ALSO BE WRAPPED IN PURPLE POLYETHYLENE PER SPL WW-27D. ALL COVERS SHALL HAVE "RECLAIMED WATER" CAST INTO THEM.

CITY OF AUSTIN AUSTIN WATER	1 ½" - 2" METER INSTALLATION SHOWING OPTIONAL BYPASS	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-04 2 OF 2

CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & WASTEWATER SERVICE CONNECTION	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-01 3 OF 4

INSTALLATION IN LINED PIPE:

1. MARK LOCATION OF TAP.
2. BREAK & REMOVE HOST PIPE SO THAT OPENING IS AT LEAST 2" BUT NO MORE THAN 3" WIDER THAN DIAMETER OF THE SERVICE ADAPTOR.
3. DO NOT DAMAGE LINER.
4. CORE HOLE THROUGH LINER USING ADAPTOR MANUFACTURER RECOMMENDED BIT.
5. INSTALL SERVICE ADAPTOR.
6. HOLES CUT IN HOST PIPE SHALL BE PACKED WITH NON-SHRINK GROUT (ASTM C1107 GRADE). SEE DETAIL "B"

NOTES:

1. USE ONLY TO TAP EXISTING LINED PIPE.
2. SEE APPROPRIATE STD. FOR SERVICE LINE INFORMATION.
3. THE EDGE OF THE CORE HOLE MUST BE AT LEAST 3" FROM THE ENDS OF THE PIPE, ANY OTHER CORE SERVICE CONNECTIONS, AND ANY FITTINGS.
4. FOR DEEP SERVICE APPLICATIONS SEE SHEET 3 OF 4, EXCEPT SUBSTITUTE A CORED HOLE, AND SERVICE ADAPTOR FOR THE TEE OR WYE.
5. SERVICE CONNECTIONS TO MANHOLES MUST BE MADE USING A PIPE-TO-MANHOLE CONNECTOR WHICH LIMITS THE PIPE SLOPE INTO THE MANHOLE TO 12% MAX.

6" WASTEWATER CONNECTION TO EXISTING LINED MAIN

CITY OF AUSTIN AUSTIN WATER	WATER SERVICE & WASTEWATER SERVICE CONNECTION	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520-AW-01 4 OF 4

* **"16"x16"x4" MIN. CONCRETE BLOCK MAY BE USED FOR VALVES SMALLER THAN 12". VALVE TO SIT ON TOP OF BLOCK**

NOTES:

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

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

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 1 OF 4

NOTES:

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

WEIGHTS:

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

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

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 2 OF 4

NOTES:

1. SUB-GRADE/TRENCH BACKFILL SHALL BE COMPACTED AS PER ITEM 2015, SUB-GRADE PREPARATION.
2. TO ADJUST VALVE CASTINGS TO FINAL GRADE, REMOVE RISER PIPE BELOW SUB-GRADE AND INSTALL APPROPRIATE LENGTH OF NEW RISER PIPE TO ACHIEVE FINAL GRADE. CONNECT THE TWO PIECES OF RISER PIPE WITH A 6" COLLAR MIN. 12" LENGTH APPROXIMATELY CENTERED ON THE JOINT WITH THE TOP OF SLEEVE LOCATED ½" - 18" BELOW SUB-GRADE. THE INSIDE "LIP" OF COLLAR TO BE PAINTED WITH FLUORESCENT WHITE PAINT OR COVERED WITH FLUORESCENT WHITE TAPE. ALTERNATE FOR OPTIONAL SINGLE PIECE RISER INSTALLATION SEE SHEET 4 OF 4.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO THE NUT OF THE VALVE; NUT SHALL OPERATE WITH NO OBSTRUCTION.
4. WHERE CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL (SPEC. ITEM 402S) TO THE UNDERSIDE OF THE CONCRETE PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
5. REINFORCING STEEL SHALL MEET SPEC. ITEM 4065.7.
6. NO MORE THAN 2 SECTIONS OF PIPE SHALL BE USED FROM VALVE TO FINAL GRADE.
7. BELL AND SPIGOT IS ACCEPTABLE FOR DEPTH OVER 18'.

CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 3 OF 4

NOTES (CONT):

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

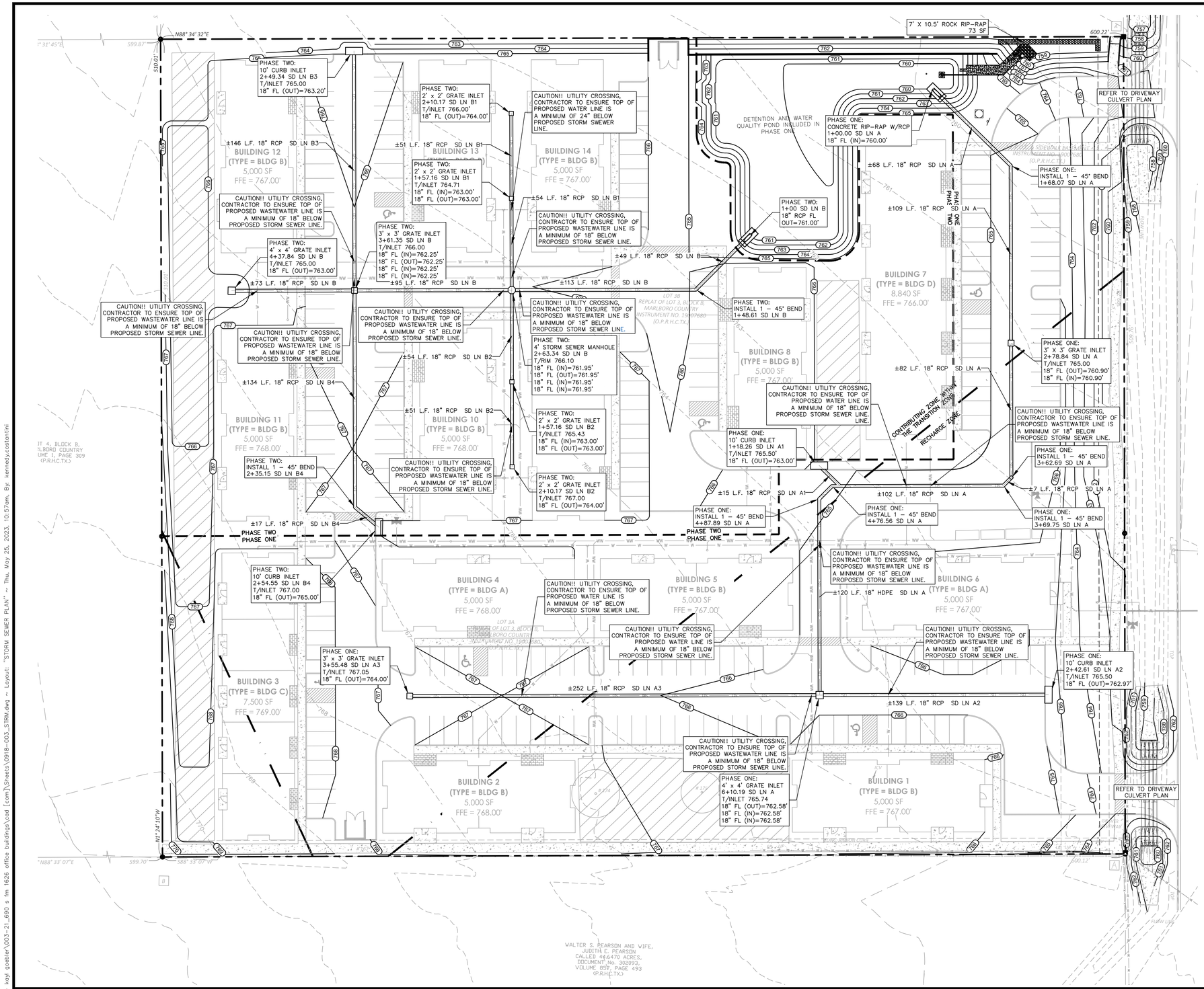
CITY OF AUSTIN AUSTIN WATER	TYPICAL GATE VALVE 4" - 16"	
Kathi A. Flowers 05/18/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 511-AW-01 4 OF 4

APPLICABLE REFERENCES:
STANDARD SPECIFICATION: ITEM 505.4 & 510.3 (19)

CITY OF AUSTIN AUSTIN WATER	ENCASEMENT PIPE DETAIL WITH CASING SPACERS	
JEFF A. KYLE 02/22/2021 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 501-AW-01 1 OF 1

NOTES:

1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE A MINIMUM OF 300 mm (12") WIDER THAN THE UNDISTURBED SIDES OF THE TRENCH, SYMETRICAL ABOUT THE CENTER LINE OF THE EXCAVATION.
2. ANY CONCRETE PAVING SHALL BE SAW CUT 150 mm (6") WIDER THAN UNDISTURBED SIDES OF EXCAVATION.
3. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH COLD MIX OR TEMPORARY HOT MIX ASPHALTIC CONCRETE.
4. ROAD BASE AND SURFACE MATERIALS IN THE TRENCH CUT SHALL BE REPLACED IN KIND OF EQUAL THICKNESS, OR MINIMUM BASE THICKNESS OF 250 mm (10"), WHICHEVER IS GREATER.
5. ALL DAMAGED AREAS OF PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED WITH MINIMUM OF 200 mm (8") OF BASE OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.
6. SUR



TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

SITE PLAN APPROVAL SHEET 20 OF 33
FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE : 2017
EXPIRATION DATE _____ CASE MANAGER WILL PARRISH

CITY ENGINEER, CITY OF BUDA

RELEASED FOR
GENERAL COMPLIANCE: _____ ZONING COMMERCIAL
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO.	REVISION	DATE

5/25/2023

STATE OF TEXAS
MATTHEW A. DRINGENBERG
114250
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, PE #114250 ON
THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

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307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: HNS/CO
CHECKED BY: CK

STORM SEWER PLAN

FM 1626 OFFICE PARK
690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003
DRAWING NO. _____
SHEET 20 OF 33

2022-542

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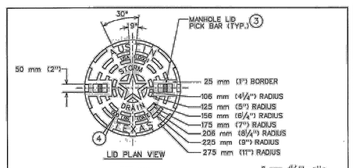
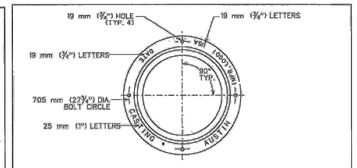


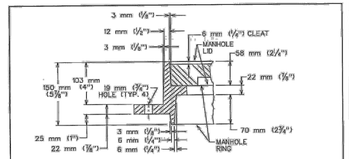
CITY OF AUSTIN — DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW — STORM DRAIN MANHOLE RING AND 610 mm (24") COVER

George L. Rowell 2/14/08 ADOPTED — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. — STANDARD NO. 503S-2S — 1 OF 3



CITY OF AUSTIN — DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW — STORM DRAIN MANHOLE RING AND 610 mm (24") COVER

George L. Rowell 2/14/08 ADOPTED — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. — STANDARD NO. 503S-2S — 2 OF 3

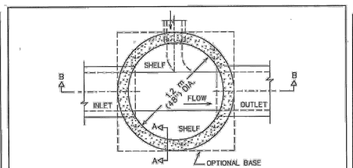


NOTES:
1. 19 mm (3/4") R. x 6 mm (1/4") CLEAT PER CITY SPECIFICATION, OR 25 mm (1") R. x 6 mm (1/4") CLEAT IN STATE MAINTAINED R.O.W.
2. BREAK ALL SHARP CORNERS 1.5 mm (.06") x 45° MIN.
3. LID IS CAST WITH TWO 25 mm x 88 mm (1" x 3 1/2") STEEL PICK BARS.
4. LID WEIGHT 667 OR 778 N (150 OR 175 LBS) CAST TOP & BOTTOM.

TYP. WEIGHT	LID	RING	SET
CITY/STATE	667/778 N (150/175 LBS)	667 N (150 LBS	1335/1445 N (300/325 LBS)

CITY OF AUSTIN — DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW — STORM DRAIN MANHOLE RING AND 610 mm (24") COVER

George L. Rowell 2/14/08 ADOPTED — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. — STANDARD NO. 503S-2S — 3 OF 3



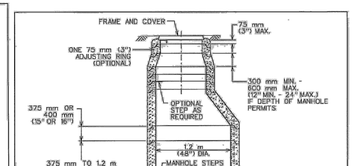
NOTE:
USE 800 mm (32") FRAME AND COVER.

MINIMUM MANHOLE DIA.	MINIMUM PIPE SIZE
1.2 m (4')	450 TO 600 mm (18 TO 24")
1.5 m (5')	750 mm TO 1.1 m (30 TO 42")
1.8 m (6')	1.2 TO 1.4 m (48 TO 54")
2.1 m (7')	1.5 TO 1.7 m (60 TO 66")

SIZE TO BE USED IS DEPENDENT ON DRAIN ANGLES.

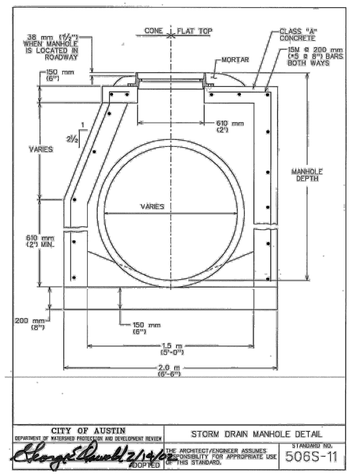
CITY OF AUSTIN — DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW — PRE-CAST CONCRETE STORM DRAIN MANHOLE

George L. Rowell 2/14/08 ADOPTED — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. — STANDARD NO. 506S-3 — 1 OF 2



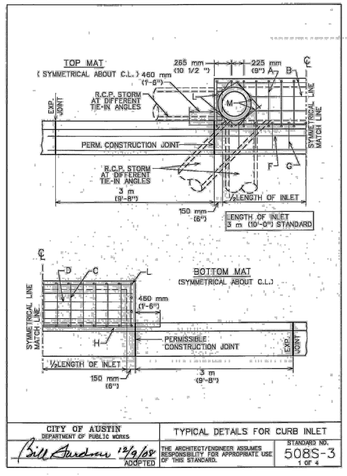
CITY OF AUSTIN — DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW — PRE-CAST CONCRETE STORM DRAIN MANHOLE

George L. Rowell 2/14/08 ADOPTED — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. — STANDARD NO. 506S-3 — 2 OF 2



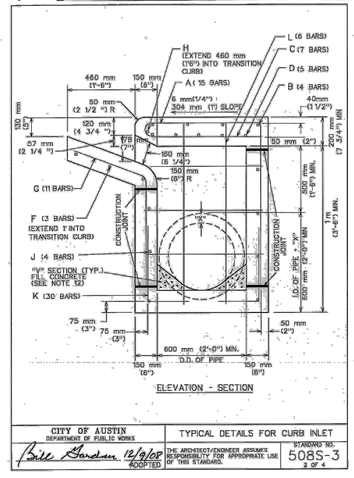
CITY OF AUSTIN — DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW — STORM DRAIN MANHOLE DETAIL

George L. Rowell 2/14/08 ADOPTED — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. — STANDARD NO. 506S-11



CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS — TYPICAL DETAILS FOR CURB INLET

Bill Gardner 12/9/08 ADOPTED — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. — STANDARD NO. 508S-3 — 1 OF 4

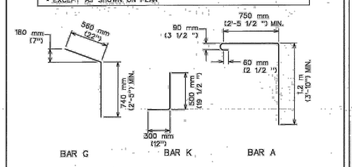


CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS — TYPICAL DETAILS FOR CURB INLET

Bill Gardner 12/9/08 ADOPTED — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. — STANDARD NO. 508S-3 — 2 OF 4

TABLE OF QUANTITIES
FOR 18" OUTLET PIPE
REINFORCING STEEL QUANTITIES

BARS	SIZE	SPACING	NUMBER	LENGTH	WEIGHT
A	4	230mm (9")±	15	2 m (7'-0")	73
B	4	250 mm (10")	4	3.25 m (10'-8")	29
C	4	460 mm (18")	7	7.92 mm (26'-0")	92
D	6	150 mm (5")	5	3.25 m (10'-8")	80
E	4	300 mm (12")	6	7.50 mm (24'-6")	90
F	4	250 mm (10")	3	4 m (13'-0")	35
G	4	300 mm (12")	11	1.25 m (4'-3")	31
H	6	-	1	4.25 m (14'-0")	20
J	4	300 mm (12")	7	3.25 m (10'-8")	50
K	4	230 mm (9")±	30	800 mm (2'-7 1/2")	52
L	4	300 mm (12")±	6	1.3 m (4'-4")	37
M	4	-	6	500 mm (1'-8") AVG	6
TOTAL STEEL, LB.					413
TOTAL CONCRETE, C.Y.					4.08
• EXCEPT AS SHOWN ON PLAN					



CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS — TYPICAL DETAILS FOR CURB INLET

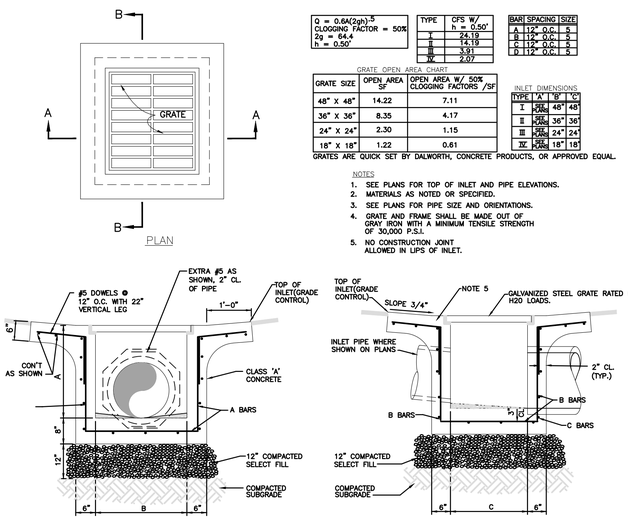
Bill Gardner 12/9/08 ADOPTED — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. — STANDARD NO. 508S-3 — 3 OF 4

NOTES:
1. ALL CONCRETE SHALL BE CLASS "A"
2. ALL REINFORCING STEEL SHALL BE GRADE 60
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. VERTICAL STEEL MAY BE SPLICED (380 mm or 15" MIN. LAP) IN THE LOWER ONE-HALF OF ALL INLET WALLS. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
5. QUANTITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S INFORMATION ONLY. PAYMENT WILL BE MADE FOR EACH INLET OF THE TYPE SPECIFIED, COMPLETE IN PLACE INCLUDING MANHOLE FRAME AND OVER.
6. CHAMFER ALL EXPOSED EDGES 20 mm (3/4 ").
7. MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD 503S-1.
8. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS, INCLUDING PRECAST UNITS. PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
9. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE TRIMMED TO A SMOOTH VERTICAL FACE. WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION LINES THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES.
10. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
11. INVERT OF INLET SHALL BE SLOPED 1/20 WITH FILL CONCRETE, SHAPED AS "V" SECTION.
12. NO SPLICING OF REINFORCING STEEL SHALL BE PERMITTED UNLESS OTHERWISE NOTED ON THE PLANS OR PERMITTED IN WRITING BY THE ENGINEER.

REFERENCES:
"FOR EXPANSION JOINT DOWEL AND DOWEL LOCATION DETAILS SEE STD. 430S-3, "CURB EXPANSION JOINT DOWEL DETAIL".
FOR "B" MANHOLE FRAME AND COVER DETAILS SEE STD. 503S-1, "18" COVER AND FRAME".

CITY OF AUSTIN — DEPARTMENT OF PUBLIC WORKS — TYPICAL DETAILS FOR CURB INLET

Bill Gardner 12/9/08 ADOPTED — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. — STANDARD NO. 508S-3 — 4 OF 4



TYPE	CFS W/ h = 0.50'
T	24.19
C	14.19
R	5.91
M	2.07

BAR	SPACING	SIZE
A	12" O.C.	5
B	12" O.C.	5
C	12" O.C.	5
D	12" O.C.	5

Q = 0.6A(2gh)^.5
CLOGGING FACTOR = 50%
2g = 64.4
h = 0.50'

GRATE OPEN AREA CHART

GRATE SIZE	OPEN AREA SF	OPEN AREA W/ 50% CLOGGING FACTORS /SF
48" X 48"	14.22	7.11
36" X 36"	8.35	4.17
24" X 24"	2.30	1.15
18" X 18"	1.22	0.61

INLET DIMENSIONS

TYPE	"A"	"B"	"C"
I	24"	48"	48"
II	24"	36"	36"
III	24"	24"	24"
IV	24"	18"	18"

GRATES ARE QUICK SET BY DALWORTH, CONCRETE PRODUCTS, OR APPROVED EQUAL.

NOTES
1. SEE PLANS FOR TOP OF INLET AND PIPE ELEVATIONS.
2. MATERIALS AS NOTED OR SPECIFIED.
3. SEE PLANS FOR PIPE SIZE AND ORIENTATIONS.
4. GRATE AND FRAME SHALL BE MADE OUT OF GRAY IRON WITH A MINIMUM TENSILE STRENGTH OF 30,000 P.S.I.
5. NO CONSTRUCTION JOINT ALLOWED IN LIPS OF INLET.

STANDARD GRATE INLET
NOT TO SCALE

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

SITE PLAN APPROVAL — SHEET 20 OF 33
FILE NUMBER 2022-XXXX — APPLICATION DATE XX/XX/XXXX
APPROVED BY COMMISSION ON N/A — UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE : 2017
EXPIRATION DATE _____ CASE MANAGER WILL PARRISH

CITY ENGINEER, CITY OF BUDA

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING COMMERCIAL
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO.	REVISION	DATE

5/25/2023

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, PE #114250 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

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P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: HNS/CO
CHECKED BY: CK

STORM DETAILS

FM 1626 OFFICE PARK
690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003
DRAWING NO. _____
SHEET 21 OF 33

2022-542

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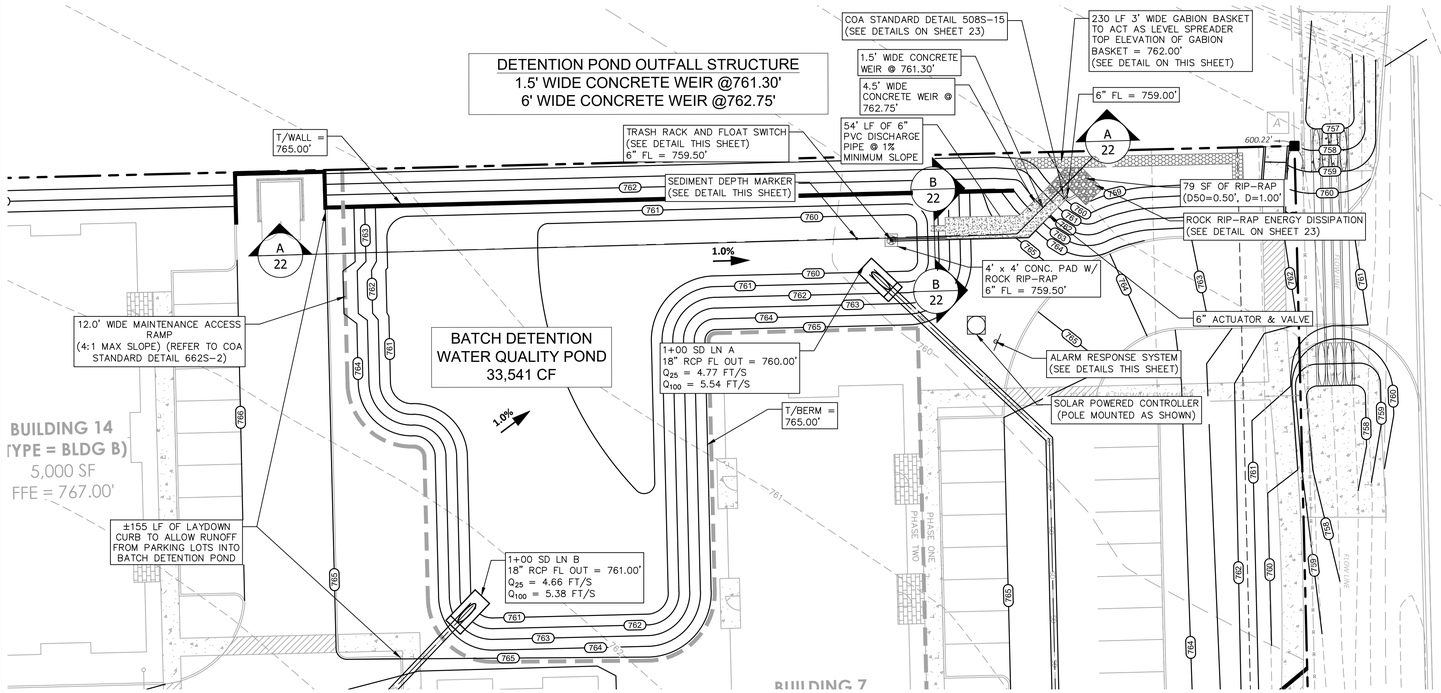
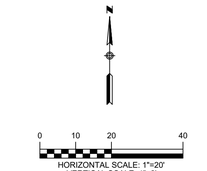
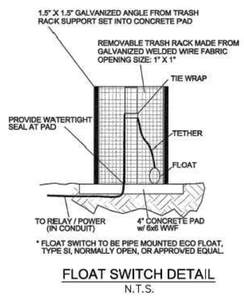


DETENTION SUMMARY TABLE (NRCS METHOD)

AREA NAME	PROPOSED								EXISTING
	PR A1 (TO POND)	PR OS-A (TO POND)	DETENTION POND (WSE)	DETENTION POND RELEASE	PR A2 (BYPASS)	POA A	PR A3 (BYPASS TO CULVERT)	PR A4 (BYPASS TO CULVERT)	POA A
Drainage Area (ac.)	6.21	3.19	-	-	0.28	-	0.1	0.44	-
CN #	84	84	-	-	84	-	84	84	-
% Impervious	66%	2%	-	-	26%	-	0%	11%	-
Tc (hrs)	0.096	0.551	-	-	0.108	-	0.083	0.085	-
Lag Time (min)	3.47	19.84	-	-	3.89	-	3.00	3.05	-
2 year	26.90 cfs	4.80 cfs	763.20 (msl)	16.20 cfs	0.90 cfs	16.80 cfs	0.40 cfs	1.40 cfs	17.00 cfs
10 year	45.60 cfs	11.30 cfs	764.00 (msl)	37.40 cfs	1.90 cfs	39.00 cfs	1.00 cfs	3.10 cfs	41.10 cfs
25 year	56.80 cfs	14.70 cfs	764.30 (msl)	48.30 cfs	2.40 cfs	48.70 cfs	1.30 cfs	4.00 cfs	53.30 cfs
100 year	75.10 cfs	20.10 cfs	764.70 (msl)	66.20 cfs	3.20 cfs	66.60 cfs	1.80 cfs	5.40 cfs	73.00 cfs





FLOAT SWITCH DETAIL
N.T.S.



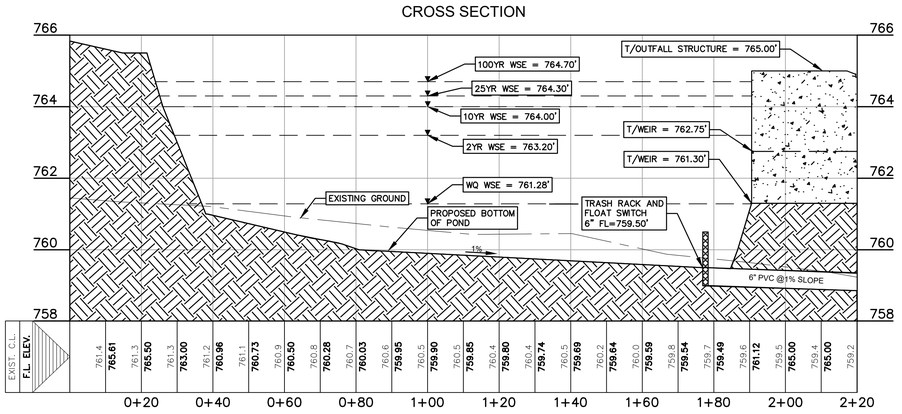
ALARM RESPONSE SIGN
N.T.S.

BATCH DETENTION POND DATA TABLE

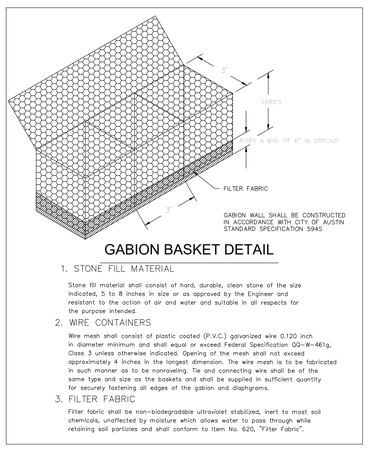
ELEVATION (FT)	VOLUME (AC-FT)	AREA (ACRES)
759.50	0.000	0.00
760.00	0.017	0.07
761.00	0.156	0.21
762.00	0.381	0.24
763.00	0.637	0.27
764.00	0.919	0.30
765.00	1.251	0.37

NOTES:

1. BATCH DETENTION POND SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RG-348 MANUAL (ADDENDUM).
2. THE BATCH DETENTION POND AND RISER PIPE/TRASH RACK WILL FUNCTION AS THE DEWATERING OUTLET AND SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO ANY GENERAL GRADING AND UTILITY WORK.
3. SYSTEM SHALL BE 12 VDC WITH SOLAR CHARGED 12VDC BATTERY, ALTERNATIVE ELECTRICAL DESIGN MAY ALSO BE UTILIZED IN LIEU OF SOLAR POWER WITH ENGINEERS APPROVAL.
4. ACTUATOR SHALL BE ELECTRONIC QUATER-TURN WITH MANUAL OVERRIDE AND POSITION INDICATOR.
5. ACTUATOR SHALL BE "AVID 12V ACTUATOR, EPI-6" OR EQUIVALENT.
6. ACTUATOR VALVE TO BE SET AT "NORMALLY CLOSED" POSITION.
7. CONTROLLER SHALL BE SET TO OPEN VALVE 12 HOURS AFTER INITIAL RAINFALL DETECTION. VALVE TO REMAIN OPEN UNTIL 2HRS FOLLOWING BASIN EMPTY SIGNAL.
8. CONTROLLER SHALL HAVE TEST SEQUENCE, ON/OFF/RESET SWITCH AND THE PROGRAMMING SHALL BE FIELD UPLOADABLE.
9. CONTROLLER SHALL BE "MORNINGSTAR SOLAR CONTROLLER, 12V, 20 AMP" OR EQUIVALENT.
10. ALL WIRING SHALL BE INSTALLED IN CONDUIT AND BURIED. CONTACT ENGINEER FOR ADDITIONAL CONTROLER SCHEMATICS.
11. CONTRACTOR TO INSTALL LIBERTY ALARM MODEL ALM-2W OR EQUIVALENT AT A CONTROLLER PANEL.
12. ATTACH ALARM RESPONSE SIGN TO CONTROLLER POLE. REFERENCE ALARM SIGN.
13. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE CONTINUITY OF SERVICES AS NECESSARY.
14. ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY-FIVE (95%) PERCENT MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
15. A CELLULAR BASED NOTIFICATION SYSTEM SHALL BE PROVIDED TO COMMUNICATE THE STATUS OF THE POND(VALVE OPERATION AND POWER STATUS.
16. EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED.
17. STRUCTURAL DETAILS FOR WALLS 4' AND GREATER IN HEIGHT, WATER QUALITY POND, AND DETENTION POND TO BE PROVIDED BY STRUCTURAL ENGINEER.



A BATCH DETENTION CROSS SECTION "A-A"
Vertical Scale: 1:2 Hortizontal Scale: 1:20



GABION BASKET DETAIL

1. STONE FILL MATERIAL

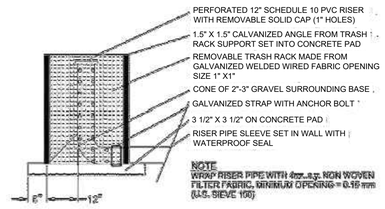
Stone fill material shall consist of hard, durable, clean stone of the size indicated, 5 to 8 inches in size or as approved by the Engineer and resistant to the action of air and water and suitable in all respects for the purpose intended.

2. WIRE CONTAINERS

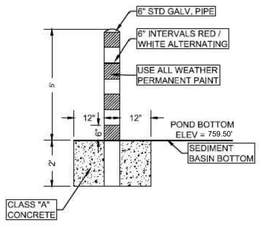
Wire mesh shall consist of plastic coated (P.V.C.) galvanized wire 0.120 inch in diameter minimum and shall equal or exceed Federal Specification QQ-W-461g, Class 3 unless otherwise indicated. Opening of the mesh shall not exceed approximately 4 inches in the longest dimension. The wire mesh is to be fabricated in such manner as to be nonraveling. Tie and connecting wire shall be of the same type and size as the baskets and shall be supplied in sufficient quantity for securely fastening all edges of the gabion and diaphragms.

3. FILTER FABRIC

Filter fabric shall be non-biodegradable ultraviolet stabilized, inert to most soil chemicals, unaffected by moisture which allows water to pass through while retaining soil particles and shall conform to Item No. 620, "Filter Fabric".



TRASH RACK / RISER PIPE DETAIL
N.T.S.



CONCRETE FILLED FIXED SEDIMENT MARKER FOR BATCH DETENTION POND
N.T.S.

TEXAS ONE CALL SYSTEM
1-800-245-4545

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SITE PLAN APPROVAL SHEET 22 OF 33
FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE : 2017
EXPIRATION DATE_____ CASE MANAGER WILL PARRISH

CITY ENGINEER, CITY OF BUDA

RELEASED FOR
GENERAL COMPLIANCE:_____ ZONING COMMERCIAL
Rev. 1_____ Correction 1_____
Rev. 2_____ Correction 2_____
Rev. 3_____ Correction 3_____

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NO.	REVISION	DATE

5/25/2023

STATE OF TEXAS — MATTHEW A. DRINGENBERG — 114250 — LICENSED — PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, PE #114250 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers
TBPE NO. F-1909
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P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: HNS/CO
CHECKED BY: CK

WATER QUALITY AND DETENTION POND PLAN

FM 1626 OFFICE PARK
690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003
DRAWING NO. _____
SHEET 22 OF 33

2022-542

O:\companydata\Clients\0918 - kayl goebler\003-21_690 s fm 1626 office buildings\cad [com\]Sheets\0918-003_STRM.dwg ~ Layout: "WATER QUALITY AND DETENTION POND PLAN" ~ Thu, May 25, 2023, 10:57am, By: kennedy.costantini

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: 1626 OFFICE PARK - WITHIN CZP
Date Prepared: 4/4/2023

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

80% removal of increased load: L_M = (80% x 0.226)(A_N x P x 0.9 x 170 - A_N x P x 0.03 x 80)

L_M = (A_N x P x 27.6624 - A_N x P x 0.43392)

Page 3-29 Equation 3.3: L_M = 27.2(A_N x P)

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

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

County =	Hays	
Total project area included in plan * =	10.22	acres
Predevelopment impervious area within the limits of the plan * =	0.01	acres
Total post-development impervious area within the limits of the plan* =	3.06	acres
Total post-development impervious cover fraction * =	0.30	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	2738	lbs.
Number of drainage basins / outfalls areas leaving the plan area =	1	

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

Drainage Basin/Outfall Area No. =	A	
Total drainage basin/outfall area =	4.90	acres
Predevelopment impervious area within drainage basin/outfall area =	0.01	acres
Post-development impervious area within drainage basin/outfall area =	3.06	acres
Post-development impervious fraction within drainage basin/outfall area =	0.62	
$L_{M\ THIS\ BASIN}$ =	2738	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention Basin**
Removal efficiency = **91** percent

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

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

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

A_C =	7.03	acres
A_I =	4.22	acres
A_P =	2.81	acres
L_R =	4430	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 2738 lbs.

F = 0.62

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

Rainfall Depth =	0.62	inches
Post Development Runoff Coefficient =	0.42	
On-site Water Quality Volume =	6621	cubic feet

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

Off-site area draining to BMP =	3.16	acres
Off-site Impervious cover draining to BMP =	0.01	acres
Impervious fraction of off-site area =	0.00	
Off-site Runoff Coefficient =	0.02	
Off-site Water Quality Volume =	166	cubic feet
Storage for Sediment =	1358	
CZP Total Capture Volume (required water quality volume(s) x 1.20) =	8145	cubic feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: 1626 OFFICE PARK - WITHIN EARZ
Date Prepared: 4/4/2023

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

Adjusted Equation 3.3 from RG 348 Page 3-29:

Adjusted to 100% removal of increased load: L_M = (100% x 0.226)(A_N x P x 0.9 x 170 - A_N x P x 0.03 x 80)

L_M = (A_N x P x 34.578 - A_N x P x 0.5424)

Adjusted Equation L_M = 34.0356(A_N x P)

where:
- $L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from proposed development within the Recharge Zone = 100% of Increased Load
- A_N = Net increase in impervious area for the project
- P = Average annual precipitation, inches

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

County =	Hays	
Total project area included in plan * =	10.22	acres
Predevelopment impervious area within the limits of the plan * =	0.40	acres
Total post-development impervious area within the limits of the plan* =	1.16	acres
Total post-development impervious cover fraction * =	0.11	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	854	lbs.
Number of drainage basins / outfalls areas leaving the plan area =	1	

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

Drainage Basin/Outfall Area No. =	A	
Total drainage basin/outfall area =	2.13	acres
Predevelopment impervious area within drainage basin/outfall area =	0.40	acres
Post-development impervious area within drainage basin/outfall area =	1.16	acres
Post-development impervious fraction within drainage basin/outfall area =	0.54	
$L_{M\ THIS\ BASIN}$ =	854	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention Basin**
Removal efficiency = **91** percent

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

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

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

A_C =	7.03	acres
A_I =	4.22	acres
A_P =	2.81	acres
L_R =	4430	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 854 lbs.

F = 0.19

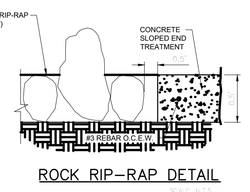
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	0.11	inches
Post Development Runoff Coefficient =	0.42	
On-site Water Quality Volume =	1150	cubic feet

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

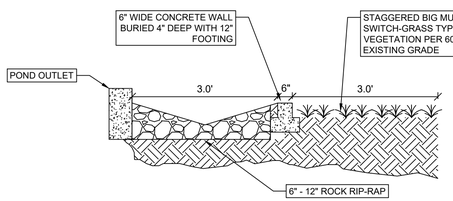
Off-site area draining to BMP =	3.16	acres
Off-site Impervious cover draining to BMP =	0.01	acres
Impervious fraction of off-site area =	0.00	
Off-site Runoff Coefficient =	0.02	
Off-site Water Quality Volume =	29	cubic feet
Storage for Sediment =	236	
EARZ Total Capture Volume (required water quality volume(s) x 1.20) =	1414	cubic feet

TOTAL CAPTURE VOLUME REQUIRED: 9559 CF



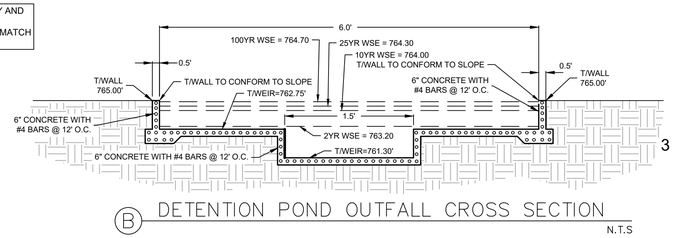
ROCK RIP-RAP DETAIL

SCALE: N.T.S.



LEVEL SPREADER DETAIL

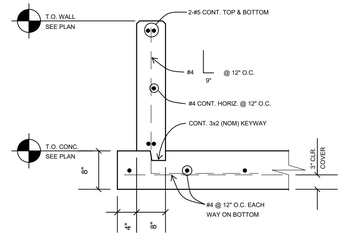
N.T.S.



B DETENTION POND OUTFALL CROSS SECTION

N.T.S

3



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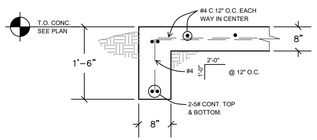

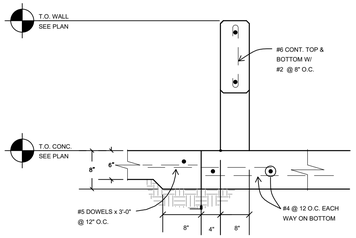

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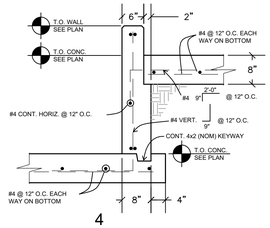
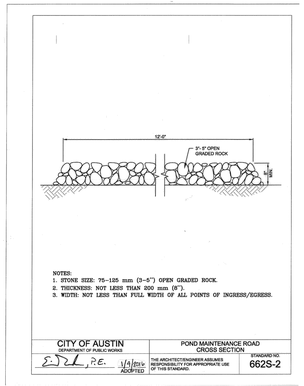


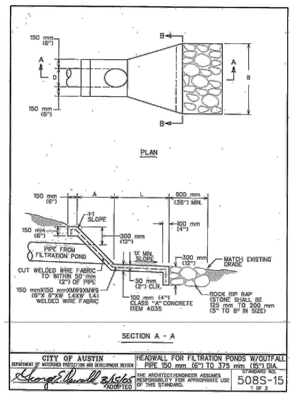
4

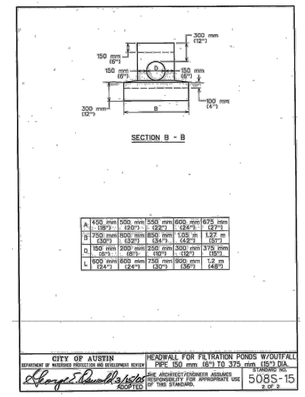
STRUCTURAL DETAILS FOR POND WALLS (4' AND LESS IN HEIGHT ONLY *), SPLITTER BOX, AND OUTFALL STRUCTURE

N.T.S.

*WALLS GREATER THAN 4' TO BE DESIGNED BY A STRUCTURAL ENGINEER









TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES. GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

SITE PLAN APPROVAL SHEET 23 OF 33

FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX

APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA

UNIFIED DEVELOPMENT CODE : 2017

EXPIRATION DATE _____ CASE MANAGER WILL PARRISH

CITY ENGINEER, CITY OF BUDA

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING COMMERCIAL

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO.	REVISION	DATE

5/25/2023

STATE OF TEXAS — MATTHEW A. DRINGENBERG — 114250 — LICENSED — PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, PE #114250 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: HNS/CO

CHECKED BY: CK

WATER QUALITY AND DETENTION POND DETAILS

FM 1626 OFFICE PARK

690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003

DRAWING NO. _____

SHEET 23 OF 33

2022-542

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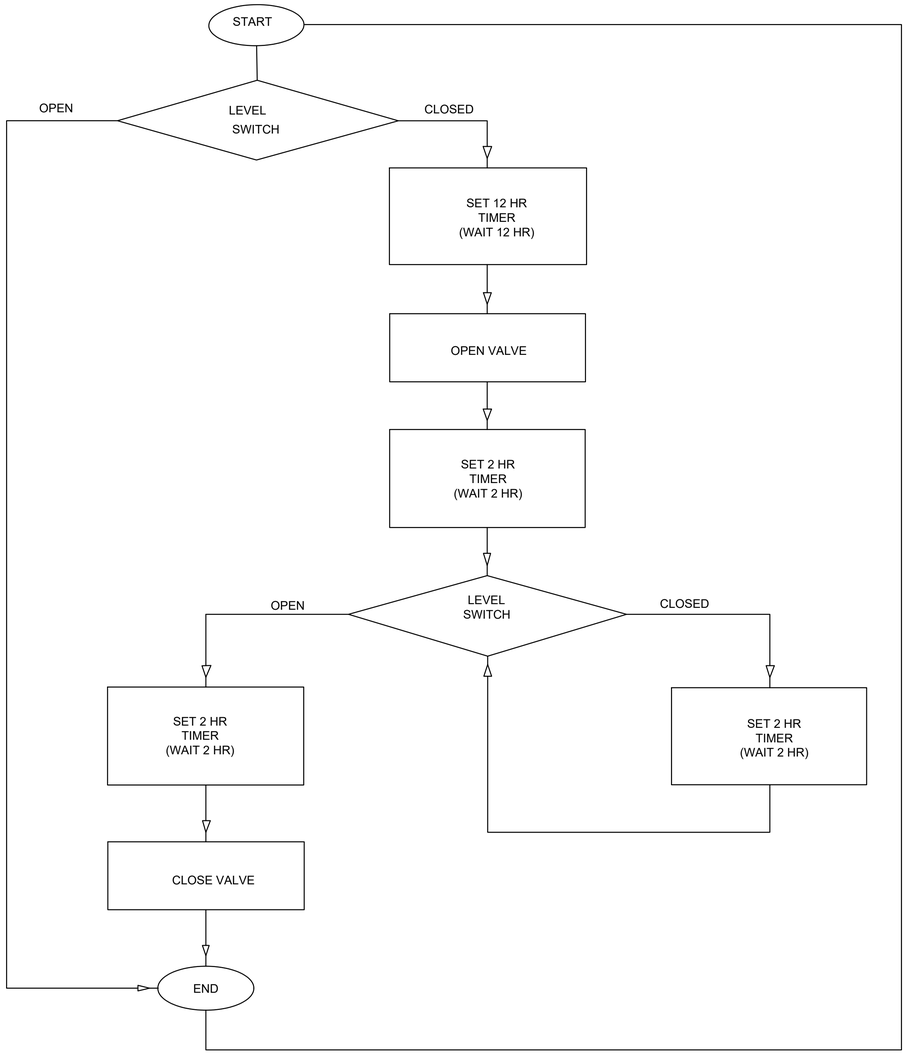
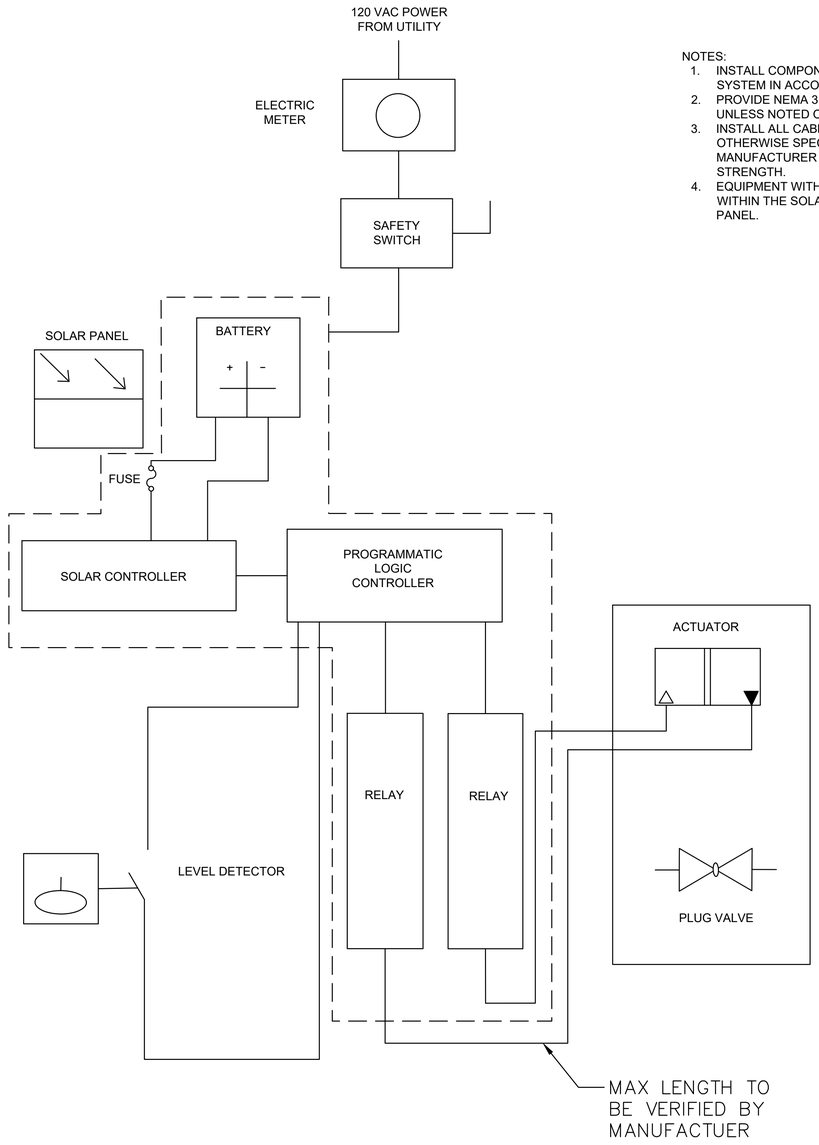
STARTING OPERATION:
-SWITCH- OPEN
-VALVE CLOSED



LOGIC DIAGRAM



BLOCK DIAGRAM

NOTES:
1. INSTALL COMPONENTS FOR SOLAR PHOTOVOLTAIC SYSTEM IN ACCORDANCE WITH NEC.
2. PROVIDE NEMA 3R CABINETS FOR ALL EQUIPMENT, UNLESS NOTED OTHERWISE.
3. INSTALL ALL CABLES IN RIGID CONDUIT UNLESS OTHERWISE SPECIFICALLY IDENTIFIED BY THE MANUFACTURER AS DETRIMENTAL TO SIGNAL STRENGTH.
4. EQUIPMENT WITHIN DASHED LINES IS CONTAINED WITHIN THE SOLAR UPS AND BLOCK VALVE CONTROL PANEL.

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

SITE PLAN APPROVAL SHEET 24 OF 33
FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE : 2017
EXPIRATION DATE_____ CASE MANAGER WILL PARRISH

CITY ENGINEER, CITY OF BUDA

RELEASED FOR
GENERAL COMPLIANCE:_____ ZONING COMMERCIAL
Rev. 1_____ Correction 1_____
Rev. 2_____ Correction 2_____
Rev. 3_____ Correction 3_____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO.	REVISION	DATE

5/25/2023

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, PE #114250 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
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DRAWN BY: HNS/CO

CHECKED BY: CK

POND CONTROL LOGIC DIAGRAM

FM 1626 OFFICE PARK
690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003

DRAWING NO. _____

SHEET 24 OF 33

2022-542

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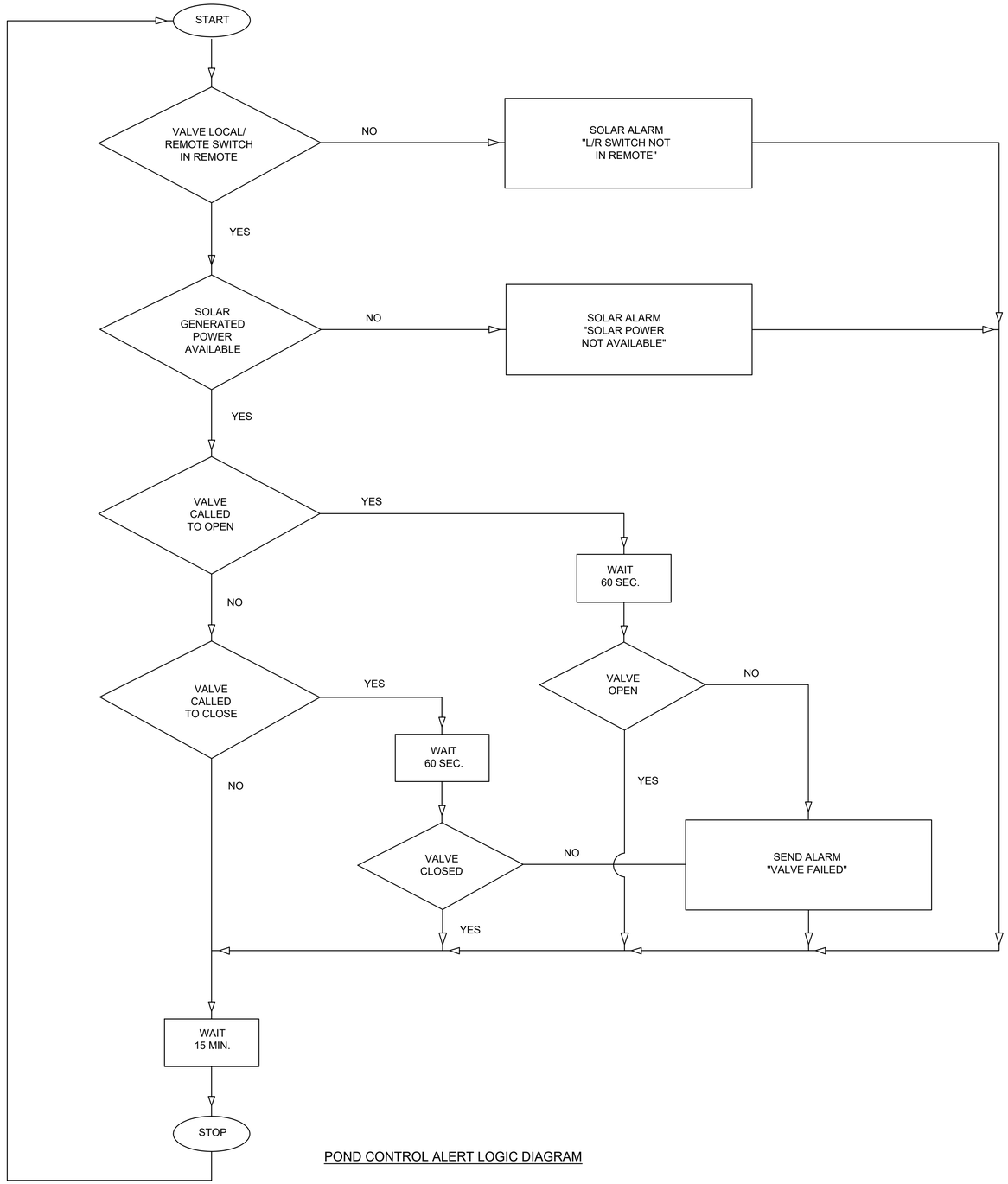

POND CONTROL ALERT LOGIC DIAGRAM

TEXAS ONE CALL SYSTEM
1-800-245-4545

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SITE PLAN APPROVAL SHEET 25 OF 33
FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE : 2017
EXPIRATION DATE_____ CASE MANAGER WILL PARRISH

CITY ENGINEER, CITY OF BUDA

RELEASED FOR
GENERAL COMPLIANCE:_____ ZONING COMMERCIAL
Rev. 1_____ Correction 1_____
Rev. 2_____ Correction 2_____
Rev. 3_____ Correction 3_____

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NO.	REVISION	DATE

5/25/2023

STATE OF TEXAS
MATTHEW A. DRINGENBERG
114250
LICENSED
PROFESSIONAL ENGINEER

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CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
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DRAWN BY: HNS/CO

CHECKED BY: CK

POND CONTROL ALARM LOGIC DIAGRAM

FM 1626 OFFICE PARK
690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003

DRAWING NO. _____

SHEET 25 OF 33

2022-542

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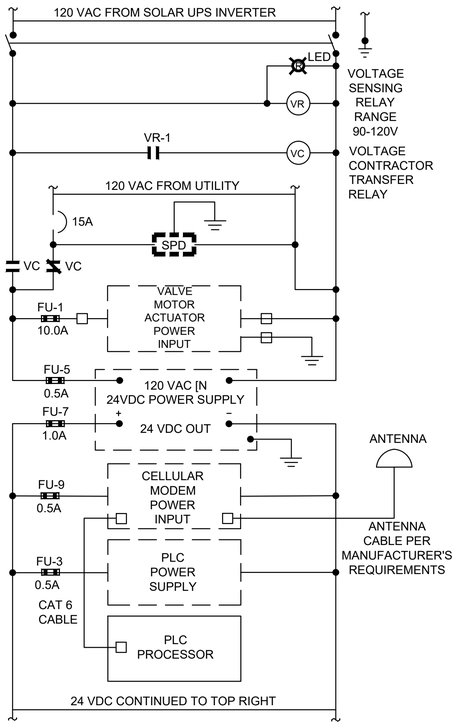

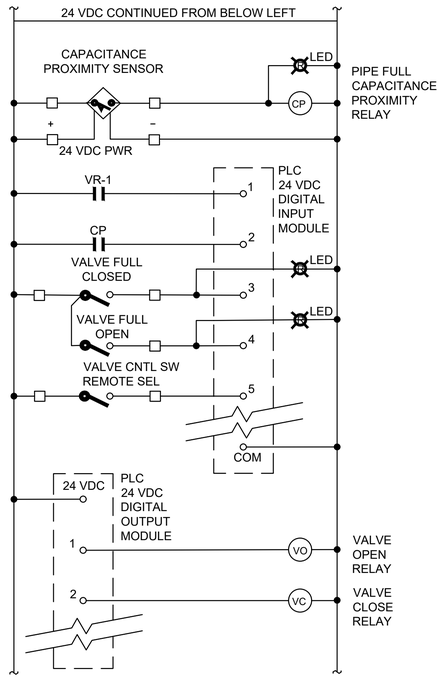

LEGEND

- CX — RELAY CONTACT
- CX — RELAY COIL
- LED — LED INDICATING LIGHT
- POSITION LIMIT SWITCH
- SELECTOR SWITCH CONTACT
- FU-X 0.5A — FUSE
- 15A — AC CIRCUIT BREAKER
- SPD — SURGE PROTECTIVE DEVICE
- MOMENTARY PUSH BUTTON

OPEN
VC
TO MOTOR OPERATED VALVE OPEN CONTROL CIRCUIT

CLOSE
VC
TO MOTOR OPERATED VALVE CLOSE CONTROL CIRCUIT

NOTES;
1. CONNECT VALVE PER MANUFACTURER'S REQUIREMENTS. PROVIDE ADDITIONAL WIRING AT VALVE AS REQUIRED.

NOTES:
1. INSTALL COMPONENTS FOR SOLAR PHOTOVOLTAIC SYSTEM IN ACCORDANCE WITH NEC.
2. PROVIDE NEMA 3R CABINETS FOR ALL EQUIPMENT, UNLESS NOTED OTHERWISE.
3. INSTALL ALL CABLES IN RIGID CONDUIT UNLESS OTHERWISE SPECIFICALLY IDENTIFIED BY THE MANUFACTURER AS DETRIMENTAL TO SIGNAL STRENGTH.

POND LEVEL CONTROL ELEMENTARY DIAGRAM

TEXAS ONE CALL SYSTEM
1-800-245-4545

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NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF BUDA MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

SITE PLAN APPROVAL SHEET 26 OF 33
FILE NUMBER 2022-XXXX APPLICATION DATE XX/XX/XXXX
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA
UNIFIED DEVELOPMENT CODE : 2017
EXPIRATION DATE_____ CASE MANAGER WILL PARRISH

CITY ENGINEER, CITY OF BUDA

RELEASED FOR
GENERAL COMPLIANCE:_____ ZONING COMMERCIAL
Rev. 1_____ Correction 1_____
Rev. 2_____ Correction 2_____
Rev. 3_____ Correction 3_____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

NO.	REVISION	DATE

5/25/2023
STATE OF TEXAS — MATTHEW A. DRINGENBERG — 114250 — LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MATTHEW A. DRINGENBERG, PE #114250 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: HNS/CO
CHECKED BY: CK

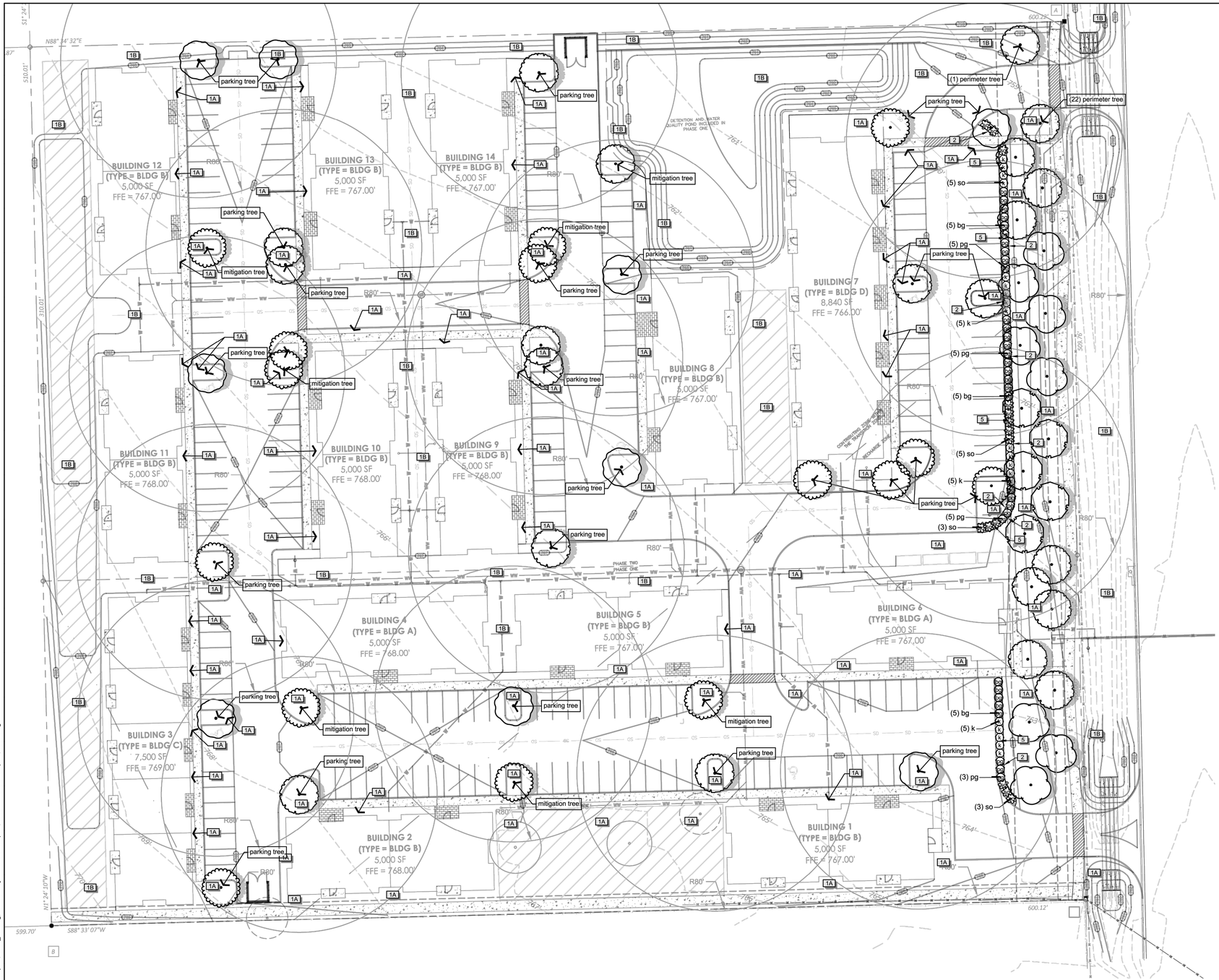
POND LEVEL CONTROL ELEMENTARY DIAGRAM

FM 1626 OFFICE PARK
690 SOUTH FM 1626, BUDA, TEXAS, 78610

PROJECT NO. 0918-003
DRAWING NO. _____
SHEET 26 OF 33

2022-542

O:\company\ota\Clients\0918 - koyl goebler\003-21_690 s fm 1626 office buildings\cad [com]\Sheets\0918-003_STRM.dwg ~ Layout: "POND LEVEL CONTROL ELEMENTARY DIAGRAM" ~ Thu, May 25, 2023, 10:57am, By: kennedy.costantini



PLANT SCHEDULE PHASE 1

TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
ce3	Cedar Elm	Ulmus crassifolia	-	3"Cal	6` H min	4
lo3	Live Oak	Quercus virginiana	-	3"Cal	6` H min	3
mo3	Monterey Oak	Quercus polymorpha `Monterey`	-	3"Cal	6` H min	7
sr3"	Shumard Red Oak	Quercus shumardii	-	3"Cal	6` H min	3
SHRUBS	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**		
bg	Bush Germander	Teucrium fruticans `Compacta`	5 gal			5
k	Knock Out Rose	Rosa acicularis `Knock Out`	5 gal			5
pg	Pineapple Guava	Feijoa sellowiana	5 gal			3
so	Sotol	Dasylirion texanum	5 gal			3

PLANT SCHEDULE PHASE 2

TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
bo3	Burr Oak	Quercus macrocarpa	-	3"Cal	6` H min	5
ce3	Cedar Elm	Ulmus crassifolia	-	3"Cal	6` H min	11
lo3	Live Oak	Quercus virginiana	-	3"Cal	6` H min	5
mo3	Monterey Oak	Quercus polymorpha `Monterey`	-	3"Cal	6` H min	14
sr3"	Shumard Red Oak	Quercus shumardii	-	3"Cal	6` H min	6
SHRUBS	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**		
bg	Bush Germander	Teucrium fruticans `Compacta`	5 gal			10
k	Knock Out Rose	Rosa acicularis `Knock Out`	5 gal			14
pg	Pineapple Guava	Feijoa sellowiana	5 gal			15
so	Sotol	Dasylirion texanum	5 gal			11

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1A	Lawn, Sod
1B	Lawn, Hydromulch Seed
2	Steel Edge
3	Mulch

LANDSCAPE CALCULATIONS

PERIMETER LANDSCAPING	REQUIRED	PROVIDED
Front, East, FM 1626 (section 2.09.01)		510
• Trees (1 per 40 lf)	13	13
• Shrub Buffer	510 lf	510 lf
Front, Rural Heritage Overlay FM 1626 (40' setback, section 2.10.11)		
• Trees (6 per 150 lf)	10	10
•• 2/3 must evergreen		

INTERNAL LANDSCAPING	REQUIRED	PROVIDED
• Landscape Area	3,600sf	4,286sf
•• (20sf* per stall, 180 stalls)		
• Trees	24	15
•• (2 per 15 stalls, 180 stalls)		

*10sf Requirement doubled for Rural Heritage Overlay
**1 per 15 stall Requirement doubled for Rural Heritage Overlay

EXISTING TREES

	TOTAL	KEPT	REMOVED	REQUIRED
Protected Trees				
• Heritage 30"+	0"	0"	0"	0" (400%)
• Signature Tree 20"-30"	0"	0"	0"	0" (300%)
• Protected 8"-19.9"	52"	28"	24"	24" (100%)
			TOTAL:	24" of Mitigation

REPLACEMENT TREES
Required caliper inches replaced = 24"
Number & Size of replacement tree total:
24" by proposed trees
• 8 trees @ 3"caliper = 24"

0" caliper inches of trees removed trees from this site are to be mitigated by payment

TREE LIST

TAG#	SIZE	TREE SPECIES	STATUS
167	12"	Cedar Elm	Remove
174	15"	Live Oak	Keep
175	13"	Live Oak	Keep
176	12"	Live Oak	Remove

NOTES

- Provide mulch tree ring for all trees outside of beds. Install per detail #1 on specifications sheet. Provide bubbler. Mulch is in addition to quantities listed.
- Contractor is responsible for verifying all plant and material quantities.
- Irrigation sleeves shall be run to all landscaped areas prior to concrete pour.
- Drip irrigation in all beds, & spray irrigation in all sod lawn areas.

NORTH

0 30 60 90 feet

SCALE: 1" = 30'

SITE PLAN APPROVAL SHEET ____ OF ____
FILE NUMBER ____ APPLICATION DATE ____
APPROVED BY COMMISSION ON N/A UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE ____ CASE MANAGER ____
City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: ____ ZONING: ____
REV. 1 ____ CORRECTION 1 ____
REV. 2 ____ CORRECTION 2 ____
REV. 3 ____ CORRECTION 3 ____

Final Plat must be recorded by the project expiration date, if applicable. Subsequent Site Plans which do not comply with the code current at the time of filing, and all required building permits and/or a notice of construction(if a building permit is not required), must also be approved prior to the Project Expiration Date.

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

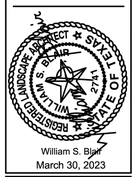
Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

Date | Description | Rev

Consultant Seal

Company Name and Address
William S. Blair
(512) 522-8979
info@BlairLA.com
www.BlairLA.com
100 Congress Ave.
Ste 2000
Austin, TX 78701

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.



William S. Blair
March 30, 2023

Project Name and Address
FM 1626 Office Park
690 FM 1626
Buda, Texas

Sheet Title
Landscape Plan

Design By: Will Blair
Checked By: xxxx
Issue Date: 03/02/2022
Project Number: 22018-LP

L1
OF 2
27 OF 33

2022-542

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LANDSCAPE PLANTING SPECIFICATIONS

1) Guarantee - All labor, materials and plants will be guaranteed for a period of twelve (12) months after the final acceptance of work by Owner. All plants that have died or are unhealthy shall be replaced no later than 30 days from the anniversary date of the final acceptance. This guarantee does not apply to plant material that dies due to abnormal freezes, hail, abnormal high winds, or other acts of God, vandalism or lack of normal maintenance and watering. This guarantee does not apply to annual plantings.
2) Contractor is to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the owner's representative immediately.
3) Contractor is responsible for verification of the location of all underground utilities, repair to said utilities as a result of the work of the contractor shall be the responsibility of the contractor. Refer to the drawing for any additional information.
4) Contractor is responsible for maintaining positive drainage in all shrub and turf planting areas.
5) Tree pits are to be the same depth as the root ball and 24" wider. Prior to planting the tree pit should be filled with water to check for good drainage. If water does not drain the Contractor should check with the Landscape Architect to relocate the tree.
6) Trees should be positioned in the center of the tree pits, back filled with soil that was excavated from the pit until the surface is level with the surrounding area and the crown of the plant is at the finished grade. Build a water basin around the tree (36" dia.). Water until planting pit is soaked and soil has settled. Add soil necessary to bring soil level flush with surrounding ground. Fill the basin with three (3) inches of compost.
7) All plant material shall conform to the standards of the latest edition of "American Standard for Nursery Stock" by The American Association of Nurserymen and "Grades and Standards" by The Texas Association of Nurserymen. A plant shall be dimensioned as it stands in its natural position. All plants shall be at least the minimum size indicated. Larger stock is acceptable at no additional cost, and providing that the larger plants will not be cut back to size indicated.
8) It is the landscape contractor's responsibility to provide plants free of disease or pests.
9) Space specified quantity of plant materials to evenly fill designated areas, adjusting spacing indicated on the drawings as required. Landscape architect or owner to have final approval of locations of all trees, shrubs and groundcover beds.
10) Contractor is responsible for removing all clods, rocks, concrete, trash and any other debris from beds prior to adding soil ix or plant material.
11) All planting beds should have three (3) inches of compost tilled into them to a depth of six (6) inches. A three (3) inch layer of shredded hardwood bark mulch should be applied to all beds after planting is completed. Four (4) inch pots and ground cover may be planted through the mulch.
12) Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, et.) on a daily basis by the end of the work day.
13) Water all plantings in bed areas thoroughly on a daily basis until final acceptance.
14) To prepare turf areas treat them with a selective herbicide two weeks prior to sodding or seeding. Then rake area to remove stones, sticks and other debris. Add two (2) inches of topsoil to the turf area. Rake area to a finish grade (1" below walks and curbs).
15) If sodding is to take place the sod should be gathered and planted within a 48 hour period. Lay the sod to form a solid mass with tight fitting joints. Butt ends and sides of sod and offset joints in adjacent courses. Roll sod to ensure good contact with soil. If planting on a slope be sure to lay courses parallel to the contours and secure sod with pins if necessary. Site preparation and maintenance will be the same for hydromulching.
16) Water sod daily so as to not allow turf blades to wilt. If necessary water twice per day.
17) Apply slow release fertilizer 15-15-15 or equal at a rate of 2 lbs. per 100 s.f. to all turf or planted areas.

REFERENCE NOTE SPECIFICATIONS

LAWN AREAS - SOD / HYDROMULCH / SEED MIX

1A. Lawn, Bermuda "Tif 419" Sod. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.

STEEL EDGE

2. Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.

MULCHES / GRAVELS / RIVER ROCK / BOULDERS

3. Mulch, Native Hardwood. 3" deep with drip irrigation. Ensure that drip line is placed above rootballs.

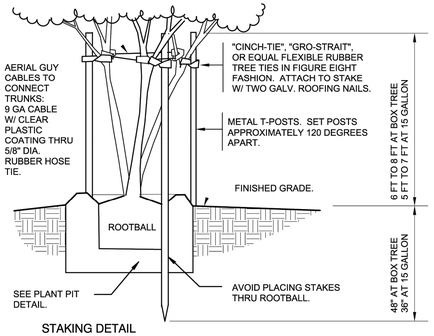
19) Contractor shall keep all construction areas and public streets free from accumulation of waste material. Upon completion of construction and prior to final approval contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction. All debris, trash and excess materials and equipment shall be removed from the site prior to final acceptance.
20) Remove all tags, ribbons and wires from all newly installed plant material.

LANDSCAPE MAINTENANCE REQUIREMENTS

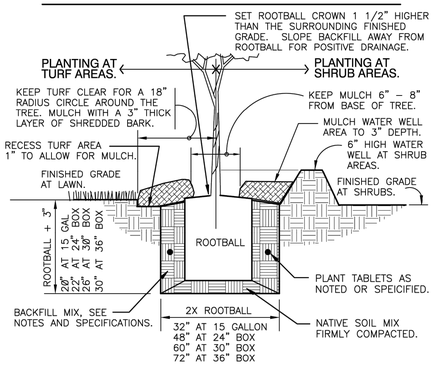
The owner shall be responsible for:
1) Regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, mowing, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice.
2) The repair or replacement of required landscape structures (walls, fences, etc.) to a structurally sound condition.
3) The regular maintenance, repair, or replacement, where necessary, of any required screening or buffering.
4) All open space areas that are to be preserved as natural plant communities shall be trimmed, at least once a year, of all exotic vegetation, lawn grasses, trash, or other debris. Natural area should be mulched, pruned and otherwise maintained so that plants are vigorous.

IRRIGATION SPECIFICATIONS

1) Irrigation contractor will provide pipes for sleeves and specify locations for placement of sleeves by general contractor prior to pouring concrete or laying asphalt.
2) Irrigation contractor will install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local governing authorities.
3) Find location of backflow preventer, and automatic controller location shall be approved by the owner's authorized representative.
4) 120 VAC electrical power source at controller location shall be provided by others. The irrigation contractor shall make the final connection from the electrical source to the controller.
5) All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
6) The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
7) Head location is the responsibility of the irrigation contractor, with the understanding that all landscape areas will receive adequate water to provide for vigorous growth of vegetation.
8) Irrigation contractor will replace or repair all items damaged by his work.
9) All work shall be installed in accordance with applicable codes and ordinances for the City of Buda, Texas and the National Electrical Code and all governing authorities.
10) The irrigation contractor is responsible for reporting any deficiency in water pressure that would affect the operation of the irrigation system.
11) The irrigation contractor shall be a Registered Licensed Irrigator in the State of Texas. Contractor must conform to all codes as stated in section 34 of the Texas Water Code and TNRCC.
12) All remote control valves, gate valves, quick couplers and control wire and computer cable pull pints shall be installed in approved valve boxes.
13) Irrigation Contractor shall procure all permits, licenses, and pay all charges and fees and give all necessary notices for the completion of work.
14) Contractor shall not disturb roots of existing trees. There shall be no machine trenching below the dripline of existing trees.
15) Extreme care shall be exercised in excavating and working near utilities. Contractor shall verify the location and condition of all utilities and be responsible for damage to any utilities.
16) Contractor shall clearly mark all exposed excavations, materials, and equipment. Cover or barricade trenches when the contractor is not on the site. Take all necessary precautions to protect and prevent injury to any persons on the site.
17) All automatic irrigation systems shall be equipped with a controller of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capacity of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shutoff device.
18) Irrigation in Texas is regulated by the Texas Commission on Environmental Quality, www.tceq.texas.gov, (512) 239-1000

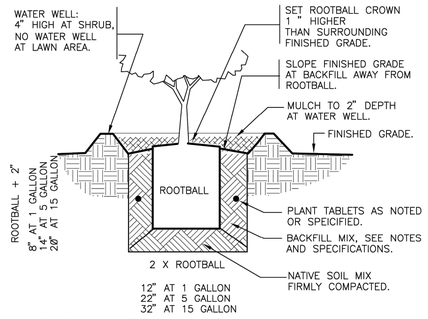


STAKING DETAIL



PLANT PIT DETAIL

1 TREE PLANTING MULTI-STAKE
1" = 1'-0"

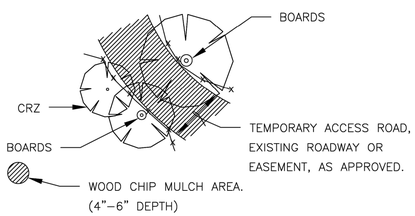


2 SHRUB PLANTING
1" = 1'-0"

TREE PROTECTION FENCE LOCATIONS

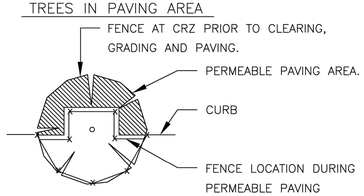
NO SCALE

LINEAR CONSTRUCTION THROUGH TREES

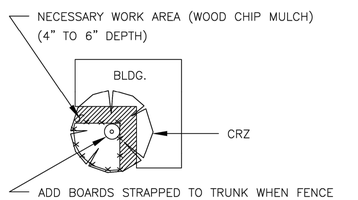


NATURAL AREAS

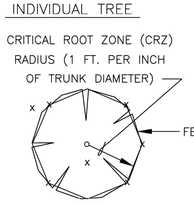
TREES IN PAVING AREA



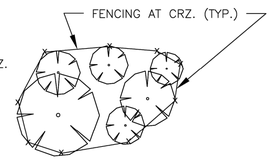
TREES NEAR CONSTRUCTION ACTIVITY



INDIVIDUAL TREE



GROUP OF TREES

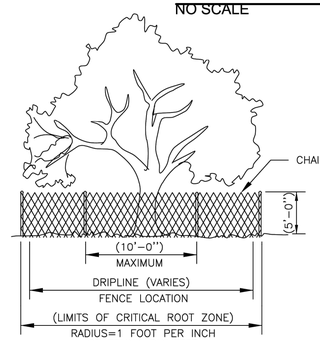


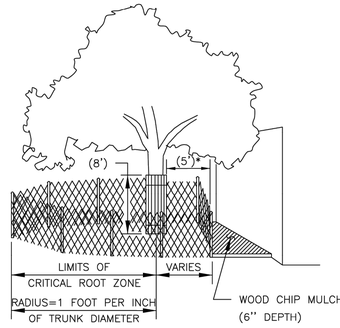
NOTE:

LIMITS OF MULCH AREAS AND DISTANCE FROM TRUNKS TO WORK/ PERMEABLE PAVING AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.

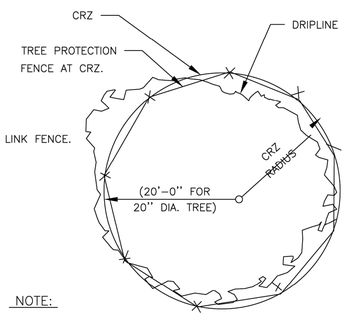
TREE PROTECTION FENCE - CHAIN LINK

NO SCALE



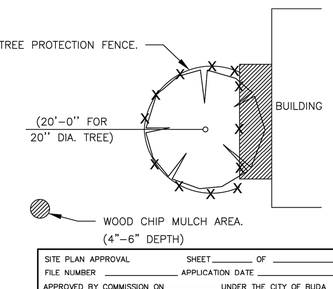


*AS NEEDED TO PROVIDE NECESSARY WORK SPACE. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.



NOTE:

LIMITS OF WOOD CHIP MULCH AREA AND DISTANCE FROM TRUNK TO WORK AREA SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.



SITE PLAN APPROVAL SHEET ____ OF ____
FILE NUMBER ____ APPLICATION DATE ____
APPROVED BY COMMISSION ON ____ UNDER THE CITY OF BUDA UNIFIED DEVELOPMENT CODE.
EXPIRATION DATE ____ CASE MANAGER ____
City Engineer, City of Buda
RELEASED FOR GENERAL COMPLIANCE: ____ ZONING: ____
REV. 1 ____ CORRECTION 1 ____
REV. 2 ____ CORRECTION 2 ____
REV. 3 ____ CORRECTION 3 ____

Final Plat must be recorded by the project expiration date, if applicable. Subsequent Site Plans which do not comply with the code current at the time of filing, and all required building permits and/or a notice of construction(if a building permit is not required), must also be approved prior to the Project Expiration Date.

Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

Rev	Description	Date

Consultant Seal

Company Name and Address
William S. Blair
(512) 522-8979
info@BlairLA.com
www.BlairLA.com
100 Congress Ave.
Ste 2000
Austin, TX 78701

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

REGISTERED LANDSCAPE ARCHITECT WILLIAM S. BLAIR 2741 STATE OF TEXAS

William S. Blair
March 30, 2023

Project Name and Address
FM 1626 Office Park
690 FM 1626
Buda, Texas

Sheet Title
Landscape Details & Specifications

Design By: Will Blair
Checked By: xxxx
Issue Date: 03/02/2022
Project Number: 22018-LP

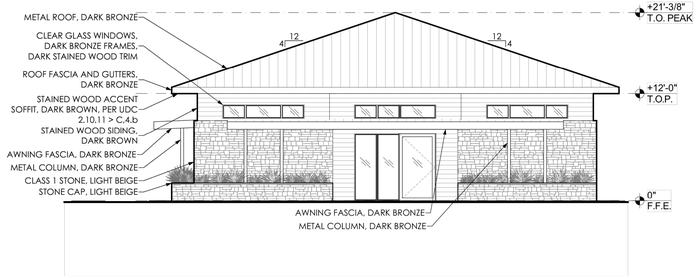
L2
OF 2
28 OF 33

2022-542

will
3/30/2023 10:45 AM d:\bla dropbox\projects\fm 1626 office park, buda_ sw eng, cambell keyfm 1626 office park, buda\fm 1626 office park, buda.dwg
will blair

LEFT ELEVATION MATERIAL TOTALS: | **% OF TOTAL**

CLASS 1 STONE	285 SF	65%
STAINED WOOD SIDING	134 SF	31%
WDW & DR TRIM	16 SF	4%



5 BLDG TYPE A2 - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

*APPLICABLE ONLY TO BLDG TYPE A2

LEFT ELEVATION MATERIAL TOTALS: | **% OF TOTAL**

CLASS 1 STONE	285 SF	65%
STAINED WOOD SIDING	134 SF	31%
WDW & DR TRIM	16 SF	4%

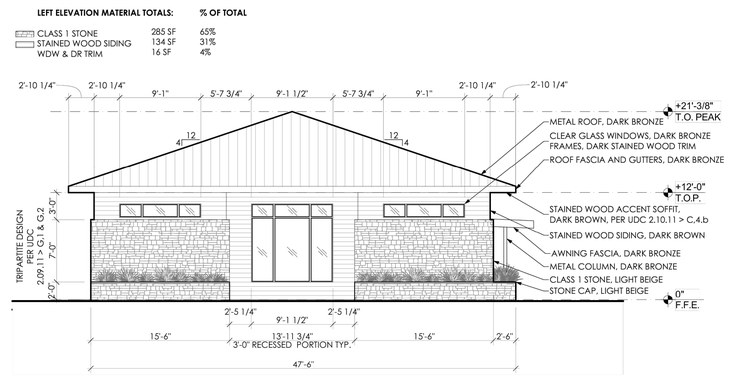


4 BLDG TYPE A - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

LEFT ELEVATION MATERIAL TOTALS: | **% OF TOTAL**

CLASS 1 STONE	285 SF	65%
STAINED WOOD SIDING	134 SF	31%
WDW & DR TRIM	16 SF	4%



3 BLDG TYPE A - LEFT ELEVATION

SCALE: 1/8" = 1'-0"

FRONT ELEVATION MATERIAL TOTALS: | **% OF TOTAL**

CLASS 1 STONE	714 SF	63%
STAINED WOOD SIDING	380 SF	34%
WDW & DR TRIM	36 SF	3%

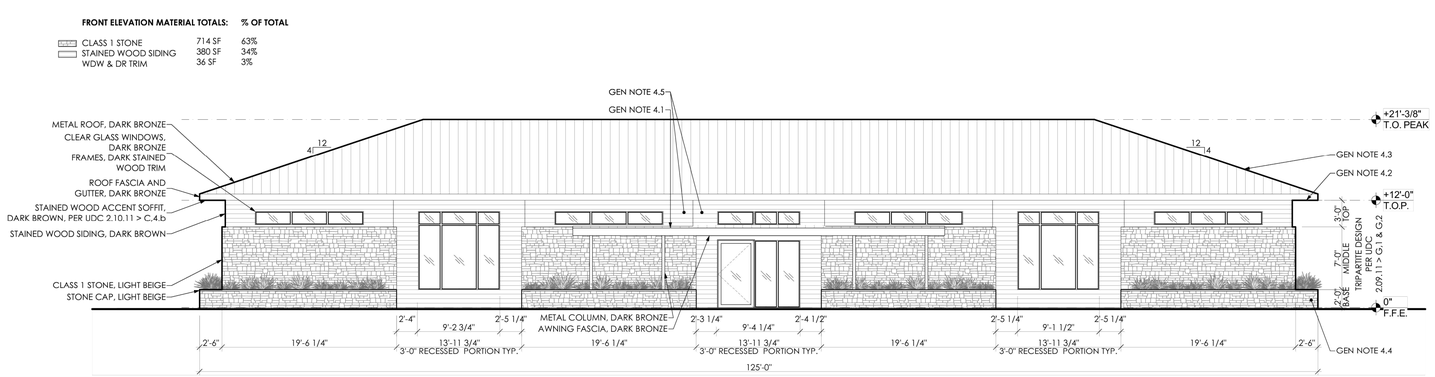


2 BLDG TYPE A - REAR ELEVATION

SCALE: 1/8" = 1'-0"

FRONT ELEVATION MATERIAL TOTALS: | **% OF TOTAL**

CLASS 1 STONE	714 SF	63%
STAINED WOOD SIDING	380 SF	34%
WDW & DR TRIM	36 SF	3%



1 BLDG TYPE A - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL WINDOW AND DOOR GLASS TO BE CLEAR.

2. UDC 2.09.05. BUILDING MATERIALS > C.3: MAXIMUM MATERIAL COVERAGE. NO SINGLE BUILDING MATERIAL SHALL COVER MORE THAN 80 PERCENT OF THE FRONT OF ANY BUILDING.

3. ALL PLANTERS TO BE XERISCAPED

4. DESIGN ELEMENT OPTIONS PER UDC SECTION 02.09.11(D) TABLE 19 APPLIED TO BUILDING INCLUDE:
   - 4.1 - AWNINGS
   - 4.2 - OVERHANGS
   - 4.3 - PEAKED ROOF FORMS
   - 4.4 - INTEGRATED PLANTERS
   - 4.5 - RECESSES OR PROJECTIONS

5. UDC 2.10.11(4) MINIMUM 4 BUILDING/SITE DESIGN ALTERNATES PROVIDED BELOW:
   - 5.1 - DECORATIVE SPLIT RAIL FENCING (SEE A1.00)
   - 5.2 - STAINED WOOD BUILDING ACCENTS (SEE A3.00 THROUGH A3.03)
   - 5.3 - COVERED BICYCLE PARKING (SEE A1.00)
   - 5.4 - ENHANCED HARDSCAPE IN FRONT OF BUILDINGS (SEE A1.00)

6. C.O.B. PERMIT COMMENT #67 NULL DUE TO CONFLICT WITH STATE LAW, AS DISCUSSED ON 3/31/2023 WITH WILL PARISH, TYLER FROST, AND BLAIR MURSKI.

7. UDC SECTION 02.09.11(F)(1) 3'-0" MIN. FACADE ARTICULATIONS NOTED IN ELEVATIONS.

8. PER C.O.B. COMMENTS R1 #69, AWNING AND ENTRY DOOR ADDED TO BLDG A2. SEE 5/A3.00.

.b
Point B Design Group
1009 W 6TH ST STE 207
AUSTIN, TX 78703
o. 512-568-9803

1 04/03/2023
1. BLDG TYPE A2 ELEV. ADDED
2. ELEV. MATL PROPORTIONS & MATL %'S
3. GEN NOTE 4, 5, 6, 7, & 8

BUDA OFFICE COMPLEX

680 & 690 FARM TO MARKET 1626
BUDA TX 78610

DO NOT SCALE DRAWING

REGISTERED ARCHITECT 24341 STATE OF TEXAS

SEAL

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PRICING

DRAWING TITLE:
BUILDING ELEVATIONS - BLDG TYPE A

SCALE:
1/8" = 1'-0"

SCALES ARE 50% OF NOTED WHEN PRINTED ON 11 X 17 PAPER

DATE:
4/3/2023

SHEET NUMBER:
A3.00

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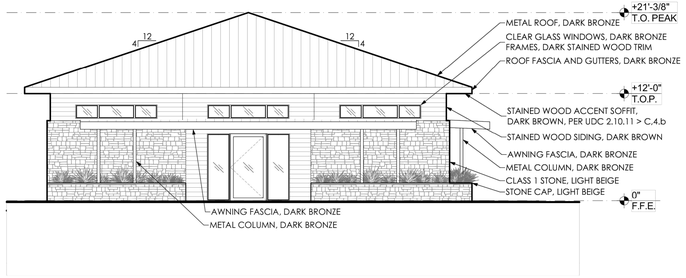
LEFT ELEVATION MATERIAL TOTALS: | **% OF TOTAL**

CLASS 1 STONE	285 SF	65%
STAINED WOOD SIDING	134 SF	31%
WDW & DR TRIM	16 SF	4%



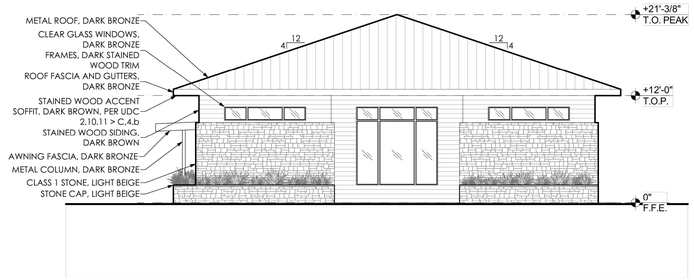
5 BLDG TYPE B2 - LEFT ELEVATION

SCALE: 1/8" = 1'-0"

*APPLICABLE ONLY TO BLDG TYPE B2

LEFT ELEVATION MATERIAL TOTALS: | **% OF TOTAL**

CLASS 1 STONE	285 SF	65%
STAINED WOOD SIDING	138 SF	32%
WDW & DR TRIM	14 SF	3%

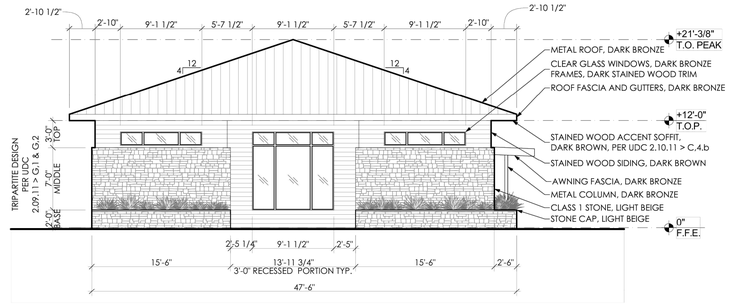


4 BLDG TYPE B - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

LEFT ELEVATION MATERIAL TOTALS: | **% OF TOTAL**

CLASS 1 STONE	285 SF	65%
STAINED WOOD SIDING	134 SF	31%
WDW & DR TRIM	16 SF	4%



3 BLDG TYPE B - LEFT ELEVATION

SCALE: 1/8" = 1'-0"

FRONT ELEVATION MATERIAL TOTALS: | **% OF TOTAL**

CLASS 1 STONE	714 SF	63%
STAINED WOOD SIDING	373 SF	33%
WDW & DR TRIM	41 SF	4%

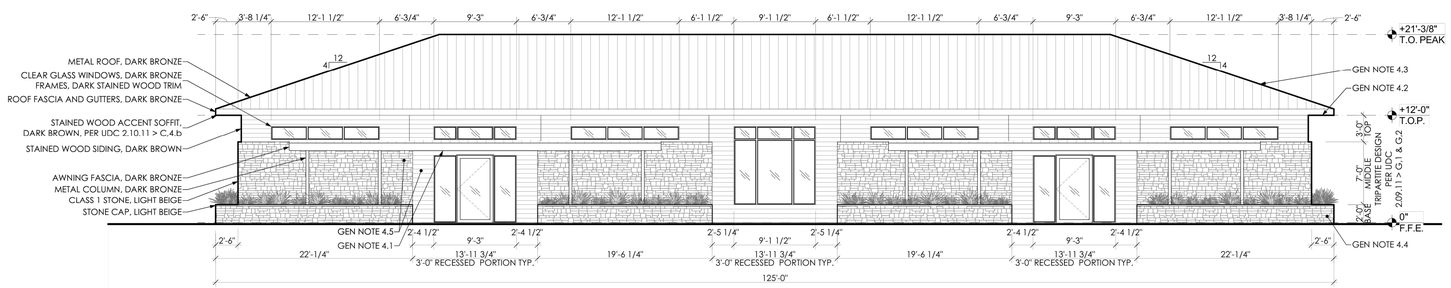


2 BLDG TYPE B - REAR ELEVATION

SCALE: 1/8" = 1'-0"

FRONT ELEVATION MATERIAL TOTALS: | **% OF TOTAL**

CLASS 1 STONE	714 SF	63%
STAINED WOOD SIDING	372 SF	33%
WDW & DR TRIM	41 SF	4%



1 BLDG TYPE B - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL WINDOW AND DOOR GLASS TO BE CLEAR.

2. UDC 2.09.05. BUILDING MATERIALS > C.3: MAXIMUM MATERIAL COVERAGE. NO SINGLE BUILDING MATERIAL SHALL COVER MORE THAN 80 PERCENT OF THE FRONT OF ANY BUILDING.

3. ALL PLANTERS TO BE XERISCAPED

4. DESIGN ELEMENT OPTIONS PER UDC SECTION 02.09.11(D) TABLE 19 APPLIED TO BUILDING INCLUDE:
   - 4.1 - AWNINGS
   - 4.2 - OVERHANGS
   - 4.3 - PEAKED ROOF FORMS
   - 4.4 - INTEGRATED PLANTERS
   - 4.5 - RECESSES OR PROJECTIONS

5. UDC 2.10.11(4) MINIMUM 4 BUILDING/SITE DESIGN ALTERNATES PROVIDED BELOW:
   - 5.1 - DECORATIVE SPLIT RAIL FENCING (SEE A1.00)
   - 5.2 - STAINED WOOD BUILDING ACCENTS (SEE A3.00 THROUGH A3.03)
   - 5.3 - COVERED BICYCLE PARKING (SEE A1.00)
   - 5.4 - ENHANCED HARDSCAPE IN FRONT OF BUILDINGS (SEE A1.00)

6. C.O.B. PERMIT COMMENT #67 NULL DUE TO CONFLICT WITH STATE LAW, AS DISCUSSED ON 3/31/2023 WITH WILL PARISH, TYLER FROST, AND BLAIR MURSKI.

7. UDC SECTION 02.09.11(F)(1) 3'-0" MIN. FACADE ARTICULATIONS NOTED IN ELEVATIONS.

8. PER C.O.B. COMMENTS R1 #69, AWNING AND ENTRY DOOR ADDED TO BLDG B2. SEE 5/A3.01

.b
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1 04/03/2023
1. BLDG TYPE B2 ELEV. ADDED
2. ELEV. MATL PROPORTIONS & MATL %'S
3. GEN NOTE 4, 5, 6, 7, & 8

BUDA OFFICE COMPLEX

680 & 690 FARM TO MARKET 1626
BUDA TX 78610

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REGISTERED ARCHITECT BRIAN BAUMANN 24341 STATE OF TEXAS

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PRICING

DRAWING TITLE:
BUILDING ELEVATIONS - BLDG TYPE B

SCALE:
1/8" = 1'-0"

SCALES ARE 50% OF NOTED WHEN PRINTED ON 11 X 17 PAPER

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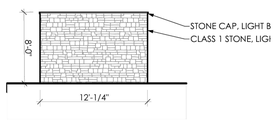
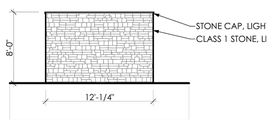
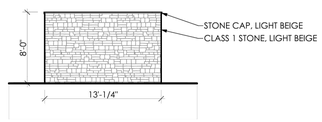


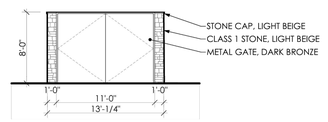
8 TRASH ENCLOSURE - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



7 TRASH ENCLOSURE - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



6 TRASH ENCLOSURE - REAR ELEVATION
SCALE: 1/8" = 1'-0"



5 TRASH ENCLOSURE - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION MATERIAL TOTALS: **% OF TOTAL**

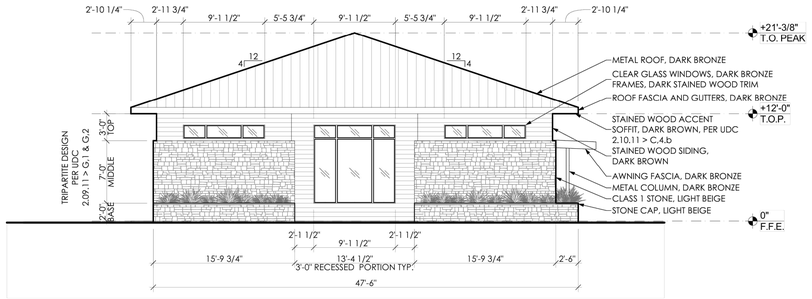
CLASS 1 STONE	289 SF	66%
STAINED WOOD SIDING	134 SF	31%
WDW & DR TRIM	14 SF	3%



4 BLDG TYPE C - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION MATERIAL TOTALS: **% OF TOTAL**

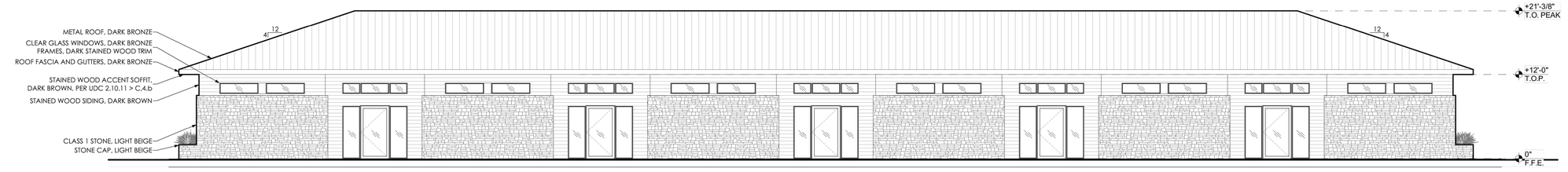
CLASS 1 STONE	289 SF	66%
STAINED WOOD SIDING	134 SF	31%
WDW & DR TRIM	14 SF	3%



3 BLDG TYPE C - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

FRONT ELEVATION MATERIAL TOTALS: **% OF TOTAL**

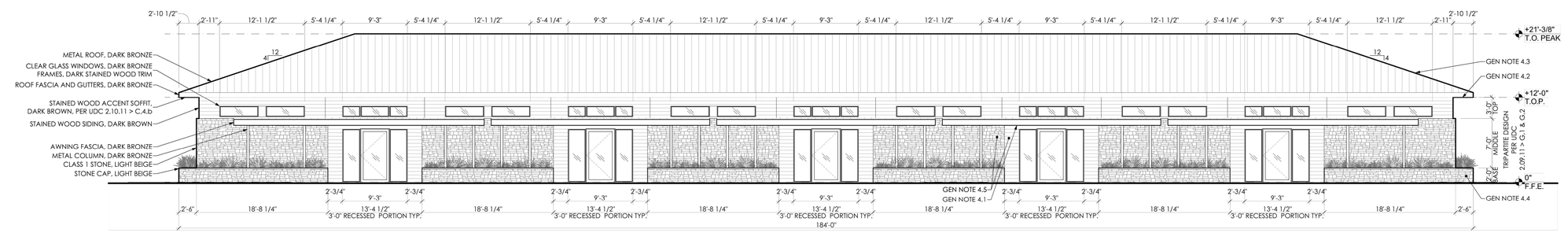
CLASS 1 STONE	1,070 SF	63%
STAINED WOOD SIDING	576 SF	34%
WDW & DR TRIM	58 SF	3%



2 BLDG TYPE C - REAR ELEVATION
SCALE: 1/8" = 1'-0"

FRONT ELEVATION MATERIAL TOTALS: **% OF TOTAL**

CLASS 1 STONE	1,070 SF	63%
STAINED WOOD SIDING	576 SF	34%
WDW & DR TRIM	58 SF	3%



1 BLDG TYPE C - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL WINDOW AND DOOR GLASS TO BE CLEAR.

2. UDC 2.09.05. BUILDING MATERIALS > C.3: MAXIMUM MATERIAL COVERAGE. NO SINGLE BUILDING MATERIAL SHALL COVER MORE THAN 80 PERCENT OF THE FRONT OF ANY BUILDING.

3. ALL PLANTERS TO BE XERISCAPED

4. DESIGN ELEMENT OPTIONS PER UDC SECTION 02.09.11(D) TABLE 19 APPLIED TO BUILDING INCLUDE:
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   - 4.2 - OVERHANGS
   - 4.3 - PEAKED ROOF FORMS
   - 4.4 - INTEGRATED PLANTERS
   - 4.5 - RECESSES OR PROJECTIONS

5. UDC 2.10.11(4) MINIMUM 4 BUILDING/SITE DESIGN ALTERNATES PROVIDED BELOW:
   - 5.1 - DECORATIVE SPLIT RAIL FENCING (SEE A1.00)
   - 5.2 - STAINED WOOD BUILDING ACCENTS (SEE A3.00 THROUGH A3.03)
   - 5.3 - COVERED BICYCLE PARKING (SEE A1.00)
   - 5.4 - ENHANCED HARDSCAPE IN FRONT OF BUILDINGS (SEE A1.00)

6. C.O.B. PERMIT COMMENT #67 NULL DUE TO CONFLICT WITH STATE LAW, AS DISCUSSED ON 3/31/2023 WITH WILL PARISH, TYLER FROST, AND BLAIR MURSKI.

7. UDC SECTION 02.09.11(F)(1) 3'-0" MIN. FACADE ARTICULATIONS NOTED IN ELEVATIONS.

.b
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AUSTIN, TX 78703
o. 512-568-9803

1 04/03/2023
1. ELEV. MATL PROPORTIONS & MATL %'S
2. GEN NOTE 4, 5, 6, & 7

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680 & 690 FARM TO MARKET 1626
BUDA TX 78610

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PRICING

DRAWING TITLE:
BUILDING ELEVATIONS - BLDG TYPE C

SCALE:
1/8" = 1'-0"

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DATE:
4/3/2023

SHEET NUMBER:
A3.02

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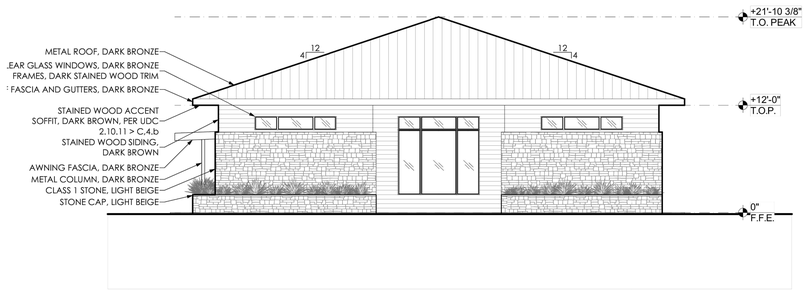
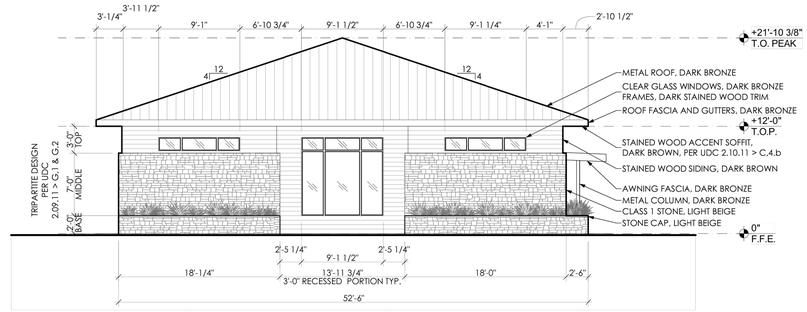
LEFT ELEVATION MATERIAL TOTALS:		% OF TOTAL
CLASS 1 STONE	329 SF	66%
STAINED WOOD SIDING	154 SF	31%
WDW & DR TRIM	15 SF	3%



4 BLDG TYPE D - RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

LEFT ELEVATION MATERIAL TOTALS:		% OF TOTAL
CLASS 1 STONE	329 SF	66%
STAINED WOOD SIDING	154 SF	31%
WDW & DR TRIM	15 SF	3%



3 BLDG TYPE D - LEFT ELEVATION

SCALE: 1/8" = 1'-0"

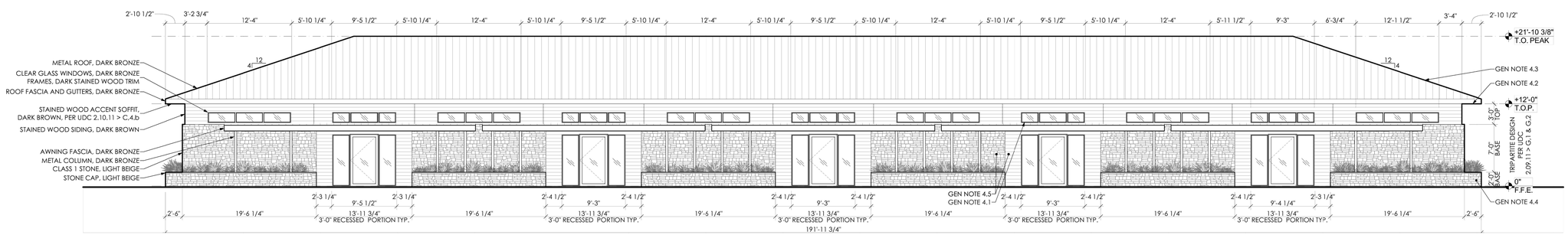
FRONT ELEVATION MATERIAL TOTALS:		% OF TOTAL
CLASS 1 STONE	1,078 SF	60%
STAINED WOOD SIDING	632 SF	36%
WDW & DR TRIM	80 SF	4%



2 BLDG TYPE D - REAR ELEVATION

SCALE: 1/8" = 1'-0"

FRONT ELEVATION MATERIAL TOTALS:		% OF TOTAL
CLASS 1 STONE	1,078 SF	60%
STAINED WOOD SIDING	632 SF	36%
WDW & DR TRIM	80 SF	4%



1 BLDG TYPE D - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL WINDOW AND DOOR GLASS TO BE CLEAR.

2. UDC 2.09.05. BUILDING MATERIALS > C,3: MAXIMUM MATERIAL COVERAGE. NO SINGLE BUILDING MATERIAL SHALL COVER MORE THAN 80 PERCENT OF THE FRONT OF ANY BUILDING.

3. ALL PLANTERS TO BE XERISCAPED

4. DESIGN ELEMENT OPTIONS PER UDC SECTION 02.09.11(D) TABLE 19 APPLIED TO BUILDING INCLUDE:
   - 4.1 - AWNINGS
   - 4.2 - OVERHANGS
   - 4.3 - PEAKED ROOF FORMS
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   - 4.5 - RECESSES OR PROJECTIONS

5. UDC 2.10.11(4) MINIMUM 4 BUILDING/SITE DESIGN ALTERNATES PROVIDED BELOW:
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   - 5.2 - STAINED WOOD BUILDING ACCENTS (SEE A3.00 THROUGH A3.03)
   - 5.3 - COVERED BICYCLE PARKING (SEE A1.00)
   - 5.4 - ENHANCED HARDSCAPE IN FRONT OF BUILDINGS (SEE A1.00)

6. C.O.B. PERMIT COMMENT #67 NULL DUE TO CONFLICT WITH STATE LAW, AS DISCUSSED ON 3/31/2023 WITH WILL PARISH, TYLER FROST, AND BLAIR MURSKI.

7. UDC SECTION 02.09.11(F)(1) 3'-0" MIN. FACADE ARTICULATIONS NOTED IN ELEVATIONS.

.b
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1009 W 6TH ST STE 207
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o. 512-568-9803

1 04/03/2023
1. ELEV. MAT'L PROPORTIONS & MAT'L %'S
2. GEN NOTE 4, 5, 6, & 7

BUDA OFFICE COMPLEX
680 & 690 FARM TO MARKET 1626
BUDA TX 78610

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REGISTERED ARCHITECT 30084827 STATE OF TEXAS 24340

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PRICING

DRAWING TITLE:
BUILDING ELEVATIONS - BLDG TYPE D
SCALE:
1/8" = 1'-0"

SCALES ARE 50% OF NOTED WHEN PRINTED ON 11 X 17 PAPER

DATE:
4/3/2023

SHEET NUMBER:
A3.03

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Schedule															
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiple	Light Loss Factor	Wattage	Efficiency	Distribution	Plot	Notes
a	P1		25	LSI INDUSTRIES, INC.	MRS-LED-06L-SIL-3-30-70CRI.ies	SINGLE HEAD AREA LIGHT WITH A TYPE 3 DISTRIBUTION	LED	1	MRS-LED-06L-SIL-3-30-70CRI.ies	6147	1	0.95	41	100%			
A	A		188	WILLIAMS LIGHTING	4DR-TL-L10-830-DN-UNV-DM-DF-CS-CS-TD	Downlight	LED	1	4DR-TL-L10-830-DN-UNV-DM-DF-CS_.ies	849	1	0.95	9	100%			
P2	P2		6	LSI INDUSTRIES, INC.	MRS-LED-09L-SIL-3-30-70CRI	DOUBLE HEAD AREA LIGHT WITH A TYPE 3 DISTRIBUTION	LED	1	MRS-LED-09L-SIL-3-30-70CRI.ies	9244	1	0.95	126	100%			

LIGHT POLE TO BE 17'-0" TALL WITH A 3'-0" TALL CONCRETE POLE BASE.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	20.4 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	2.8 fc	8.1 fc	0.0 fc	N/A	N/A
Calc Zone #3	+	2.8 fc	20.3 fc	0.0 fc	N/A	N/A
Calc Zone #4	+	2.8 fc	19.7 fc	0.0 fc	N/A	N/A
Calc Zone #6	+	2.9 fc	20.4 fc	0.0 fc	N/A	N/A
Calc Zone #7	+	2.8 fc	19.8 fc	0.0 fc	N/A	N/A
Calc Zone #5	+	1.6 fc	16.8 fc	0.0 fc	N/A	N/A
Calc Zone #8	+	1.5 fc	15.4 fc	0.0 fc	N/A	N/A
Calc Zone #9	+	4.1 fc	8.2 fc	0.0 fc	N/A	N/A
Calc Zone #10	+	1.5 fc	3.0 fc	0.0 fc	N/A	N/A

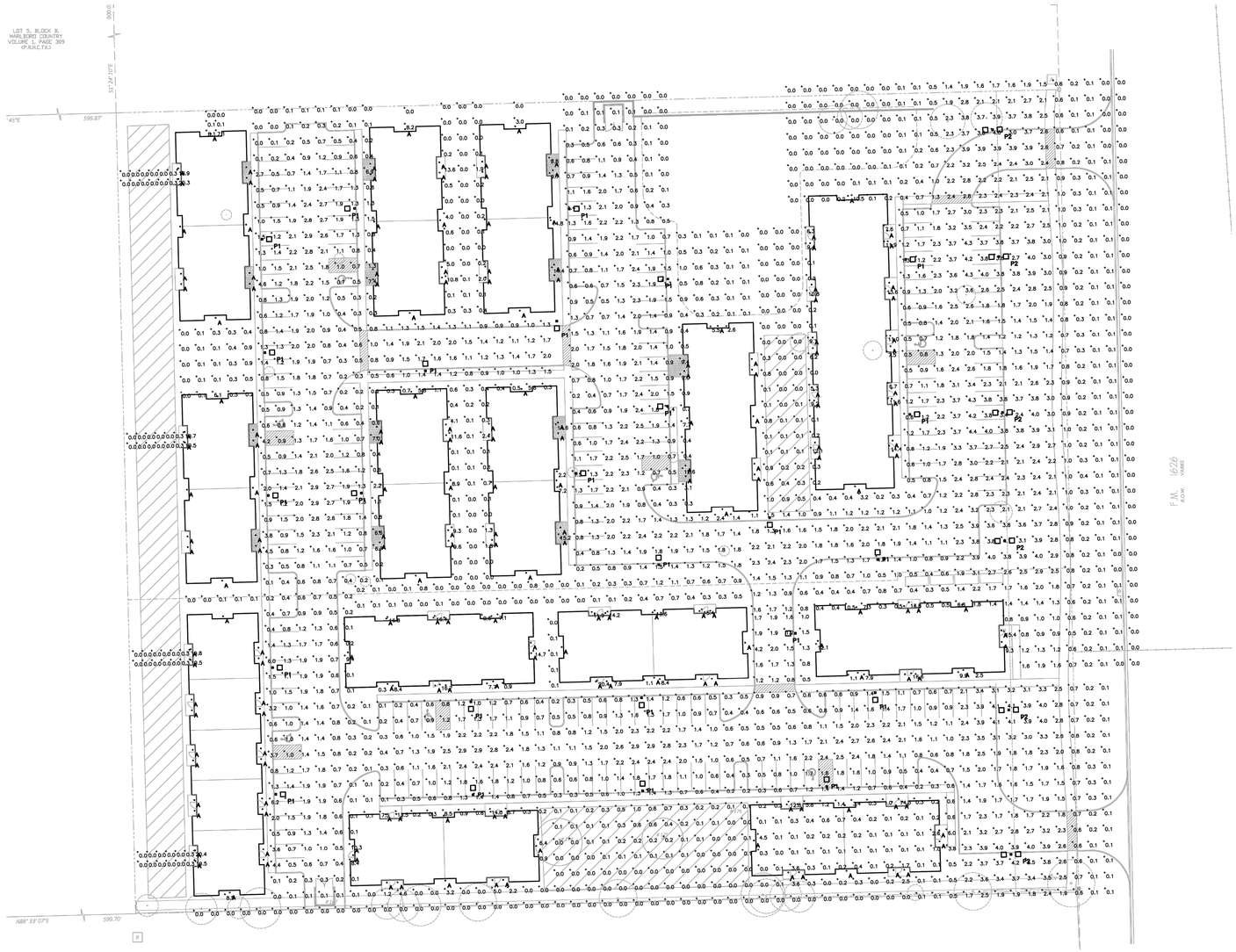
CITY REQUIREMENT NOTES:

ALL EXTERIOR LIGHTING FIXTURE ARE 3000K AND ARE FULL CUT-OFF/ DARK SKY FRIENDLY.

PARKING LOT LONGEST DIMENSION IS 475'-0" FEET. THEREFORE THE MAXIMUM POLE HEIGHT SHALL NOT EXCEED 20'-0".

TYPE "P1" = 6,147 LUMENS X (25) POLES =153,675 LUMENS
TYPE "P2" = 9,244 LUMENS X (6) 55,464 LUMENS
TYPE "A" = 849 LUMENS X (188) 159,612 LUMENS
SITE LIGHTING = 368,751 LUMENS TOTAL

368,751 TOTAL LUMENS DIVIDED BY 7.025 NET ACRES = 52,491 LUMENS PER NET ACRE.THEREFORE THIS COMPLIES WITH CITY REQUIREMENTS AND IS LESS THAN 60,000 LUMENS PER NET ACRE.



1 SITE PLAN - PHOTOMETRICS
SCALE: 1" = 40'

TRUE NORTH PLAN NORTH

.b
Point B Design Group
1009 W 6th St Ste 207
Austin, TX 78703
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AARON DENNINGTON
111364
LICENSED
PROFESSIONAL ENGINEER
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04/29/2022

SHEET NUMBER:
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